BRIEFING PAPERS

Council Members' Agenda Briefing

6:00pm 11 November, 2025
Council Chamber (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

wanneroo.wa.gov.au

City of Wanneroo

PROCEDURE FOR AGENDA BRIEFING

PRINCIPLES

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

The Agenda Briefing is to be open to the public unless a confidential matter, as provided under section 5.23 of the Act, is to be dealt with and the meeting is closed to the public. The reason for closure is to be recorded. The reports provided are the Officers' professional opinions. Whilst it is acknowledged that Council Members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the Agenda Briefing Council Members cannot direct Officers to change their reports or recommendations.

PROCESS

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

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

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

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

With the exception of the monthly financial, investment and list of accounts for payments reports, any items for consideration at the Ordinary Council Meeting that have not been listed on the agenda for the Agenda Briefing must be treated as urgent business as provided for in section 3.17 of the *Standing Orders Local Law 2021*.

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the Ordinary Council Meeting are included in the Agenda Briefing papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the Agenda

Briefing and will go straight to the Ordinary Council Meeting agenda as a matter for decision. Further, there will be occasions when items are Tabled at the Agenda Briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item, noting that a report will be tabled at the Agenda Briefing.

AGENDA DISTRIBUTION

The agenda for Agenda Briefing will be distributed to Council Members on the Wednesday prior to the Council Agenda Briefing. The agenda will be electronically available on the City's website for interested members of the public.

RECORD OF BRIEFING

Changes made to the reports contained in Agenda Briefing will be recorded in the reports being presented to Ordinary Council Meeting.

LOCATION

The Agenda Briefing will take place in the Council Chamber (Level 1), Civic Centre, 23 Dundebar Road Wanneroo.

DEPUTATIONS

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

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

Deputation online form

Please note:

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

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

For further information please contact Council Services on 9405 5000

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

Briefing Papers for Tuesday 11 November, 2025

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A G E N D A

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Deputations

Item 4 Reports

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

Planning & Sustainability

Strategic Land Use Planning & Environment

4.1 Proposed Amendment No. 231 to District Planning Scheme No. 2 - Procedure for Closing a Development Contribution Plan - East Wanneroo Cells 1-9

File Ref: 51708 – 25/79999
Responsible Officer: Director Planning & Sustainability
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider proposed Amendment No. 231 to District Planning Scheme No. 2 (**DPS No.2**) to define the closure process for Development Contribution Plans (**DCP**) within the East Wanneroo Cells 1-9.

Applicant	City of Wanneroo
Owner	Various (East Wanneroo Cells 1-9)
Location	East Wanneroo Cells 1-9
Site Area	Approx. 2,500 hectares
MRS Zoning	Various
DPS 2 Zoning	Various

Background

Schedule 14 of DPS No.2 sets out the developer contribution arrangements for each of the nine (9) East Wanneroo Cells (refer **Attachment 1**). In accordance with State Planning Policy 3.6 – Infrastructure Contributions (**SPP 3.6**), the Local Government is required to initiate the closure of a DCP within 12 months, or as soon as practicable, after the completion of all infrastructure works and return any excess funds to contributing landowners.

There are currently limited provisions in DPS No.2 to guide the closure process of DCP's. DPS No.2 currently prevents the closure of a DCP until all the land has been subdivided/developed. Amendment No. 231 proposes to introduce the following items to guide the closure process of East Wanneroo Cells 1-9 DCP's:

- Secure remaining contributions from landowners who have not yet subdivided/developed;
- Return of excess funds

In preparing Amendment No.231, Administration engaged external lawyers to prepare the proposed closure provisions to ensure the legality behind the proposed closure provisions is sound.

Amendment No.231 proposes a methodology for calculating outstanding contributions and securing landowner's contributions through a financial caveat, pending the future subdivision, development or sale of the property to facilitate closure rather than waiting for all the land in the cell to be subdivided or developed.

Detail

Proposed Amendment No. 231 is based on the key principle of SPP 3.6 that the 'beneficiary' pays (clause 3 of SPP 3.6) and requires all landowners within the Development Contribution Area (**DCA**) to make a cost contribution, including those landowners who are currently unwilling or unable to develop their property.

Proposed Amendment No. 231 (refer **Attachment 2**) is consistent with the principles underlying infrastructure contributions in SPP3.6 which requires the Local Government to initiate closure of a DCP upon completion of the works and the equitable sharing of costs between all landowners.

Amendment No. 231 is required to enable the return of excess funds prior to the development of all the land in the cell (subject to securing remaining contribution liabilities) as follows:

- Clarify the methodology to secure cost contributions for the landowners who are unwilling or unable to develop their land.

- Clarify the methodology to calculate the cost contributions for landowners who are unwilling or unable to develop their land.

- Define the timing for payment of the landowner's liability as the date of selling or developing their land holding.

Subject to final gazettal of proposed Amendment No. 231, Administration intends to initiate closure of those DCPs that have completed all the cell works (currently East Wanneroo Cells 1 and 5).

Attachment 3 (track changes) outlines the changes proposed by Amendment No.231 in detail.

Scheme Amendment Process

Upon Council initiating Amendment No.231, it will then be submitted to the Western Australian Planning Commission (**WAPC**) to seek consent to advertise. Advertising will be subject to a minimum 60-day timeframe as per the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015.

Once the advertising period is completed, Administration will address any submissions and a further report to Council will be presented to adopt Amendment No.231. After consideration by Council, Amendment No.231 will be submitted to the WAPC to seek final approval from the Minister for Planning. Once the closure provisions for East Wanneroo Cells 1-9 are gazetted into DPS No.2, Administration will then be able to initiate closure procedures.

Closure Process

Upon completion of all works in a Cell, those who have not yet developed will be approached to request payment of outstanding contributions. Where the landowner chooses not to make payment, the amendment provisions will enable a caveat to be placed on their Certificate of Title. Caveats will ensure contributions are collected at the time when landowners choose to develop, subdivide or sell their land. Administration is not recommending a timeframe for payment and once paid, the caveat will be lifted from their Certificate of Title. These contributions will be retained in a City of Wanneroo Reserve account and at an appropriate point in time will be apportioned to those who have contributed prior to the closure of the Cell.

Once all remaining contributions have been paid and excess funds returned to previous contributors, Administration will initiate a further scheme amendment to remove reference to the applicable Cell in DPS No.2.

Consultation

An amendment to DPS No. 2 that relates to a DCP arrangement is considered a complex amendment and will be required to follow the requirements of the Planning and Development Act 2005 and the *Planning and Development (Local Planning Schemes) Regulations 2015*, including public advertising for a minimum period of 60 days.

Advertising is to occur in the following manner, consistent with the requirements of the Town Planning Regulations:

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

Comment

SPP 3.6 specifically considers the process for closing a DCP and recommends that any cost contribution for which an owner is liable, and has not paid, because of not developing their land is to be a charge on the owner's land. The Local Government may lodge a caveat, at the owner's expense against the owner's certificate of title to that land, until such time as payment is received. This mechanism secures future income in an accountable manner, which will then enable the cell accounts to be reconciled, excess funds calculated and the DCP to be closed.

Without finalising each landowner's obligation, the DCP will require administrative oversight for an indefinite period. This could result in significant delays in returning excess funds (in some cells) and the continuation of Administration costs to maintain statutory compliance and operational oversight, such as the annual review of costs.

Amendment No. 231 defines a mechanism for applying a calculation for non-developer landowners' contribution liability by applying the Estimated Lot Yield (**ELY**) for a particular cell (in the absence of a subdivision or development approval). This liability would enable the landowner to pay the contribution obligation or defer payment of the liability, until either the sale, subdivision or development of the land. These funds, when received, could then be returned as excess funds to contributing landowners who have developed their land in accordance with the requirements of DPS No. 2.

In addition, Administration has proposed a new clause to allow any excess funds that Administration cannot return due to deregistration of the company or inability to contact the original landowner. These funds can be applied to additional works within the cell such as additional footpaths and public open space developments, as these funds may otherwise be required to be forwarded to the Australian Securities & Investments Commission (**ASIC**).

Statutory Compliance

The statutory processes are defined in the Planning and Development (Local Planning Schemes) Regulations 2015 and the relevant clauses of DPS No.2.

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	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

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

The above risks have been identified and considered within the City of Wanneroo's (**City**) Strategic and Corporate Risk Registers. The annual review of the DCP and associated provisions of DPS No.2 assist Council to address the strategic risk relating to Long Term Financial Planning (**LTFP**) and ensure that appropriate budget monitoring, timing and provisions are considered. The strategic risk relating to Stakeholder Relationships applies as a key element in the DCP review process to maintain effective engagement with relevant stakeholders. In addition, the Corporate Risk relating to Financial Management would apply as awareness of financial policies and financial management to promote accountability by business owners and an integrated approach to risk assurance.

Policy Implications

Nil

Financial Implications

Securing remaining income for non-developer landowners will enable the City to account for the remaining estimated income for the cell and allow the cell accounts to be reconciled and closed.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **PREPARES Amendment No. 231 to the City of Wanneroo's *District Planning Scheme No. 2* pursuant to Section 75 of the Planning and Development Act 2005, as defined in Attachment 2;**

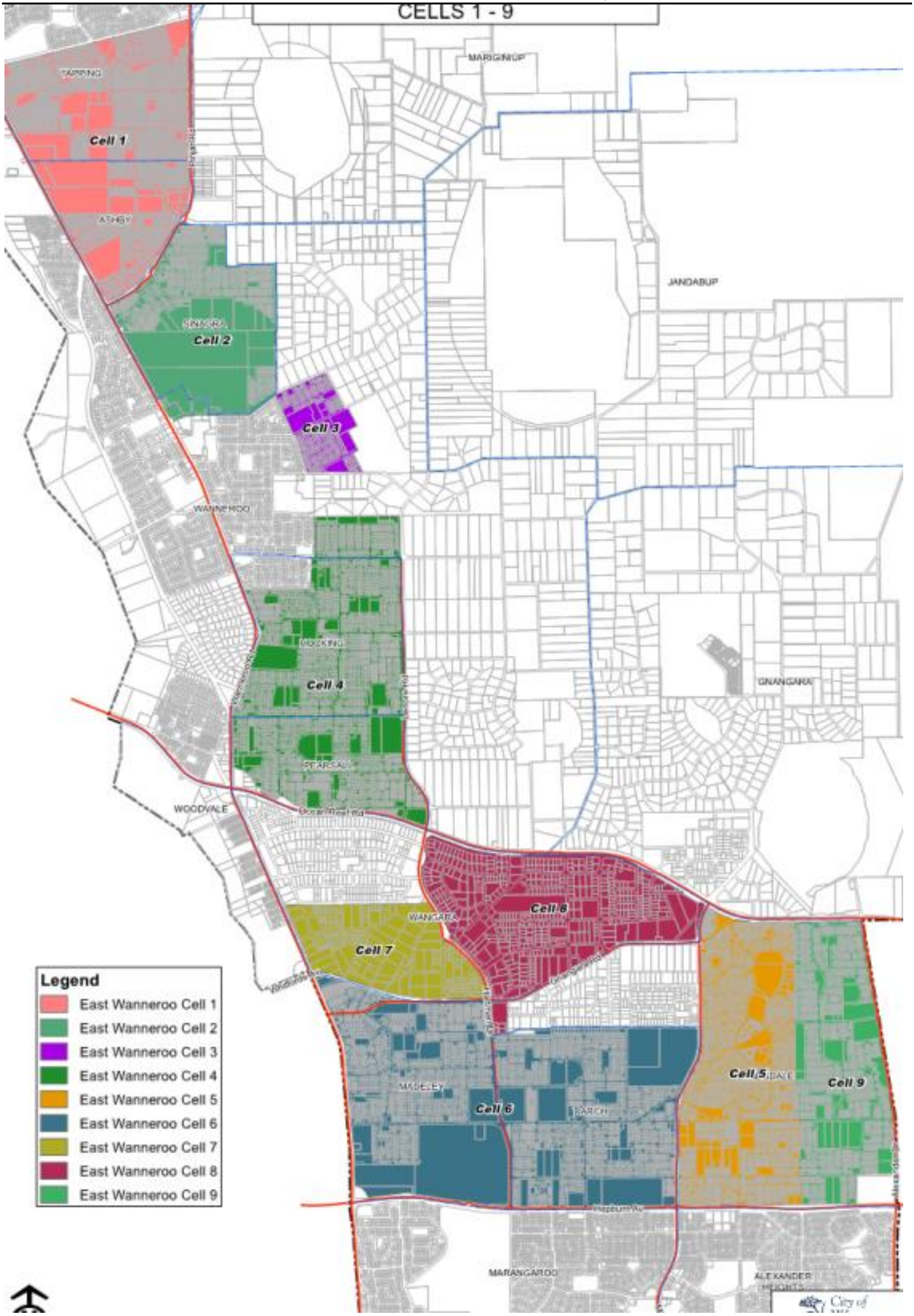
2. **Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* RESOLVES that Amendment No. 231 to *District Planning Scheme No. 2* is a complex amendment because it is amending a development contribution area provision;**

3. **Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, SUBMITS two (2) copies of the Amendment No. 231 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration; and**

4. **Subject to the approval from the Western Australian Planning Commission, ADVERTISES Amendment No. 231 to District Planning Scheme No. 2 as defined in Attachment 2 for a period of not less than 60 days pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

Attachments:

1⇩.	*Attachment 1 - Cells 1-9 Map*	*19/162679*
2⇩.	*Attachment 2 - Amendment 231 - Form 2A and text modification form*	*25/166622*
3⇩.	*Attachment 3 - Amendment No.231 Report - Track Changes*	*25/396206*


CELLS 1 - 9
MARGINUP
TAPPING
Cell 1
ASHBY
JANDABUP
SINAGRA
Cell 2
Cell 3
WANNEROO
MOCKING
Cell 4
PEARSALL
GNANGARA
WOODVALE
WANGARA
Cell 8
Cell 7
MADELEY
Cell 6
Cell 5
Cell 9
MARANGAROO
ALEXANDER
Legend
East Wanneroo Cell 1
East Wanneroo Cell 2
East Wanneroo Cell 3
East Wanneroo Cell 4
East Wanneroo Cell 5
East Wanneroo Cell 6
East Wanneroo Cell 7
East Wanneroo Cell 8
East Wanneroo Cell 9



DISTRICT PLANNING SCHEME No. 2

Amendment No. 231

FORM 2A

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 231

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

1. Amending Part 6 of District Planning Scheme No. 2 to include a new definition being *'non-developer owner'* and;
2. Amend subclauses in clause 1.10 in Schedule 14 of District Planning Scheme No. 2; and
3. Introduce new subclauses in clause 1.10 in Schedule 14 of District Planning Scheme No. 2; and
4. Replace subclause 1.13.3 in Schedule 14 with an amended subclause; and
5. Introduce subclause 1.13.4 in Schedule 14.

With details of the above amendments being set out in Attachment 1.

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

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

Date of Council Resolution……..

.....
(Chief Executive Officer)

Dated this ……. day of ……. 20……

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 231

SCHEME AMENDMENT REPORT

Background

Schedule 14 of DPS No.2 sets out the developer contribution arrangements for each of the nine (9) East Wanneroo Cells. In accordance with State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6), the Local Government is required to initiate the closure of a DCP within 12 months, or as soon as practicable, after the completion of all infrastructure works and return any excess funds to contributing landowners.

There are currently limited provisions in DPS No.2 to guide the closure process of DCP's. DPS No.2 currently prevents the closure of a DCP until all the land has been subdivided/developed. Amendment No. 231 proposes to introduce the following items to guide the closure process of East Wanneroo Cells 1-9 DCP's:

- Secure remaining contributions from landowners who have not yet subdivided/developed;
- Return of excess funds

In preparing Amendment No.231, Administration engaged external lawyers to prepare the proposed closure provisions to ensure the legality behind the proposed closure provisions is sound.

Amendment No.231 proposes a methodology for calculating outstanding contributions and securing landowner's contributions through a financial caveat, pending the future subdivision, development or sale of the property to facilitate closure rather than waiting for all the land in the cell to be subdivided or developed.

Detail

Proposed Amendment No. 231 is based on the key principle of SPP 3.6 that the 'beneficiary' pays (clause 3 of SPP 3.6) and requires all landowners within the Development Contribution Area (DCA) to make a cost contribution, including those landowners who are currently unwilling or unable to develop their property.

Proposed Amendment No. 231 is consistent with the principles underlying infrastructure contributions in SPP3.6 which requires the Local Government to initiate closure of a DCP upon completion of the works and the equitable sharing of costs between all landowners.

Amendment No. 231 is required to enable the return of excess funds prior to the development of all the land in the cell (subject to securing remaining contribution liabilities) as follows:

- Clarify the methodology to secure cost contributions for the landowners who are unwilling or unable to develop their land.
- Clarify the methodology to calculate the cost contributions for landowners who are unwilling or unable to develop their land.
- Define the timing for payment of the landowner's liability as the date of selling or developing their land holding.

Subject to final gazettal of proposed Amendment No. 231, Administration intends to initiate closure of those DCPs that have completed all the cell works (currently East Wanneroo Cells 1 and 5).

Scheme Amendment Process

Upon Council initiating Amendment No.231, it will then be submitted to the Western Australian Planning Commission (**WAPC**) to seek consent to advertise. Advertising will be subject to a minimum 60-day timeframe as per the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Once the advertising period is completed, Administration will address any submissions and a further report to Council will be presented to adopt Amendment No.231. After consideration by Council, Amendment No.231 will be submitted to the WAPC to seek final approval from the Minister for Planning. Once the closure provisions for East Wanneroo Cells 1-9 are gazetted into DPS No.2, Administration will then be able to initiate closure procedures.

Closure Process

Upon completion of all works in a Cell, those who have not yet developed will be approached to request payment of outstanding contributions. Where the landowner chooses not to make payment, the amendment provisions will enable a caveat to be placed on their Certificate of Title. Caveats will ensure contributions are collected at the time when landowners choose to develop, subdivide or sell their land. Administration is not recommending a timeframe for payment and once paid, the caveat will be lifted from their Certificate of Title. These contributions will be apportioned to those who have contributed prior to the closure of the Cell.

Once all remaining contributions have been paid and excess funds returned to previous contributors, Administration will initiate a further scheme amendment to remove reference to the applicable Cell in DPS No.2.

Consultation

An amendment to DPS No. 2 that relates to a DCP arrangement is considered a complex amendment and will be required to follow the requirements of the Planning and Development Act 2005 and the *Planning and Development (Local Planning Schemes) Regulations 2015*, including public advertising for a minimum period of 60 days.

Advertising is to occur in the following manner, consistent with the requirements of the Town Planning Regulations:

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

Comment

SPP 3.6 specifically considers the process for closing a DCP and recommends that any cost contribution for which an owner is liable, and has not paid, because of not developing their land is to be a charge on the owner's land. The Local Government may lodge a caveat, at the owner's expense against the owner's certificate of title to that land, until such time as payment is received. This mechanism secures future income in an accountable manner, which will then enable the cell accounts to be reconciled, excess funds calculated and the DCP to be closed.

Without finalising each landowner's obligation, the DCP will require administrative oversight for an indefinite period. This could result in significant delays in returning excess funds (in some cells) and the continuation of Administration costs to maintain statutory compliance and operational oversight, such as the annual review of costs.

Amendment No. 231 defines a mechanism for applying a calculation for non-developer landowners' contribution liability by applying the Estimated Lot Yield (ELY) for a particular cell (in the absence of a subdivision or development approval). This liability would enable the landowner to pay the contribution obligation or defer payment of the liability, until either the sale, subdivision or development of the land. These funds, when received, could then be returned as excess funds to contributing landowners who have developed their land in accordance with the requirements of DPS No. 2.

In addition, Administration has proposed a new clause to allow any excess funds that Administration cannot return due to deregistration of the company or inability to contact the original landowner. These funds can be applied to additional works within the cell such as additional footpaths and public open space developments, as these funds may otherwise be required to be forwarded to the Australian Securities & Investments Commission (**ASIC**).

Statutory Compliance

The statutory processes are defined in the Planning and Development (Local Planning Schemes) Regulations 2015 and the relevant clauses of DPS No.2.

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TEXT MODIFICATION PAGE

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 231

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

1. Amending Part 6 to introduce the definition of 'non-developer owner' which as follows:

   ***"non-developer owner** is an owner of land in a Cell who has not yet reached the stage of subdividing or amalgamating or carrying out any use or development on their land and have not paid or only paid in part the required Infrastructure Costs to the local government in accordance with clause 1.6 of schedule 14 of the Scheme."*

2. Amending subclause 1.10.3 in Schedule 14 to remove *"then subclauses 1.10.5 (a) to (c) and";*

3. Amending subclause 1.10.3 in Schedule 14 to remove "*in accordance with subclause 1.10.5(d)";*

4. Amending subclause 1.10.5 in Schedule 14 (d) to replace the existing clause *with "where written notice has been provided to a non-developer owner in accordance with clause 1.10.12."*

5. Amending subclause 1.10.5 in Schedule 14 (c) to include *"or"* at the end of the clause;

6. Amending subclause 1.10.3 in Schedule 14 to remove *"pursuant to subclause 1.10.9";*

7. Replacing subclause 1.10.12 in Schedule 14 to read as "*Upon completion of the cell works within a cell to the satisfaction of the local government, the local government may issue a written notice to a non-developer owner who did not pay the required contributions or only paid partial contributions, advising them of the liability to pay to the local government the outstanding contribution to Infrastructure Costs for the Cell. The written notice must set out the amount of the contribution and how it was calculated based on the estimated lot yield, as described in clause 1.6.2 for cells 1-6 and 9 and clause 1.6.5 for Cells 7 and 8. The non-developer owner must pay this liability on the earlier of:*

   (i) settlement on the sale of the non-developer owner's land to which the Infrastructure Costs relate;

   (ii) the Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the non-developer owner's land to which the Infrastructure Cost relate;

   (iii) the approval of any development on the non-developer owner's land to which the Infrastructure Cost relates;

(iv) the approval of any strata plan by the local government or Commission on the non-developer owner's land to which the Infrastructure Cost relates; or

(v) the approval of a change or extension of use by the local government on the non-developer owner's land to which the Infrastructure Cost relates";

8. Replacing subclause 1.10.13 in Schedule 14 to read as "*The non-developer owner's Infrastructure Costs payable under clause 1.10.12 are not subject to interest nor indexation.";*

9. Replacing subclause 1.10.14 in Schedule 14 to read as *"Where a non-developer owner is issued with a written notice by the local government under clause 1.10.12, from the date of the written notice, the liability of the non-developer owner to pay the Infrastructure Costs are by force of this Scheme a charge on the land in relation to which the Infrastructure Costs are imposed, until that liability is discharged. The local government may lodge an absolute caveat at the non-developer owner's expense, against the certificate of title to that land until such time as the liability for the Infrastructure Costs is discharged.";*

10. Including subclause 1.10.15 in Schedule 14 to read as *"The local government, at the non-developer owner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under clause 1.10.14 to permit a dealing and may then relodge an absolute caveat to prevent further dealings.";*

11. Including subclause 1.10.16 in Schedule 14 to read as *"If the Infrastructure Costs are paid in full, the local government, if requested to do so by the owner and at the expense of the owner, must withdraw any caveat lodged under clause 1.10.14 as soon as practicable.";*

12. Including subclause 1.10.17 in Schedule 14 to read as "Nothing prevents a non-developer owner from paying the Infrastructure Costs earlier than required by clause 1.10.12.";

13. Including subclause 1.10.18 in Schedule 14 to read as *"Payment of the Infrastructure Costs will constitute a full and final discharge of the non-developer owner's liability to pay Infrastructure Costs under the contribution arrangements set out in this Schedule.";*

14. Including subclause 1.10.19 in Schedule 14 to read as *"A non-developer owner who has a liability to pay Infrastructure Costs pursuant to clause 1.10.12 or who has discharged their liability to pay Infrastructure Costs, has no entitlement to receive a payment from the local government of any excess funds. Sub-clauses 1.13.3 and 1.13.4 are not applicable to non-developer owners.";*

15. Moving the original subclause 1.10.12 in Schedule 14 to clause 1.10.20 Schedule 14;

16. Moving the original subclause 1.10.13 in Schedule 14 to clause 1.10.21 Schedule 14;

17. Moving original subclause 1.10.14 in Schedule 14 to clause 1.10.22 in Schedule 14 and replacing within the clause itself, "*subclause 1.10.10 to 1.10.21*";

18. Moving original subclause 1.10.14 in Schedule 14 to clause 1.10.22 in Schedule 14 and replacing within the clause itself "*subclause 1.10.10 to 1.10.22";*

19. Replacing subclause 1.13.3 in Schedule 14 with *"Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid Infrastructure Costs, or if not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, an excess of Infrastructure Costs necessary to complete the Cell Works and meet all of the Cell Costs ("excess Cell funds"), the local government shall refund the excess Cell funds in accordance with the following.*

    a) For the purposes of calculating the refund to be paid to owners from the excess Cell funds, the local government is to calculate the total value of all Infrastructure Costs Contributions that have been paid or are liable to be paid by owners pursuant to subclauses 1.6.3 or 1.6.5 ("the total value of Repayable Infrastructure Costs").

    b) The local government must pay a proportion of the excess Cell funds to an owner that is in the same proportion as the Infrastructure Costs paid by that owner pursuant to subclause 1.6.3 or 1.6.5 to the total value of Repayable Infrastructure Costs.

    c) The local government shall only pay to an owner a proportion of the excess Cell funds if the owner has paid Infrastructure Costs to the local government 7 and discharged their liability to pay Infrastructure Costs under the contribution arrangements set out in clause 1.6.4 of this Schedule.

    d) An owner who has a liability to pay Infrastructure Costs but has not yet paid Infrastructure Costs or has paid a liability calculated under clause 1.10.12 shall not be paid a proportion of the excess Cell funds.

    e) If after making reasonable efforts to identify and contact an owner of land within a Cell who is entitled to be paid a proportion of the excess Cell funds by;

        i. Writing by registered mail to the owner of land within a Cell who is entitled to be paid a proportion of the excess funds last known address as shown in the local government records and no request for a claim is received by the local government within a period of six months from a decision being made by the local government to distribute excess Cell funds; and

        ii. Publishing on the Local Governments website details of the excess Cell funds and how the local government proposes to spend the excess Cell funds to provide additional facilities and improvements in the Cell.

    the local government may proceed to spend the excess Cell funds on providing additional facilities and improvements in the Cell.";

20. Adding subclause 1.13.4 to Schedule 14 to read as *"Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid*

Infrastructure Costs, or if not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, a shortfall in the Infrastructure Costs required to complete the Cell Works, the local government may:

(a) make good the shortfall from its municipal fund;

(b) enter into agreements with the owners to fund the shortfall; or

(c) raise loans or borrow from a financial institution."

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 25th day of November, 2025

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 25th day of November 2025, proceed to refer Amendment No. 231 to the Western Australian Planning Commission to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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

DATE .....

11

Approval Granted

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

DATE .....

Attachment 1

Final Clean Version

Amending Part 6 and Schedule 14 of District Planning Scheme No. 2 in accordance with the additions and deletions as follows:

Part 6 – Terms referred to in Scheme. Add to clause 6.1 –'Terms used', the following definition.

non-developer owner is an owner of land in a Cell who has not yet reached the stage of subdividing or amalgamating or carrying out any use or development on their land and have not paid or only paid in part the required Infrastructure Costs to the local government in accordance with clause 1.6 of schedule 14 of the Scheme.

1.10 ESTIMATES OF INFRASTRUCTURE COST

1.10.1 The local government may, upon receiving any written request from an owner of land in a Cell make an estimate of Infrastructure Costs and issue an estimate to the enquirer which states the rate of contribution of Infrastructure Costs for the subject Cell. All estimates issued by the local government in writing, are valid for a period not exceeding six (6) months from the date of issue. The estimate will be based on the calculation described in Clause 1.6 and will be an estimate of the Infrastructure Costs that will apply in six (6) months from the date of issue.

1.10.2 Where an owner of land in a Cell seeks to make a payment for Infrastructure Costs based on the estimate provided under subclause 1.10.1 and the Infrastructure Costs being charged by the local government at the time are less than the amount of the estimate, then the owner may pay the lesser amount.

1.10.3 Where an owner has been provided with an estimate of the Infrastructure Cost for any land of the owner within a Cell and the owner subsequently pays a sum equal to that estimate within the time allowed for under subclause 1.10.1, then the owner is not liable to pay further Infrastructure Costs in relation to that land unless the Formatted: Font: Bold, Italic 2 estimation provided by the local government was calculated in error, Clause 1.8 would apply. *AMD 35 GG 17/2/06*

1.10.4 The provisions of subclause 1.10.3 shall not apply to those owners or former owners of land in a Cell who, prior to the adoption of an Local Structure Plan for the Cell have made a payment to Cell Works on the basis of Infrastructure Cost Contribution that is less than the contribution rate required after the Local Structure Plan for the relevant Cell came into effect. In such circumstances, the local government may seek a further payment from those owners who have made such payments, which represents the difference between such payment and the amount of the owner's contribution calculated as if the payment was made at the time the Local Structure Plan for that Cell came into effect. *AMD 17 GG 21/1/05; AMD 35 GG 17/2/06*

Owners shall make the further payment stipulated by the local government on demand *AMD 35 GG 17/2/06*

1.10.5 The contribution of an owner to Cell Costs by way of payment of Infrastructure Costs shall be paid: *AMD 35 GG 17/2/06*

(a) prior to the local government providing written advice to the Commission confirming that conditions relating to a conventional green title, survey strata or strata subdivision or amalgamation have been completed to enable the Commission to endorse its approval to the relevant plan or deposited plan (diagram of survey) pursuant to Section 145 of the Act or as otherwise required of the relevant local government and/or Western Australian Planning Commission under the Strata Titles Act 1985 and its Regulations; or *AMD 35 GG 17/2/06*

(b) prior to the issue of a Building Licence for any development (including a use) on the land of an owner in a Cell; or

(c) at the time of granting of Development Approval by the local government or the Commission for the commencement of any development on land of the owner in a Cell involving the creation or production of any new lot or residential unit; or

(d) where written notice has been provided to a non-developer owner in accordance with clause 1.10.12

1.10.6 Having regard to the availability of funds in the relevant Cell Account and the priority of Cell Works, the local government shall endeavour to offset any credit to which an owner is entitled under this Part against the Infrastructure Contribution first assessed to be payable by that owner after determination of the credit. *AMD 35 GG 17/2/06*

1.10.7 If the date upon which the liability of an owner or former owner to pay Infrastructure Costs cannot be ascertained with certainty by reference to the time of the commencement of a development including a use involving the creation or production of a new or additional dwelling, then the date upon which the Infrastructure Costs shall be treated as being due and payable shall be the date of posting by the local government to the owner of a demand for payment of the contribution by prepaid letter addressed to the owner at the last address known to the local government of the owner.

1.10.8 The local government may agree (but is not required) to allow an owner to defer part of any Infrastructure Costs payable by such owner prior to or upon such costs becoming due and payable until a date acceptable to the local government and subject to payment of interest. Any interest payable shall only be calculated on the balance of the Infrastructure Costs outstanding.

1.10.9 Interest shall be paid on all overdue Infrastructure Costs at the rate payable from time to time on judgement debts pursuant to Civil Judgement Enforcement Act (2004) and the associated Regulations from the date the contribution became due

until the date of payment, although on application by an owner, the local government may agree to suspend or waive such interest or any part thereof if satisfied that it would be fair and equitable to make such allowance. *AMD 185 GG 29/10/2021*

1.10.10 Any overdue Infrastructure Costs relating to land in a Cell shall be a liquidated debt due to the local government by the owner of such land and may be recovered by the local government in a court of competent civil jurisdiction.

1.10.11 Additionally, any overdue Infrastructure Costs relating to land in a Cell shall be a charge on that land and the local government may lodge a caveat against the title of the land in respect thereof. The local government may at the cost of the owner of such land and subject to such other conditions as the local government considers appropriate, withdraw a caveat to permit dealings and thereafter relodge the caveat to prevent further dealing until such costs are paid. Upon the payment of all Cell Costs contributions in respect of any land, and if requested to 4 do so the local government shall withdraw any such caveat which it has lodged on the title to that land at the request of and at the expense of the owner.

1.10.12 Upon completion of the cell works within a cell to the satisfaction of the local government, the local government may issue a written notice to a non-developer owner who did not pay the required contributions or only paid partial contributions, advising them of the liability to pay to the local government the outstanding contribution to Infrastructure Costs for the Cell. The written notice must set out the amount of the contribution and how it was calculated based on the estimated lot yield, as described in clause 1.6.2 for cells 1-6 and 9 and clause 1.6.5 for Cells 7 and 8. The non-developer owner must pay this liability on the earlier of:

(i) settlement on the sale of the non-developer owner's land to which the Infrastructure Costs relate;

(ii) the Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the non-developer owner's land to which the Infrastructure Cost relate;

(iii) the approval of any development on the non-developer owner's land to which the Infrastructure Cost relates;

(iv) the approval of any strata plan by the local government or Commission on the non-developer owner's land to which the Infrastructure Cost relates; or

(v) the approval of a change or extension of use by the local government on the non-developer owner's land to which the Infrastructure Cost relates

1.10.13 The non-developer owner's Infrastructure Costs payable under clause 1.10.12 are not subject to interest nor indexation.

1.10.14 Where a non-developer owner is issued with a written notice by the local government under clause 1.10.12, from the date of the written notice, the liability of the non-developer owner to pay the Infrastructure Costs are by force of this Scheme a charge on the land in relation to which the Infrastructure Costs are

imposed, until that liability is discharged. The local government may lodge an absolute caveat at the non-developer owner's expense, against the certificate of title to that land until such time as the liability for the Infrastructure Costs is discharged.

1.10.15 The local government, at the non-developer owner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under clause 1.10.14 to permit a dealing and may then relodge an absolute caveat to prevent further dealings.

1.10.16 If the Infrastructure Costs are paid in full, the local government, if requested to do so by the owner and at the expense of the owner, must withdraw any caveat lodged under clause 1.10.14 as soon as practicable.

1.10.17 Nothing prevents a non-developer owner from paying the Infrastructure Costs earlier than required by clause 1.10.12.

1.10.18 Payment of the Infrastructure Costs will constitute a full and final discharge of the non-developer owner's liability to pay Infrastructure Costs under the contribution arrangements set out in this Schedule.

1.10.19 A non-developer owner who has a liability to pay Infrastructure Costs pursuant to clause 1.10.12 or who has discharged their liability to pay Infrastructure Costs, has no entitlement to receive a payment from the local government of any excess funds. Sub-clauses 1.13.3 and 1.13.4 are not applicable to non-developer owners.

1.10.20 The local government may, but is not required, to accept land within the Cell to the value of any amount due to the local government in respect of Infrastructure Costs in lieu of payment of that amount. The land can either be provided to the local government on an en globo basis or as serviced and developed land. Any such land shall only be valued on a fair market value basis by a licensed valuer who is a member of the Australian Institute of Valuers and Land Economists (Inc) (WA Division) ("AIVLE") acceptable to the parties or if no such agreement can be reached as nominated by the President for the time being of AIVLE.

The local government shall hold any land so acquired for future sale and expenditure of the proceeds on Cell Works, or for transfer to an owner in exchange for land required to be contributed for other Cell Works, on a fair market value basis.

1.10.21 Where the local government is required to acquire land for Cell Works and the owner of the land requests that the local government acquire the balance of the lot, local government may, subject to availability of funds within the Cell Account for that Cell, acquire such land. If deemed appropriate by the local government, funds may be drawn from another approved source.

1.10.22 Where the local government acquires land pursuant to subclause 1.10.21., it may at its absolute discretion, either offer this land for sale on a fair market value basis to an adjoining owner or other interested party or alternatively subdivide or develop this land in accordance with the prescribed zoning and the Structure Plan for the Cell.

1.10.23 Where the local government sells any land pursuant to subclause 1.10.22, the proceeds of sale shall be credited to the Cell Account from which the acquisition, subdivision or development costs were drawn and they shall not form part of the local government's Municipal Fund unless the acquisition, subdivision or development costs were drawn from that Fund.

1.13 FINANCE

1.13.1 The local government may (but is not obliged to do so) raise loans or provide funds from other sources for the purpose of providing the finance necessary for the implementation of the designated Cell Works and any interest or charges incurred in doing so will be deemed to be a Cell Cost.

1.13.2 Where a Cell remains with no further land remaining from which a contribution to Cell Works can be levied by the local government under the provisions of this Part, the local government may (but is not obliged to do so) complete any outstanding Cell Works.

1.13.3 Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid Infrastructure Costs, or if not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, an excess of Infrastructure Costs necessary to complete the Cell Works and meet all of the Cell Costs ("excess Cell funds"), the local government shall refund the excess Cell funds in accordance with the following.

a) For the purposes of calculating the refund to be paid to owners from the excess Cell funds, the local government is to calculate the total value of all Infrastructure Costs Contributions that have been paid or are liable to be paid by owners pursuant to subclauses 1.6.3 or 1.6.5 ("the total value of Repayable Infrastructure Costs").

b) The local government must pay a proportion of the excess Cell funds to an owner that is in the same proportion as the Infrastructure Costs paid by that owner pursuant to subclause 1.6.3 or 1.6.5 to the total value of Repayable Infrastructure Costs.

c) The local government shall only pay to an owner a proportion of the excess Cell funds if the owner has paid Infrastructure Costs to the local government 7 and discharged their liability to pay Infrastructure Costs under the contribution arrangements set out in clause 1.6.4 of this Schedule.

d) An owner who has a liability to pay Infrastructure Costs but has not yet paid Infrastructure Costs or has paid a liability calculated under clause 1.10.12 shall not be paid a proportion of the excess Cell funds.

e) If after making reasonable efforts to identify and contact an owner of land within a Cell who is entitled to be paid a proportion of the excess Cell funds by;

i. Writing by registered mail to the owner of land within a Cell who is entitled to be paid a proportion of the excess funds last known address as shown in the local government records and no request for a claim is received by the local government within a period of six months from a decision being made by the local government to distribute Cell excess funds; and

ii. Publishing on the Local Governments website details of the excess Cell funds and how the local government proposes to spend the excess Cell funds to provide additional facilities and improvements in the Cell.

the local government may proceed to spend the excess Cell funds on providing additional facilities and improvements in the Cell.

1.13.4 Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid Infrastructure Costs, or if not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, a shortfall in the Infrastructure Costs required to complete the Cell Works, the local government may:

(a) make good the shortfall from its municipal fund;

(b) enter into agreements with the owners to fund the shortfall; or

(c) raise loans or borrow from a financial institution.

Scheme Amendment No.231 Track Changes

Amending Part 6 and Schedule 14 of District Planning Scheme No. 2 in accordance with the additions and deletions as follows:

Part 6 – Terms referred to in Scheme. Add to clause 6.1 –'Terms used', the following definition.

non-developer owner is an owner of land in a Cell who has not yet reached the stage of subdividing or amalgamating or carrying out any use or development on their land and have not paid or only paid in part the required Infrastructure Costs to the local government in accordance with clause 1.6 of schedule 14 of the Scheme.

1.10 ESTIMATES OF INFRASTRUCTURE COST

1.10.1 The local government may, upon receiving any written request from an owner of land in a Cell make an estimate of Infrastructure Costs and issue an estimate to the enquirer which states the rate of contribution of Infrastructure Costs for the subject Cell. All estimates issued by the local government in writing, are valid for a period not exceeding six (6) months from the date of issue. The estimate will be based on the calculation described in Clause 1.6 and will be an estimate of the Infrastructure Costs that will apply in six (6) months from the date of issue.

1.10.2 Where an owner of land in a Cell seeks to make a payment for Infrastructure Costs based on the estimate provided under subclause 1.10.1 and the Infrastructure Costs being charged by the local government at the time are less than the amount of the estimate, then the owner may pay the lesser amount.

1.10.3 Where an owner has been provided with an estimate of the Infrastructure Cost for any land of the owner within a Cell and the owner subsequently pays a sum equal to that estimate within the time allowed for under subclause 1.10.1, then the owner is not liable to pay further Infrastructure Costs in relation to that land unless the Formatted: Font: Bold, Italic 2 estimation provided by the local government was calculated in error, ~~then subclauses 1.10.5 (a) to (c) and~~ Clause 1.8 would apply. *AMD 35 GG 17/2/06*

1.10.4 The provisions of subclause 1.10.3 shall not apply to those owners or former owners of land in a Cell who, prior to the adoption of an Local Structure Plan for the Cell have made a payment to Cell Works on the basis of Infrastructure Cost Contribution that is less than the contribution rate required after the Local Structure Plan for the relevant Cell came into effect. In such circumstances, the local government may seek a further payment from those owners who have made such payments, which represents the difference between such payment and the amount of the owner's contribution calculated as if the payment was made at the time the Local Structure Plan for that Cell came into effect. *AMD 17 GG 21/1/05; AMD 35 GG 17/2/06*

Owners shall make the further payment stipulated by the local government on demand~~. in accordance with subclause 1.10.5(d)~~ *AMD 35 GG 17/2/06*

1.10.5 The contribution of an owner to Cell Costs by way of payment of Infrastructure Costs shall be paid: *AMD 35 GG 17/2/06*

(a) prior to the local government providing written advice to the Commission confirming that conditions relating to a conventional green title, survey strata or strata subdivision or amalgamation have been completed to enable the Commission to endorse its approval to the relevant plan or deposited plan (diagram of survey) pursuant to Section 145 of the Act or as otherwise required of the relevant local government and/or Western Australian Planning Commission under the Strata Titles Act 1985 and its Regulations; or *AMD 35 GG 17/2/06*

(b) prior to the issue of a Building Licence for any development (including a use) on the land of an owner in a Cell; or

(c) at the time of granting of Development Approval by the local government or the Commission for the commencement of any development on land of the owner in a Cell involving the creation or production of any new lot or residential unit; or

(d) where written notice has been provided to a non-developer owner in accordance with clause 1.10.12

~~d) whether or not an owner has reached the stage of subdividing or amalgamating or carrying out any use or development on land within a Cell subject to the approval of the Commission, such owner shall be liable to pay to the local government the Infrastructure Costs or such part thereof as the local government from time to time requires as from the date of posting to him by or on behalf of the local government by prepaid post addressed to the owner's last address known to the local government of a 3 notice informing such owner of the amount of the appropriate proportion or part then required and calling on the owner to make payment. Within six (6) months of the posting to an owner of such a notice the owner shall pay the sum sought together with any interest accrued to the date of payment. The local government shall advertise or cause to be advertised in a newspaper circulated in the District any requirement for Infrastructure Contributions to be paid under subclause 1.10.5(d) to all affected landowners.~~

1.10.6 Having regard to the availability of funds in the relevant Cell Account and the priority of Cell Works, the local government shall endeavour to offset any credit to which an owner is entitled under this Part against the Infrastructure Contribution first assessed to be payable by that owner after determination of the credit. *AMD 35 GG 17/2/06*

1.10.7 If the date upon which the liability of an owner or former owner to pay Infrastructure Costs cannot be ascertained with certainty by reference to the time of the commencement of a development including a use involving the creation or production of a new or additional dwelling, then the date upon which the Infrastructure Costs shall be treated as being due and payable shall be the date of posting by the local government to the owner of a demand for payment of the contribution by prepaid letter addressed to the owner at the last address known to the local government of the owner.

1.10.8 The local government may agree (but is not required) to allow an owner to defer part of any Infrastructure Costs payable by such owner prior to or upon such costs becoming due and payable until a date acceptable to the local government and subject to payment of interest. Any interest payable ~~pursuant~~

~~to subclause 1.10.9~~ shall only be calculated on the balance of the Infrastructure Costs outstanding.

1.10.9 Interest shall be paid on all overdue Infrastructure Costs at the rate payable from time to time on judgement debts pursuant to Civil Judgement Enforcement Act (2004) and the associated Regulations from the date the contribution became due until the date of payment, although on application by an owner, the local government may agree to suspend or waive such interest or any part thereof if satisfied that it would be fair and equitable to make such allowance. *AMD 185 GG 29/10/2021*

1.10.10 Any overdue Infrastructure Costs relating to land in a Cell shall be a liquidated debt due to the local government by the owner of such land and may be recovered by the local government in a court of competent civil jurisdiction.

1.10.11 Additionally, any overdue Infrastructure Costs relating to land in a Cell shall be a charge on that land and the local government may lodge a caveat against the title of the land in respect thereof. The local government may at the cost of the owner of such land and subject to such other conditions as the local government considers appropriate, withdraw a caveat to permit dealings and thereafter relodge the caveat to prevent further dealing until such costs are paid. Upon the payment of all Cell Costs contributions in respect of any land, and if requested to 4 do so the local government shall withdraw any such caveat which it has lodged on the title to that land at the request of and at the expense of the owner.

1.10.12 Upon completion of the cell works within a cell to the satisfaction of the local government, the local government may issue a written notice to a non-developer owner who did not pay the required contributions or only paid partial contributions, advising them of the liability to pay to the local government the outstanding contribution to Infrastructure Costs for the Cell. The written notice must set out the amount of the contribution and how it was calculated based on the estimated lot yield, as described in clause 1.6.2 for cells 1-6 and 9 and clause 1.6.5 for Cells 7 and 8. The non-developer owner must pay this liability on the earlier of:

(i) settlement on the sale of the non-developer owner's land to which the Infrastructure Costs relate;

(ii) the Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the non-developer owner's land to which the Infrastructure Cost relate;

(iii) the approval of any development on the non-developer owner's land to which the Infrastructure Cost relates;

(iv) the approval of any strata plan by the local government or Commission on the non-developer owner's land to which the Infrastructure Cost relates; or

(v) the approval of a change or extension of use by the local government on the non-developer owner's land to which the Infrastructure Cost relates

1.10.13 The non-developer owner's Infrastructure Costs payable under clause 1.10.12 are not subject to interest nor indexation.

1.10.14 Where a non-developer owner is issued with a written notice by the local government under clause 1.10.12, from the date of the written notice, the liability of the non-developer owner to pay the Infrastructure Costs are by force of this Scheme a charge on the land in relation to which the Infrastructure Costs are imposed, until that liability is discharged. The local government may lodge an absolute caveat at the non-developer owner's expense, against the certificate of title to that land until such time as the liability for the Infrastructure Costs is discharged.

1.10.15 The local government, at the non-developer owner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under clause 1.10.14 to permit a dealing and may then relodge an absolute caveat to prevent further dealings.

1.10.16 If the Infrastructure Costs are paid in full, the local government, if requested to do so by the owner and at the expense of the owner, must withdraw any caveat lodged under clause 1.10.14 as soon as practicable.

1.10.17 Nothing prevents a non-developer owner from paying the Infrastructure Costs earlier than required by clause 1.10.12.

1.10.18 Payment of the Infrastructure Costs will constitute a full and final discharge of the non-developer owner's liability to pay Infrastructure Costs under the contribution arrangements set out in this Schedule.

1.10.19 A non-developer owner who has a liability to pay Infrastructure Costs pursuant to clause 1.10.12 or who has discharged their liability to pay Infrastructure Costs, has no entitlement to receive a payment from the local government of any excess funds. Sub-clauses 1.13.3 and 1.13.4 are not applicable to non-developer owners.

1.10.20 The local government may, but is not required, to accept land within the Cell to the value of any amount due to the local government in respect of Infrastructure Costs in lieu of payment of that amount. The land can either be provided to the local government on an en globo basis or as serviced and developed land. Any such land shall only be valued on a fair market value basis by a licensed valuer who is a member of the Australian Institute of Valuers and Land Economists (Inc) (WA Division) ("AIVLE") acceptable to the parties or if no such agreement can be reached as nominated by the President for the time being of AIVLE.

The local government shall hold any land so acquired for future sale and expenditure of the proceeds on Cell Works, or for transfer to an owner in exchange for land required to be contributed for other Cell Works, on a fair market value basis.

1.10.21 Where the local government is required to acquire land for Cell Works and the owner of the land requests that the local government acquire the balance of the lot, local government may, subject to availability of funds within the Cell Account for that Cell, acquire such land. If deemed appropriate by the local government, funds may be drawn from another approved source.

1.10.22 Where the local government acquires land pursuant to subclause 1.10.21~~10~~., it may at its absolute discretion, either offer this land for sale on a fair market value basis to an adjoining owner or other interested party or alternatively subdivide or develop this land in accordance with the prescribed zoning and the Structure Plan for the Cell.

1.10.23 Where the local government sells any land pursuant to subclause 1.10.22~~10~~, the proceeds of sale shall be credited to the Cell Account from which the acquisition, subdivision or development costs were drawn and they shall not form part of the local government's Municipal Fund unless the acquisition, subdivision or development costs were drawn from that Fund.

1.13 FINANCE

1.13.1 The local government may (but is not obliged to do so) raise loans or provide funds from other sources for the purpose of providing the finance necessary for the implementation of the designated Cell Works and any interest or charges incurred in doing so will be deemed to be a Cell Cost.

1.13.2 Where a Cell remains with no further land remaining from which a contribution to Cell Works can be levied by the local government under the provisions of this Part, the local government may (but is not obliged to do so) complete any outstanding Cell Works.

~~1.13.3 In the event that upon the subdivision, development or strata subdivision of all the land in the Cell, the Infrastructure Contributions received by the local government exceeds the amount necessary to complete the Cell Works and meet all of the Cell Costs, the amount of such excess will be distributed amongst the owners who made Infrastructure Cost payments to the Cell Account in accordance with sub clause 9.6.3. The amount of any excess that an owner may be entitled to receive shall be in the same proportion to the total value of contributions paid by the landowner to the total value of the contributions received in a Cell. The amount payable to an owner under this clause shall be reduced by the amount of any shortfall in the payments made by that owner to their assessed Infrastructure Costs.~~

~~If an owner or other person or persons, corporation or other legal entity entitled to an interest in a Cell cannot be located by the local government after the giving of public notice by way of an advertisement in a local, state or national newspaper circulating in the area on at least two occasions, writing by registered mail to their last known address as shown in the local government records and on the City's website and no request for a claim is received by the local government within a period of six months from a decision being made by the local government to distribute excess funds, that owner's proportion of the surplus funds may be expended, subject to the approval of the Minister of Planning, either towards further improvements and facilities within the Cell or transferred to the Cell Account of an abutting Cell where insufficient funds will be received to complete Cell Works that are common to both Cells and thereafter such an owner shall have no claim in respect to such money. AMD 185 GG 29/10/2021.~~

1.13.3 Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid Infrastructure Costs, or if

not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, an excess of Infrastructure Costs necessary to complete the Cell Works and meet all of the Cell Costs ("excess Cell funds"), the local government shall refund the excess Cell funds in accordance with the following.

a) For the purposes of calculating the refund to be paid to owners from the excess Cell funds, the local government is to calculate the total value of all Infrastructure Costs Contributions that have been paid or are liable to be paid by owners pursuant to subclauses 1.6.3 or 1.6.5 ("the total value of Repayable Infrastructure Costs").

b) The local government must pay a proportion of the excess Cell funds to an owner that is in the same proportion as the Infrastructure Costs paid by that owner pursuant to subclause 1.6.3 or 1.6.5 to the total value of Repayable Infrastructure Costs.

c) The local government shall only pay to an owner a proportion of the excess Cell funds if the owner has paid Infrastructure Costs to the local government 7 and discharged their liability to pay Infrastructure Costs under the contribution arrangements set out in clause 1.6.4 of this Schedule.

d) An owner who has a liability to pay Infrastructure Costs but has not yet paid Infrastructure Costs or has paid a liability calculated under clause 1.10.12 shall not be paid a proportion of the excess Cell funds.

e) If after making reasonable efforts to identify and contact an owner of land within a Cell who is entitled to be paid a proportion of the excess Cell funds by;

~~iii~~i. Writing by registered mail to the owner of land within a Cell who is entitled to be paid a proportion of the excess funds last known address as shown in the local government records and no request for a claim is received by the local government within a period of six months from a decision being made by the local government to distribute excess Cell funds; and

~~v~~ii. Publishing on the Local Governments website details of the excess Cell funds and how the local government proposes to spend the excess Cell funds to provide additional facilities and improvements in the Cell.

the local government may proceed to spend the excess Cell funds on providing additional facilities and improvements in the Cell.

1.14 Where all the Infrastructure Costs required to be paid in respect of a Cell under the contribution arrangements set out in this Schedule have been accounted for such that all owners within a Cell have either paid Infrastructure Costs, or if not, have a liability to pay Infrastructure Costs, and if there is, or will be when all Infrastructure Costs are paid, a shortfall in the Infrastructure Costs required to complete the Cell Works, the local government may:

(a) make good the shortfall from its municipal fund;

(b) enter into agreements with the owners to fund the shortfall; or

(c) raise loans or borrow from a financial institution.

4.2 Close of Advertising - Yanchep-Two Rocks Developer Contribution Plan Annual Review of Costs (2025-2026)

File Ref: 31034 – 25/374013
Responsible Officer: Director Planning & Sustainability
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the revised cost estimates as part of the 2025-2026 Annual Review for the Yanchep Two Rocks Development Contribution Plan (**DCP**) for Council's adoption following public consultation.

Background

At the Ordinary Council Meeting on 23 September 2025 (PS03-09/25), Council considered the DCP Annual Review for the 2025-2026 period and resolved to advertise the revised cost estimates for a period of 28 days. **Attachment 1** depicts the area that Yanchep-Two Rocks Developer Contribution Area (**DCA**) covers.

The consent to advertise report (PS03-09/25) recommended to Council the following:

1. ENDORSES the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Schedule 12 of District Planning Scheme No. 2 as outlined in Attachment 2 to increase in the total infrastructure costs from $29,047,191 to $29,052,226 (net infrastructure cost is $26,786,893 excluding grants contribution);

2. ENDORSES the Yanchep-Two Rocks Development Contribution Plan Report as depicted in Attachment 2 subject to the following;

    a) Retain the cost per dwelling rate of $5,219.37; and
    b) Retain the municipal apportionment of 33.75% and apply this to the revised cost estimate of $26,786,893 (excluding grants).

3. Pursuant to Clause 11.6 of Schedule 12 of District Planning Scheme No. 2 NOTIFIES affected landowners of the recommendations of the Annual Review and INVITES comment in writing from those landowners for a period of 28 days.

Consultation was undertaken for a minimum period of 28 days in accordance with District Planning Scheme No.2 (**DPS No.2**) and concluded on 22 October 2025.

Detail

The current Annual Review includes all costs to 30 June 2025.

The following cost elements form part of the annual review process and were advertised as per Administrations recommendation to Council.

- *Remaining DCP works:* Remaining DCP works only applies to phase two of the Capricorn Coastal Node Facility. The District Open Space and Surf Lifesaving Club have already been completed. The full Yanchep-Two Rocks DCP Report for 2025-2026 (refer **Attachment 2**) has been updated with the revised cost estimates and Capital Expenditure Plan (**CEP**). This reflects a total increase of $5,035 from the previous annual review which is only for phase two of the Capricorn Coastal Node Facility. The cost increase for phase two is from $1,076,464.01 to $1,081,498.76. Works for are due to be completed in the 2025-2026 financial year.

- *Administration costs:* In the 2024-2025 period, actual Administration expenditure was $33,437. Cost estimates of administrative costs have been reduced to $40,000 per annum to reflect the lower administration costs to the City.

- *Forecast ID:* In the 2024/2025 period, Forecast ID predicted 530 lots to be created in this financial year, however, 1,071 lots were created. Forecast ID predicts that the amount of lots to be created could increase to 1500 lots per year from 2026 onwards. With actual lot creation outpacing predictions from Forecast ID, the methodology is suggesting a decrease in the contribution rate from $5,219.37 to $2,057.41 per dwelling over the DCP operational period. To ensure equity between developers contributing into the DCP, the contribution rate per dwelling is recommended to be retained at $5,219.37

- *Loans to fund Infrastructure:* The City borrowed $13.5 million to fund DCP works *(*Yanchep Surf Lifesaving Club and the acquisition and development of Splendid Park (District Open Space). Administration advertised retaining the current rate of $5,219.37 per lot. Assuming the Forecast ID is achieved, the loans could be paid off by 2028, 2 years earlier than the end of the operation period. Retaining the rate will provide greater consistency for the landowners and enable Administration to prioritise the faster repayment of the DCP loan.

- *Cost Apportionment between the City and the DCP:* The recently revised estimates by Forecast ID significantly increased the anticipated dwelling yields in the DCP from 9,154 to 14,181 dwellings (refer **Attachment 2**). If applied in the annual review, this would translate to the City's portion of the cost decreasing from 33.75% to 21.78% ($8,924,297 to $5,834,962). Administration has advertised to keep the cost apportionment at 33.75% costed to the City and 66.25% costed to the DCP to support the retention of the correct rate of $5,219.37 and the earlier closure of the DCP.

Consultation

At the Ordinary Council Meeting on 23 September 2025 (PS03-09/25), Council considered the DCP Annual Review for the 2025-to-2026-year period and resolved to advertise the revised cost estimates.

In accordance Schedule 12 of DPS No.2, where the review of estimated costs recommends those costs be increased, then the local government must advertise the review for a minimum period of 28 days, prior to making a decision to increase the estimated costs.

Advertising was undertaken between 26 September 2025 and 23 October 2025. Administration wrote to the major landowners within the DCP that are affected by the annual review and made information available at the Civic Centre and on the City's website.

Comment

At the close of public advertising, no submissions were received.

Lot creation within the Yanchep-Two Rocks DCP is far exceeding the amount originally predicted by Forecast ID and revised projections indicate that over 1,500 lots are expected to be created each year. However, if the current rate of $5,219.37 is retained, the remaining costs, including loans, can be paid back faster, reducing the cost to the current DCP. If high lot yield creation continues, paying off the loans faster will also allow the existing DCP to be closed 2 years earlier than the end of the operation period. This will allow a new DCP to be prepared which will cater for additional community facilities required for the Yanchep and Two Rocks area for the next 10 years.

A revised Community Facilities Plan (**CFP**) is currently pending consideration which will inform the new DCP. Administration intends to initiate a Scheme Amendment to DPS No.2 in due course to close the current DCP and to introduce a new DCP for the next 10 years.

Statutory Compliance

The Annual Review of the DCP is prescribed by Part 11 of Schedule 12 of DPS No. 2. In accordance with this, where the review of estimated costs recommends those costs be increased, then the City must in writing invite comment on the proposal from owners for a period of not less than 28 days, prior to making any decision to increase the estimated costs. Landowners may object to the amount of a cost contribution and request a review by an independent expert. If this does not result in the cost contribution being acceptable then a determination may be made through a process of arbitration.

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

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

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

Policy Implications

Nil

Financial Implications

Forecast ID cannot be utilised to establish a reasonable Infrastructure Cost Per Lot (**ICPL**) rate for remaining (undeveloped) landowners, resulting in an inequitable reduction in DCP contribution rates ($5,219.37 to $2,057.41 per dwelling). This is not a flaw with the Forecast ID, rather a shift in the fundamental assumptions of the DCP operating period, where a higher number of dwellings are being created than originally estimated due to buoyant market conditions. With retaining the rate at $5,219.37 per dwelling, loans could be paid off by 2028, which is 2 years earlier than the end of the operation period.

If the higher Forecast ID is applied and the contribution rate reduced to $2,057.41, then additional interest will accrue on the loans for a longer period, resulting in higher costs being applied to the DCP. Further, any reduction of the per lot rate will increase the risk to the City and the DCP that if the amount of actual lot creation falls short, the DCP rate may need to be significantly increased in the outer years; or loans not repaid within the operating period of the DCP.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Clause 11.4 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:**

    a) **An increase in the total infrastructure costs from $29,047,191 to $29,052,226 (net infrastructure cost is $26,786,893 excluding grants contribution);**

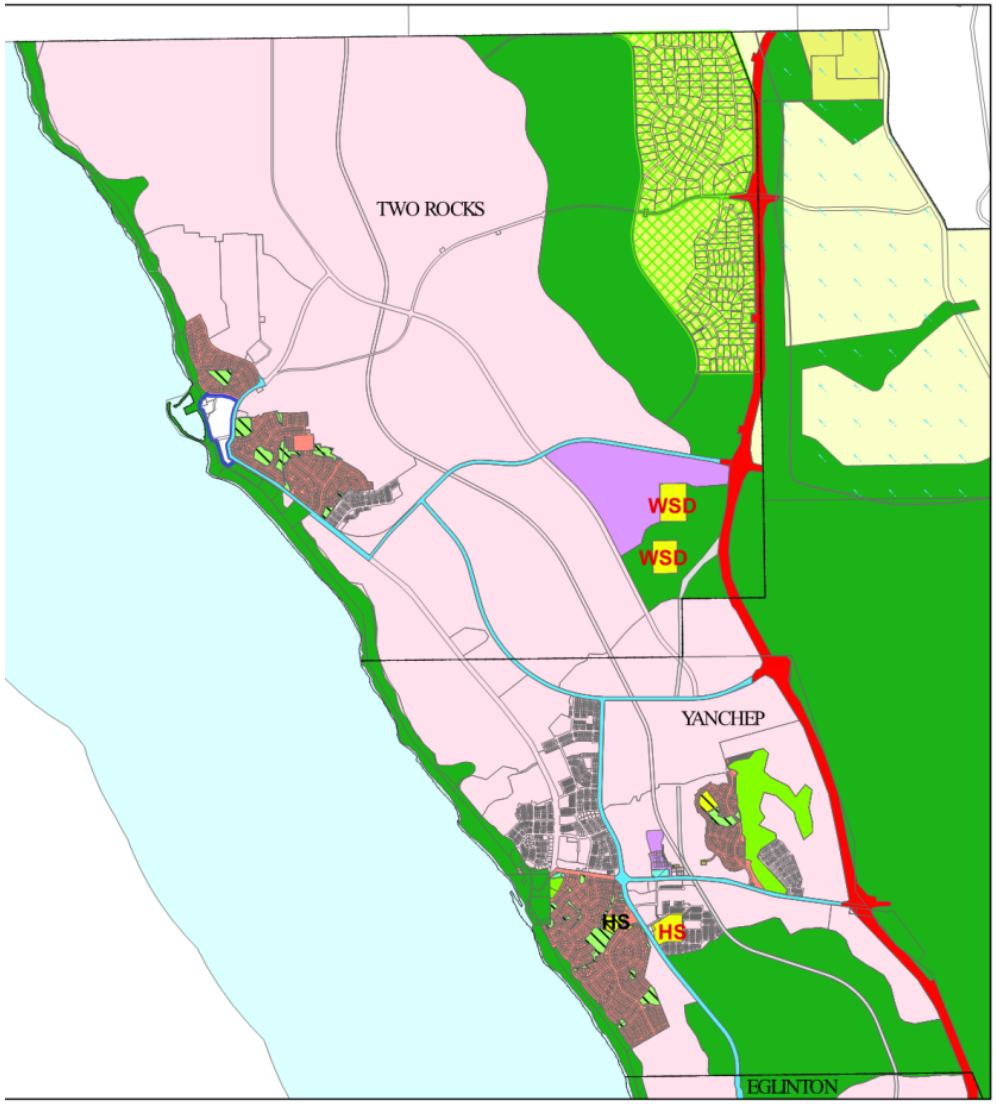
    b) **Retain the municipal apportionment of 33.75% and apply this to the revised cost estimate of $26,786,893 (excluding grants); and**

2. **APPROVES retaining the current cost per dwelling of $5,219.37 for the 2025-2026 period.**

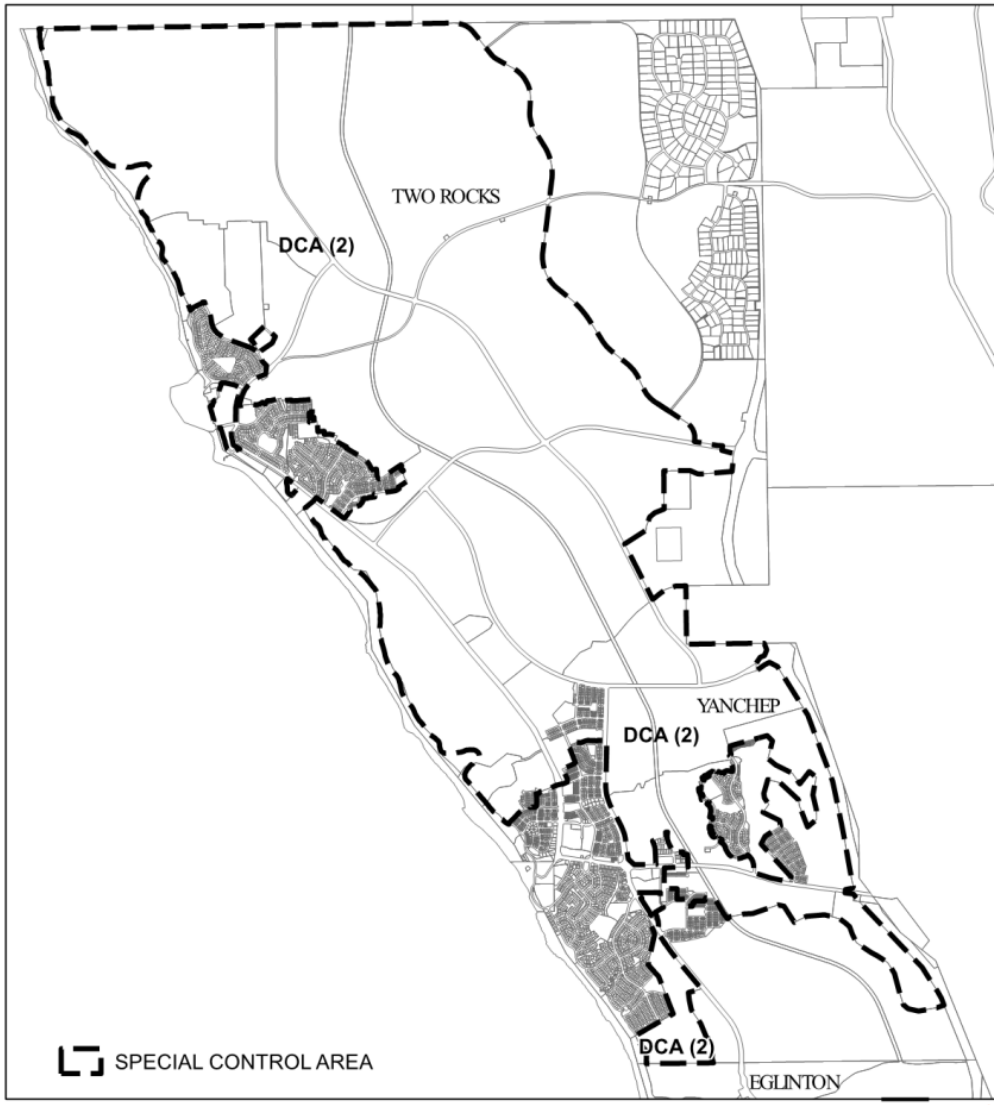
Attachments:

1⇩.	*Attachment 1 - Yanchep -Two Rocks DCA*	*21/317855*
2⇩.	*Attachment 2 - Yanchep Two Rocks Development Contribution Plan Report 2025-2026*	*25/291061*

AMENDMENT 122 TO DISTRICT PLANNING SCHEME No.2 - YANCHEP TWO ROCKS



Existing



Proposed

GDA

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- PARKS & RECREATION
- RAILWAYS
- STATE FORESTS
- WATER CATCHMENT
- CIVIC AND CULTURAL
- WATERWAYS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE

DENOTED AS FOLLOWS:

HS HIGH SCHOOL
WSD WATER AUTHORITY OF W A

LOCAL SCHEME RESERVES

- PARKS & RECREATION
- PUBLIC USE

DENOTED AS FOLLOWS:

HS HIGH SCHOOL

ZONES

- RESIDENTIAL
- BUSINESS
- COMMERCIAL
- SERVICE INDUSTRIAL
- PRIVATE CLUBS & RECREATION
- CENTRE
- URBAN DEVELOPMENT
- INDUSTRIAL DEVELOPMENT
- GENERAL RURAL
- RURAL COMMUNITY
- MARINA

City of Wanneroo

Yanchep Two Rocks Development Contribution Plan

Report & Cost Apportionment Schedule

Revised August 2025

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YANCHEP-TWO ROCKS DEVELOPMENT CONTRIBUTION PLAN REPORT

This Development Contribution Plan (DCP) Report has been prepared in accordance with State Planning Policy 3.6 - Development Contributions for Infrastructure (SPP 3.6 – Revised April 2021). It sets out in detail the calculation of the Cost Contribution for each owner in the Development Contribution Area based on the methodology provided in the DCP within Schedule 13 of District Planning Scheme No. 2 and provides all relevant information in support of the DCP.

1. Development Contribution Area (DCA)

The DCA encompasses the localities of Yanchep and Two Rocks, which form part of the Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo. This area has been subject to a district structure planning process which identified the need for contribution arrangements to be put in place to share the costs of significant community facilities.

The DCA is broadly consistent with the boundaries of the Yanchep-Two Rocks District Structure Plan but only consists of land within the Yanchep-Two Rocks district area capable of being developed to accommodate residential dwellings that will contribute towards the need for future community facilities.

The Yanchep-Two Rocks DCA is shown on the Scheme Map as DCA 2.

2. Purpose

The purpose of this DCP Report is to:

a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure, which is required because of increased demand generated in the development contribution area;

b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;

c) ensure that cost contributions are reasonably required because of the subdivision and development of land in the development contribution area; and

d) coordinate the timely provision of infrastructure.

3. Period of the Plan

16 years from 9 September 2014 to 8 September 2030 (Amendment 166).

4. Operation of the Development Contribution Plan

The Yanchep-Two Rocks DCP has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6). It came into effect as of Tuesday, 9 September 2014, being the date that Amendment No. 122 to District Planning Scheme No. 2 (DPS 2) was published in the Government Gazette.

5. Application requirements

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

6. Principles

Development contributions have been applied in accordance with the following principles:

1.1. **Need and the nexus**

The Northern Coastal Growth Corridor Community Facilities Plan (CFP) details the facilities required because of projected development within the DCA. As the DCA was largely void of existing residential development at the commencement of the DCP operation, the nexus between required facilities and projected development has been clearly established.

1.2. **Transparency**

The method for calculating the development contribution amount and the way it is applied has been the subject of extensive consultation with landowners and developers in the DCA. Further, as the mechanism for determining the development contribution has been incorporated into DPS 2 through an amendment to that Scheme, it has been subject to public assessment and scrutiny through the statutory public advertising process.

1.3. **Equity**

The DCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district facilities within that area. Regional facilities, where the catchment extends across the district boundary or outside of the northern coastal growth corridor, are not included in the DCP. Their provision will be outside of any formal, scheme enforced cost sharing arrangement.

1.4. **Certainty**

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

1.5. **Efficiency**

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

1.6. **Consistency**

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

1.7. **Right of consultation and arbitration**

The DCP has been prepared in full consultation with landowners and developers in the DCA. All planning methodologies and cost estimates have been made available for review by stakeholders at all stages of their preparation. Further opportunity for review will be made available as part of the review process outlined in the DCP.

1.8. **Accountable**

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

7. Process for Determining Development Contributions

The DCP utilises the *Per Dwelling* model of calculating development contributions, which involves the levy of a contribution based on the total number of new dwellings proposed to be created within then operating period.

This method has been determined as being the most appropriate method of calculating cost contributions for the following reasons:

- It will maximise the nexus between contributing land/lots/dwellings and the facilities being delivered;
- It is consistent with the approach outlined in SPP 3.6;
- It will eliminate the need to set assumptions on which land deductions will be used to determine developable area as required by a *per hectare* methodology. In doing so, it will eliminate many of the issues raised in submissions by affected landowners during public advertising of Amendment 122 to DPS 2; and
- It will allow the easy calculation of an owner's cost contribution.

Determination of Cost Contribution

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

- $CC = TC \times \frac{NDU}{TDU}$

Where:

CC = Landowner's Cost Contribution Amount ($)
TC = Total cost of delivering community facilities + Total administrative costs ($)
NDU = Number of additional lots proposed to be created as part of a proposed subdivision; and the number of dwellings proposed to be created as part of an application for planning approval, other than the first dwelling.
TDU = Total number of dwellings expected within the DCA.

Where the term "dwelling" is used, the intent is that it relates to a built dwelling. However, where contributions are to be made on subdivisions, the term dwelling may also be taken to mean the number of lots. Where multiple or grouped dwelling sites are proposed, their contributions will be based on the initial subdivided lot, as well as any additional planned dwellings at the time of application for planning approval.

7.1. Supporting Information

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

Catchment Areas

The DCA is a district catchment, and it is generally consistent with the boundary of the Yanchep-Two Rocks District Structure Plan.

The district catchment translates to the provision of district level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments but are not likely to have a wider draw from other district areas. Accordingly, the DCP only seeks to collect contributions for district level community facilities.

Facilities with local and regional catchments are not proposed to be funded through this DCP.

Cost of Infrastructure Items

The infrastructure items included in the DCP have been subject to different levels of planning and design.

Where a concept plan does not exist for the facility, the City has developed a facility model that represents the City's requirements for community use based on similar existing facilities or best practice. This model has been used by a licenced Quantity Surveyor as a basis for determining a construction cost estimate.

Where the planning for a facility has progressed to the point of more detailed designs being prepared (e.g. concept plan, or detailed design and tender documentation), then the more detailed planning and design work has been used by a licenced Quantity Surveyor to prepare a construction cost estimate.

The final cost estimate for each facility is inclusive of a construction cost estimate, external works and services, plus allowances for planning, design and construction contingencies. Land costs, where applicable, have been the subject of a separate valuation process by a licenced valuer.

The cost estimates will be reviewed and refined as more detailed planning is undertaken for each facility on the location, level of co-location and integration, and ultimate design of individual facilities, until such time as the actual expenditure for the works has been incurred.

A scheduled review of the cost estimates will occur annually. Cost estimates will be adjusted to reflect changes in funding, revenue sources and advances in detailed planning and subsequently indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Schedule 13 of DPS 2.

Community Infrastructure Plan

The City prepared the CFP which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders. The CFP was revised in November 2020 (Council report CP01-11/20).

The CFP is reviewed every 5 years, and a review is to be completed and finalised by the end of 2025.

Capital Infrastructure Plan

The DCP has been designed to relate directly to the *City of Wanneroo Long Term Financial Plan* such that the facilities identified in the DCP are reflected in the Financial Management Plan. Furthermore, the review period proposed for the DCP should coincide with the annual review of the Financial Plan to ensure that new facilities required to be delivered under the DCP are identified in the Financial Management Plan and the City's Capital Works Program.

This will also provide a mechanism for alternate funding sources to be considered and incorporated into the funding model for each facility where possible.

Projected Growth Figures

The projected growth in dwellings for the DCA was initially sourced from landowners and developers within the DCA. In 2018, following consultation with land developers and the City of Wanneroo the dwelling projections were updated using 'id' forecasts, which has been applied to the remaining operational period.

Methodology for Determining Proportion of Cost to be Attributed to Future Growth vs. Existing Areas

The methodology for calculating cost contributions set out in the Yanchep-Two Rocks DCP contained in Schedule 13 of DPS 2 requires that the cost contributions be calculated on a proportionate basis relative to the need generated by new dwelling growth. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

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

In this regard, there were 3,089 dwellings in the Yanchep and Two Rocks area considered to be within the existing catchment of, and generate a need for, the facilities included in the DCP. This figure excludes 541 lots subsequently created under the interim arrangement set out in *Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions*. Contributions received under LPP 3.3 have been credited to the DCP.

For the 16-year life of the Yanchep-Two Rocks DCP an additional 11,092 dwellings are projected to be created (total including existing dwellings of 14,181 dwellings), which will also generate demand for the facilities included in the DCP. Residents of both the existing and new dwellings may use the facilities and should therefore be expected to contribute to their cost. Based on the figures above, this has resulted in 78.22% of the cost required to be met by new growth.

No additional need for the facilities is generated from population outside of Yanchep and Two Rocks DCA and there are no regional level facilities included in the DCP, for which the catchment would extend beyond the DCA. Furthermore, the Alkimos-Eglinton area to the south is serviced by its own district level facilities and is not considered to generate additional need for the facilities in the Yanchep-Two Rocks DCP.

8. Items Included in the Plan

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan (as Revised)*.

8.1. Infrastructure Elements

Yanchep-Two Rocks Development Contribution Area – DCA (2)

Yanchep Lagoon
Surf Life Saving Club - Complete
Capricorn Coastal Node
Coastal Node Facilities - Pending
Yanchep Metropolitan Centre
Public Open Space (Active) - Complete

8.2. Administrative Elements

In accordance with DPS 2, "Administrative Costs" include costs associated with:

i. preparation, administration and review of the Development Contribution Plan;
ii. preparation and review of the Development Contribution Plan and Cost Apportionment Schedule;
iii. any arbitration and valuation with respect to this Plan; and
iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

9. Review

Various elements of the DCP are subject to ongoing review, as a result of both the general operation of the DCPs and the requirements of SPP 3.6. It is proposed that the DCP and associated CFP be reviewed (at a minimum) in accordance with the following schedule:

- Annually
    - DCP Cost Estimates;
    - DCP Cost Indexation;
    - Dwelling estimates;
    - Cost per Dwelling; and
- 5-yearly
    - CFP Assumptions and Recommendations
    - Full DCP Review.

Cost Estimates & Indexation - The estimated infrastructure costs will be reviewed at least annually to reflect actual expenditure, changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Schedule 13 of DPS 2.

Contribution Amount - The cost per dwelling on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and dwelling estimates.

City of Wanneroo

Yanchep-Two Rocks
Development Contribution Plan Report

ATTACHMENT 1 –DWELLING PROJECTIONS

YANCHEP - TWO ROCKS DEVELOPER LOT PRODUCTION - ID FORECAST																						
LPP3.3 (interim DCP)				DCP																		
2012/2013	2013/2014	2014/2015		2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	To Sept 2030	
Actual	Actual	Actual	TOTAL	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	TOTAL
105	222	214	541	181	172	150	159	149	17	65	190	241	216	545	1071							3697
																570	1455	1813	1621	1643	293	7395
																					Total DCP	11092
																					Existing Dwellings	3089
																					Estimated Total Dwellings	14181

City of Wanneroo

Yanchep-Two Rocks
Development Contribution Plan Report

ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

Infrastructure Item		2016/17	2017/18	2018/19	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Public Open Space (Splendid Park)		Completed								$ 17,499,313
Surf Lifesaving Club (Yanchep Lagoon)				Completed						$ 7,938,238
Beach Activity Node (Capricorn Coastal Village)								Phase 1 Complete	Phase 2 estimated completion	$ 3,614,675
Total Facility Cost										**$ 29,052,226**

City of Wanneroo

Yanchep-Two Rocks
Development Contribution Plan Report

ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

Infrastructure Item	Projected Costs			Catchment					Cost Apportionment					
	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost ($)	DCP Contribution (%)	DCP Cost ($)	Estimated Remaining Dwelling Yield	Cost per Dwelling
YANCHEP TWO ROCKS DCP														
Facility Costs														
Surf Life Saving Club, Yanchep Lagoon	$ 7,938,238	$ 500,000	$ 7,438,238	3089	541	3156	7395	14181	21.78%	$ 1,620,264	78.22%	$ 5,817,974	7395	$ 786.76
Coastal Node Facilities, Capricorn Coastal Node	$ 3,614,675	$ -	$ 3,614,675	3089	541	3156	7395	14181	21.78%	$ 787,381	78.22%	$ 2,827,294	7395	$ 382.33
Public Open Space (Active), Yanchep Metropolitan Centre														
- Oval groundworks	$ 2,873,996	$ -	$ 2,873,996	3089	541	3156	7395	14181	21.78%	$ 626,040	78.22%	$ 2,247,956	7395	$ 303.99
- Oval landscaping	$ 5,318,646	$ 975,000	$ 4,343,646	3089	541	3156	7395	14181	21.78%	$ 946,172	78.22%	$ 3,397,474	7395	$ 459.44
- Pavilion	$ 2,776,631	$ 790,333	$ 1,986,298	3089	541	3156	7395	14181	21.78%	$ 432,673	78.22%	$ 1,553,625	7395	$ 210.10
- Land Costs	$ 6,530,040	$ -	$ 6,530,040	3089	541	3156	7395	14181	21.78%	$ 1,422,432	78.22%	$ 5,107,608	7395	$ 690.70
Sub Total Facility Costs	**$ 29,052,226**	**$ 2,265,333**	**$ 26,786,893**							**$5,834,962**		**$ 20,951,931**		**$ 2,833.31**
Administration Costs														
Estimated Loan Servicing Costs - to 2030	$ 3,930,763	$ -	$ 3,930,763						0.00%	$ -	100.00%	$ 3,930,763	7395	$ 531.55
Estimated Administration Costs (Administer the DCP) ($40,000 p.a.)	$ 207,671	$ -	$ 207,671						0.00%	$ -	100.00%	$ 207,671	7395	$ 28.08
Indexation on YBJV contributions credit	$ 338,916		$ 338,916						0.00%		100.00%	$ 338,916	7395	$ 45.83
Sub Total Administrative Costs	**$ 4,477,349.52**	**$ -**	**$ 4,477,349.52**							**$ -**		**$ 4,477,350**	**7,395**	**$ 605.47**
Income/Expenses up to 30 June 2025														
Collected contributions										$ -		$ (13,696,293)	7395	$ (1,852.14)
Interest										$ -		$ (801,896)	7395	$ (108.44)
Existing loan costs												$ 3,718,230	7395	$ 502.81
Existing admin costs												$ 564,927	7395	$ 76.39
Sub Total Deductions										**$ -**		**$ (10,215,032)**	**7,395**	**$ (1,381.37)**
TOTAL										$ 5,834,962		$ 15,214,248	7,395	$ 2,057.41

4.3 Close of Advertising - Alkimos/Eglinton Developer Contribution Plan Annual Review of Costs (2025-2026)

File Ref: 31031 – 25/374025
Responsible Officer: Director Planning & Sustainability
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the public submissions after advertising the revised cost estimates as part of the 2025-2026 Annual Review for the Alkimos Eglinton Development Contribution Plan (**DCP**) for Council's adoption.

Background

At the Ordinary Council Meeting on 23 September 2025 (**PS02-09/25**), Council considered the DCP Annual Review for the 2025-2026 period and resolved to advertise the revised cost estimates for a period of 28 days. **Attachment 1** depicts the area that the Alkimos/Eglinton Developer Contribution Area (**DCA**) covers.

The consent to advertise report recommended to Council the following:

1. Pursuant to Clause 11.6 of Schedule 12 of District Planning Scheme No. 2 NOTIFIES affected landowners of the recommendations of the Annual Review and INVITES comment in writing from those landowners for a period of 28 days; and

2. ADVERTISES the revised Alkimos-Eglinton Development Contribution Plan cost estimates and Capital Expenditure Plan in accordance with Schedule 13 of District Planning Scheme No. 2 as outlined in Attachment 2, including:

    a) Developer Contribution Plan facility cost estimate of $131,526,072;
    b) Net contributing land area remaining is 424.11 hectares; and
    c) Cost per hectare is $210,516.62 ($21.05 per square metre).

Consultation was undertaken for a minimum period of 28 days in accordance with District Planning Scheme No.2 (**DPS No.2**) and concluded on 22 October 2025.

Detail

The Annual Review includes consideration of the following cost elements to ensure there is sufficient contributions to fund the total cost of the required community facilities funded by the DCP for Alkimos-Eglinton:

- *Net Contributing Area (**NCA**):* In the past eight years, the NCA has reduced by approximately 206 hectares from the original DCP area of 630.56 hectares (2015) to the remaining 424.11 hectares. The Annual Review applies the remaining NCA of 424.11 hectares to determine the contribution rate.

- *Infrastructure costs:* The City engaged external quantity surveyor, Donald Cant Watts and Corke (**DCWC**) to prepare a revised cost estimate for the facilities up to June 2026. In this regard, there has been a 7.86% increase in the total cost of providing the infrastructure from $121,985,803 to $131,526,072 due to the escalation of costs applied by the quantity surveyor to reflect the current market conditions.

- *Land acquisition valuation:* The estimated acquisition costs have been updated to include the cost of level and serviced land that is necessary to deliver the required infrastructure. For the 2025-2026 Annual Review, the land valuer, Australian Property Consultants (**APC**) has valued land for each district facility site. For the Library Sites and Community Centre Sites in both Alkimos and Eglinton, APC have recommended a land valuation of $287.50/m^2, equating to a 6.98% increase in land value. For the Indoor Recreation Centre Site for both Eglinton and Alkimos, APC have recommended a land valuation rate of $266.67/m^2, equating to a 6.67% increase in land value.

Facility	Size of Site	Estimated Land Value of Site	Land Valuation
Alkimos:			
Library Site	8,000m^2	$2,300,000	287.50/m^2
Community Centre Site	8,000m^2	$2,300,000	287.50/m^2
Eglinton:			
Library Site	8,000m^2	$2,300,000	287.50/m^2
Community Centre Site	8,000m^2	$2,300,000	287.50/m^2
Indoor Recreation Centre Site	15,000m^2	$4,000,000	266.67m^2

The above valuation table excludes the Alkimos Indoor Recreation Centre which forms part of the Alkimos Aquatic Recreation Centre development and is an actualised cost included into the annual review table in **Attachment 2**. This actualised cost is agreed upon in a confidential contract signed with DevelopmentWA.

- *Administration costs:* In the 2024-2025 period, actual Administration expenditure was $39,193 ($37,307 less than the original budget of $76,500 per annum). Cost estimates of administrative costs have been advertised to reduce to $40,000 per annum.

- *Cost Contribution:* The contribution rate has increased from $19.23 per square metre to $21.05 per square metre, which reflects a 9.46% increase in the revised facility cost estimates, including land acquisition. The increased costs were identified in a full review of the infrastructure costs prepared by DCWC.

The 2025-26 Annual Review Alkimos-Eglinton Development Contribution Plan Report outlines in detail the revised cost estimates and cost contributions for the Alkimos-Eglinton DCP (refer **Attachment 2**).

Consultation

At the Ordinary Council Meeting on 23 September 2025 (PS02-09/25), Council considered the DCP Annual Review for the 2025 to 2026-year period and resolved to advertise the revised cost estimates.

In accordance with Schedule 12 of DPS2, where the review of estimated costs recommends those costs be increased, then the local government must advertise the review for a period of 28 days, prior to deciding whether to increase the estimated costs.

Advertising was undertaken between 26 September 2025 and 23 October 2025. Administration wrote to the major landowners within the DCP that are affected by the annual review and made information available at the Civic Centre and on the City's website.

Comment

One (1) submission has been received during the advertising period.

Landowner Submission (Woodsome Management Pty Ltd)

The submission from Woodsome Management Pty Ltd on behalf of the Alkimos-Eglinton Landowners (**AELO**), namely DevelopmentWA, Eglinton Estates, PEET, Cedar Woods & Urban Quarter relates to the cost escalation of the infrastructure, delayed community facility timeframes and the lack of a completed 5-year fundamental review. Notwithstanding, the landowners' submission supports the findings of the annual review.

Administration's Response

The community facility cost estimates are based on template designs, which reflect a basic standard for the relevant infrastructure. Due to an increase of construction costs and rising rates of inflation, a 7.86% overall increase in construction costs have been identified by the City's engaged Quantity Surveyors to fund the delivery of community infrastructure, from $121,985,803 in 2024-2025 to $131,526,072 in 2025-2026.

A proposed 5-year fundamental review of the Alkimos/Eglinton Development Contribution Plan will be informed by the revised Community Facilities Plan (**CFP**). The revised CFP is currently being prepared by Administration and will review the nature, scope and delivery timeframes to ensure the planned infrastructure is provided in a cost-effective manner. The revised CFP will require to be advertised and adopted by Council. It is currently anticipated that the revised CFP will be presented to Council for consideration to advertise at its December 2025 meeting. The 2026-2027 annual review of costs will be informed by the Alkimos-Eglinton DCP 5-year fundamental review and CFP. Following advertising, the revised CFP will be presented to Council for final approval in early 2026.

Administration will continue to prioritise the completion of infrastructure in a timely manner and pursue other funding opportunities (such as grants) at the appropriate time, as the various projects proceed into the detailed planning and design stage. Additionally, Administration will engage with the landowner group with the revision of the CFP which will inform the 5-year fundamental review and future annual review of costs.

Administration has provided a summary of each point in this submission and an Administration response in **Attachment 3.** On the basis of the above, Administration is recommending no change to the advertised costs of the DCP.

Statutory Compliance

The Annual Review of the DCP is prescribed by Part 11 of Schedule 12 of DPS No. 2. In accordance with this, where the review of estimated costs recommends those costs be increased, then the City must in writing invite comment on the proposal from owners for a period of not less than 28 days, prior to making any decision to increase the estimated costs. Landowners may object to the amount of a cost contribution and request a review by an independent expert. If this does not result in the cost contribution being acceptable then a determination may be made through a process of arbitration.

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

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	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

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

Policy Implications

Nil

Financial Implications

The proposed revision of costs for the 2025-2026 period recommends an increase in the total costs by $9.54 million from $121,985,803 to $131,526,072 and the associated contribution rate increasing from $19.23 per square metre to $21.05 per square metre.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the revised Alkimos/Eglinton Development Contribution Plan cost estimates in accordance with Clause 11.4 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:

1. **Developer Contribution Plan facility cost estimate increase from $121,985,803 to $131,526,072;**

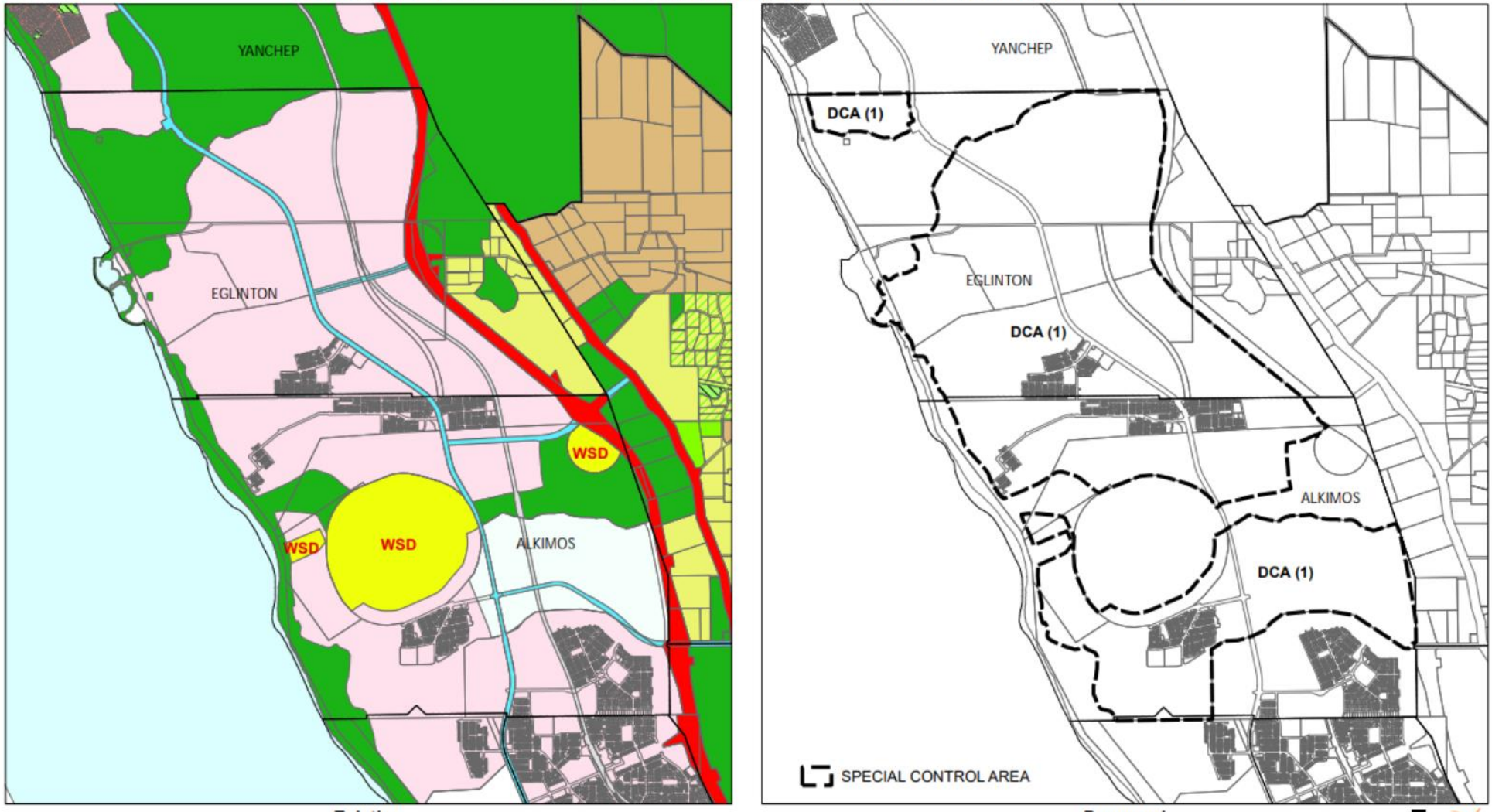
2. **Net contributing land area remaining is 424.11 hectares; and**

3. **Cost per hectare is $210,516.62 ($21.05 per square metre).**

Attachments:

1	*Attachment 1 - Alkimos-Eglinton DCA Map*	*21/318371*
2	*Attachment 2 - 2025-2026 Annual Review - Alkimos Eglinton Development Contribution Plan Report*	*25/297646*
3	*Attachment 3 - Summary of submission - 25-26 annual review of costs - Alkimos Eglinton DCP*	*25/417401*

AMENDMENT 122 TO DISTRICT PLANNING SCHEME No.2 - ALKIMOS EGLINTON



LEGEND

METROPOLITAN REGION SCHEME RESERVES

- PARKS & RECREATION
- RAILWAYS
- STATE FORESTS
- WATER CATCHMENT
- CIVIC AND CULTURAL
- WATERWAYS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE

DENOTED AS FOLLOWS:

- HS HIGH SCHOOL
- WSD WATER AUTHORITY OF W A

LOCAL SCHEME RESERVES

- PARKS & RECREATION
- PUBLIC USE

DENOTED AS FOLLOWS:

- HS HIGH SCHOOL

ZONES

- RESIDENTIAL
- BUSINESS
- COMMERCIAL
- SERVICE INDUSTRIAL
- PRIVATE CLUBS & RECREATION
- CENTRE
- URBAN DEVELOPMENT
- INDUSTRIAL DEVELOPMENT
- GENERAL RURAL
- RURAL COMMUNITY
- MARINA

City of Wanneroo
Produced by Planning & Sustainability

ALKIMOS-EGLINTON DEVELOPMENT CONTRIBUTION PLAN REPORT

This Development Contribution Plan (DCP) Report has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6). It sets out in detail the calculation of the Cost Contribution in the Development Contribution Area based on the methodology provided in the DCP and Schedules 13 of District Planning Scheme No. 2 and provides all relevant information in support of the DCP.

1. Development Contribution Area (DCA)

The DCA is defined as the Alkimos Eglinton locality, which forms part of the Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo.

This area has been subject to a district structure planning process, which identified the need for contribution arrangements to be put in place to share the costs of significant community facilities.

The DCA is consistent with the boundaries of the Alkimos Eglinton District Structure Plan and consists of all land within the Alkimos Eglinton district area capable of being developed to accommodate residential dwellings that will contribute towards the need for future community facilities.

The Alkimos Eglinton DCA is shown on the Scheme map as DCA 1.

2. Purpose

The purpose of this DCP Report is to:

a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;

b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;

c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and

d) coordinate the timely provision of infrastructure.

3. Period of the Plan

25 years from 9 September 2014 to 8 September 2039.

4. Operation of the Development Contribution Plan

The Alkimos Eglinton DCP has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6).* It came into effect as of Tuesday, 9 September 2014, being the date that Amendment No. 122 to District Planning Scheme No. 2 (DPS 2) was published in the Government Gazette.

5. Application requirements

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

6. Principles

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

1.1. Need and the nexus

The Northern Coastal Growth Corridor Community Facilities Plan (CFP) details the facilities required as a result of projected development within the DCA. As the DCA was largely void of existing residential development at the commencement of the DCP's operation, the nexus between required facilities and projected development has been clearly established.

1.2. Transparency

The method for calculating the development contribution amount and the manner in which it is applied has been the subject of extensive consultation with landowners and developers in the DCA. Further, as the mechanism for determining the development contribution has been incorporated into DPS 2 through an amendment to that Scheme, it has been subject to public assessment and scrutiny through the statutory public advertising process.

1.3. Equity

The DCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district facilities within that area. Regional facilities, where the catchment extends across the district boundary or outside of the northern coastal growth corridor, are not included in the DCP. Their provision will be outside of any formal, scheme enforced cost sharing arrangement.

1.4. Certainty

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

1.5. Efficiency

Development contributions are sought for up-front capital costs only and not for ongoing maintenance and/or operating costs of the facilities once, they are constructed. Ongoing maintenance and operational costs for the life of the facilities will be primarily met by the City of Wanneroo.

1.6. Consistency

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

1.7. Right of consultation and arbitration

The DCP has been prepared in full consultation with landowners and developers in the DCA. All planning methodologies and cost estimates have been made available for review by stakeholders at all stages of their preparation. Further opportunity for review will be made available as part of the review process outlined in the DCP.

1.8. Accountable

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

7. Process for Determining Development Contributions

The Alkimos-Eglinton DCP utilises the *Per Hectare* model of calculating development contributions, which involves the levy of a contribution based on the total area of developable land subject to a subdivision application, rather than the number of lots or dwellings proposed to be created as a result of that subdivision.

This model subsidises higher density development at the expense of lower density and is considered appropriate for use in the DCA as there is limited existing development and an underlying objective in the district structure plan to achieve higher residential densities than what has previously been delivered in the North West Corridor.

The *Per Hectare* model utilises 'net contributing area' rather than 'gross contributing area' as the contributing area in recognition of the fact that 'net contributing area' best represents the area of land that will contribute to the need for community facilities.

Determination of Contributing Area

'Net contributing area' is calculated as follows:

i. Gross land area, less the area of:

- existing development or land with valid subdivision approvals not conditional on the payment of development contributions;
- land reserved under the Metropolitan Region Scheme for Parks and Recreation;
- land reserved under the Metropolitan Region Scheme for Public Purpose;
- land designated under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways'; and
- land designated under the Metropolitan Region Scheme as 'industrial'.

ii. A deduction of the following non-developable land uses identified in Local Structure

Plans from the total area determined in point (i):

- Local Roads;
- Public Open Space;
- Primary Schools;
- Service Commercial;
- Business Enterprise; and
- Retail (including retail core of Regional, District and Neighbourhood Activity Centres)

iii. A deduction of the following percentage of the total area for land zoned Mixed Use:

- 75% for Mixed Use located in land designated as 'Regional & District Activity Centres' in the Local Structure Plan (25% of the area is included in the net contributing area)
- 30% for Mixed Use located in land designated as 'Coastal Village Activity Centres' in the Local Structure Plan (70% of the area is included in the net contributing area); and
- 10% for Mixed Use located in land designated as 'Urban' in the Local Structure Plan (90% of the area is included in the net contributing area).

Maps illustrating the extent of contributing area within the DCA are included at **Attachment 1**.

Determination of Cost Contribution

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

- CPH = TC / NCA
- CC = CPH x GSA

Where:

CC = Landowner's Cost Contribution Amount ($)
CPH = Cost per hectare ($/ha)
TC = Total cost of delivering community facilities + Total administrative costs ($)
NCA = Net contributing area (ha)
CC = Cost Contribution Amount ($)
GSA = Gross area of proposed subdivision (ha)

The Cost Apportionment Schedule, included at **Attachment 3**, outlines in detail the distribution of costs for the DCA.

7.1. Supporting Information

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

Catchment Areas

The DCA is considered a district catchment and it is generally consistent with the boundary of the Alkimos-Eglinton District Structure Plan.

The district catchment translates to the provision of District level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments, but are not likely to have the wider draw from other district areas. Accordingly, the DCP only seeks to collect contributions for district level community facilities.

Facilities with local and regional catchments are not proposed to be funded through this DCP.

Cost of Infrastructure Items

It has not been possible to determine the exact scope of facilities required, as their final location and nature has not yet been determined. This detail will be identified as more detailed planning is undertaken within the development area.

Consequently, the approach to facility provision has focussed on delivering broad multipurpose facilities that can adapt to changing future uses and avoid costly duplication of purpose built facilities. Inherent in this approach is the use of co-location and integration, the creation of community hubs and the acknowledgement of the role that community facilities play in anchoring development within an activity centre or community focal point.

This approach has required the City to develop standard models for each of the facilities identified in the DCP that represent the City's requirements for community use. These models have been developed using existing facility examples with various elements modified to represent best practice or to resolve management issues inherent in those facilities used as a basis for model development. These models were used by a Quantity Surveyor as a basis for determining the cost estimates incorporated into this DCP Report.

The final cost estimate for each facility is inclusive of a construction cost estimate, external works and services, plus allowances for planning, design and construction contingencies. Land costs, where applicable, have been the subject of a separate valuation process.

The cost estimates will be reviewed and refined as more detailed planning is undertaken on the location, level of co-location and integration, and ultimate design of individual facilities.

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

Community Infrastructure Plan

The City prepared the CFP, which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders. The CFP was revised by Council in 2020 and informed the 5-year fundamental Review of the DCP at that time.

Capital Infrastructure Plan

The DCP has been designed to relate directly to the *City of Wanneroo Long Term Financial Plan* such that the facilities identified in the DCP are reflected in the Financial Management Plan. Furthermore, the review period proposed for the DCP will coincide with the annual review of the Financial Plan to ensure that new facilities required to be delivered under the DCP are identified in the Financial Management Plan and the City's Capital Works Program.

This will also provide a mechanism for alternate funding sources to be considered and incorporated into the funding model for each facility where possible.

An overview of the capital expenditure resulting from the operation of the DCP that will need to be reflected in the City's Long Term Financial Management Plan is included at **Attachment 2**, noting that these figures will be subject to ongoing review.

Methodology for Determining Proportion of Cost to be Attributed to Future Growth vs. Existing Areas

The methodology for calculating cost contributions set out in the Alkimos-Eglinton DCP contained in Schedule 18 of DPS 2 requires that the cost contributions be calculated on a proportionate basis relative to the need generated by new dwelling growth. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

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

The DCA was void of existing residential development or population at the commencement of DCP preparation. Lots that have been developed within the DCA since this time have made an interim contribution under *Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions.*

No additional need for the facilities is considered to be generated from population outside of Alkimos and Eglinton and there are no regional level facilities included in the DCP for which the catchment would extend beyond the DCP area.

Accordingly, the DCP requires 100% of the cost of delivering the necessary facilities be met by future growth. Further rationale behind this approach is as follows:

- None of the facilities identified in the Northern Coastal Growth Corridor Community Facilities Plan would be delivered if the new residential growth did not occur. It can therefore be clearly stated that the need for new facilities arises directly as a result of current and projected residential growth.

- The catchment of each of the district facilities proposed in the Alkimos-Eglinton DCP is confined to the district in which it is located.

- The need for the facilities has been determined following analysis of the projected population within the DCA only. Any additional need resulting from residential areas outside the DCA is considered to be inconsequential.

- None of the facilities proposed to be delivered through DCP are considered necessary to support community activity in existing developed areas. Current demand in these areas is already met through the existing provision of district facilities within the coastal ward of the City of Wanneroo and regional level facilities in the greater City of Wanneroo and the City of Joondalup.

The 100% funding liability may be offset by external grants or other funding sources in order to reduce the contribution amount required under the DCP, however other contributions have not been included in the funding model as part of the DCP as their successful application cannot be guaranteed or assumed until more detail is known of the nature, scale and location of the facilities proposed.

It is expected that the inclusion of grant funding would form part of an ongoing review of the DCP. In this regard, Council has established a Working Group for the DCA comprising of landowners, City Administration and Council representatives and any other persons considered appropriate by Council to make recommendations to Council in respect to the timing and arrangements of DCP works. A key role of this group is to identify and pursue additional funding sources.

8. Items Included in the Plan

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan;* or a proportion of a Regional Facility designed to cater for District Level Infrastructure, where the infrastructure is co-located.

8.1. Infrastructure Elements

Alkimos Eglinton Development Contribution Area – DCA (1)

Alkimos South Coastal Village
Surf Life Saving Club
Alkimos Regional Parks and Recreation Reserve
Public Open Space (Active)
Multipurpose Hard Courts
Alkimos Secondary Centre
Community Centre
Library
Indoor Recreation Centre (Co-located with the Alkimos Aquatic Centre)
Eglinton District Centre
Indoor Recreation Centre
Community Centre
Library
Public Open Space (Active)
Multipurpose Hard Courts

Full details of the facility cost estimates, can be seen at **Attachment 3**.

8.2. Administrative Elements

Under Development Contribution Plan No.2, "Administrative Items" include:

i. preparation, administration and review of the Development Contribution Plan;

ii. preparation and review of the Development Contribution Plan and Costs Apportionment Schedule;

iii. any arbitration and valuation with respect to this Plan; and

iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

Both incurred and recurring administrative costs shall be shared equally between the Alkimos Eglinton and Yanchep Two Rocks DCPs. Full details of Administration costs can be seen in the Cost Apportionment Table (**Attachment 3**), which reflects the actual administration costs incurred and estimated remaining costs for the operation period of the DCP.

9. Review

Various elements of the DCP are subject to ongoing review, as a result of both the general operation of the DCPs and the requirements of SPP 3.6. It is proposed that the DCP and associated CFP be reviewed (at a minimum) in accordance with the following schedule:

- Annually
  - DCP Cost Estimates;
  - DCP Cost Indexation;
  - Contributing Land Area;
  - Cost per Hectare; and

- 5-yearly (next due in 2025)
  - CFP Assumptions and Recommendations
  - Full DCP Review.

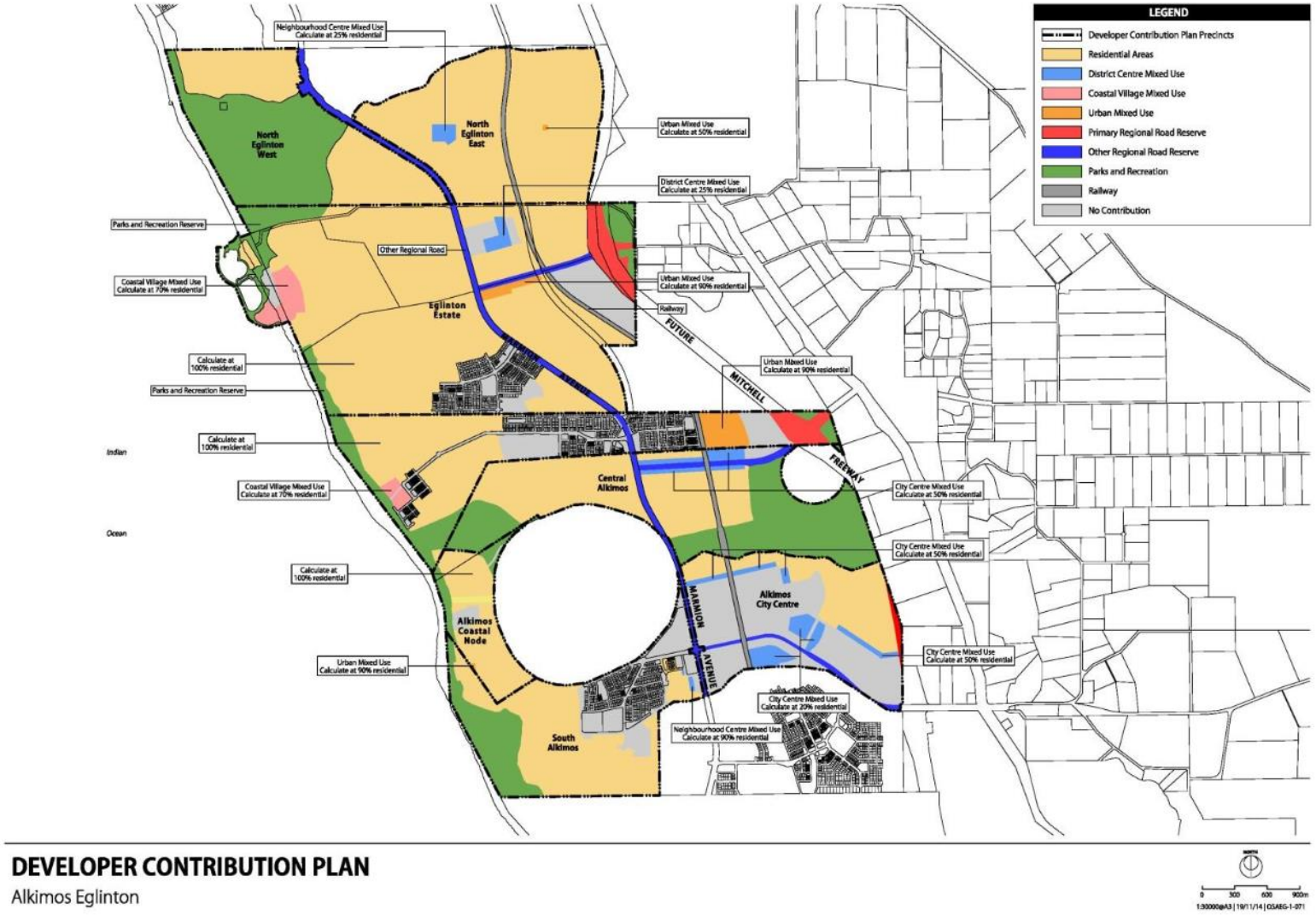
Cost Estimates & Indexation
The estimated infrastructure costs shown in **Attachments 2 and 3** of this report will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2 and made available to affected landowners as part of each annual review.

Contributing Lang Area
The 'contributing land area' is determined by deducting various land uses from the overall developable area, as outlined in Section 7 of this report. The area of most of these land uses is fixed by the Metropolitan Regional Scheme (however this may change from time to time as a result of gazetted amendments) with the exception of the area of existing development which will change as land is progressively developed. The contributing land area will therefore need to be regularly reviewed to reflect the current level of development and any gazetted changes made to the Metropolitan Region Scheme.

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

ATTACHMENT 1 – DETERMINATION OF CONTRIBUTING AREA





DEVELOPER CONTRIBUTION PLAN

Alkimos Eglinton

City of Wanneroo

Alkimos Eglinton Development Contribution Plan

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City of Wanneroo

ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

ALKIMOS EGLINTON DEVELOPMENT CONTRIBUTIONS PLAN

Alkimos Eglinton Development Contribution Plan

Infrastructure Item	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	Annual Review Cost Estimate
ALKIMOS																		
Alkimos Surf Life Saving Club					Commencement ----------> Completion													$ 9,068,044
Alkimos District Community Centre					Commencement ----------> Completion													$ 10,880,416
Alkimos Regional Community Centre (Library)							Commencement ----------> Completion											$ 13,875,283
Alkimos District Open Space (Open Space)					Commencement ----------> Completion													$ 12,404,510
Alkimos District Open Space (Mulitpurpose Hardcourts)					Commencement ----------> Completion													$ 5,243,950
Alkimos Aquatic and Recreation Centre (Indoor Recreation Centre)	Commencement ----------> Completion																	$ 16,422,383
EGLINTON																		
Eglinton District Open Space											Commencement ----------> Completion							$ 12,404,510
Eglinton Hard Courts (Tennis)												Commencement ----------> Completion						$ 5,243,950
North Eglinton Indoor Recreation Centre				Commencement ----------> Completion														$ 21,227,327
Eglinton District Community Centre (Community)													Commencement ----------> Completion					$ 10,880,416
Eglinton District Community Centre (Library)													Commencement ----------> Completion					$ 13,875,283
TOTAL																		$ 131,526,072

ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

ALKIMOS EGLINTON DCP - FACILITY COST APPORTIONMENT (2025)						
Infrastructure Item	**Annual Review 2024**	**Inc/Exp LTD to June 2025**	**Annual Review Updated Cost 2025**	**Updated Developable Area (ha)**	**Cost per Hectare**	**% Change**
ALKIMOS						
Alkimos Surf Life Saving Club	$ 8,396,337		$ 9,068,044	424.11	$ 21,381.43	8.00%
Alkimos District Community Centre	$ 10,094,830		$ 10,880,416	424.11	$ 25,654.80	7.78%
Alkimos Regional Community Centre (Library)	$ 12,867,855		$ 13,875,283	424.11	$ 32,716.36	7.83%
Public Open Space (Active), Alkimos Parks and Recreation Reserve	$ 11,485,657		$ 12,404,510	424.11	$ 29,248.44	8.00%
Alkimos District Open Space - Multipurpose Hard Courts	$ 4,855,509		$ 5,243,950	424.11	$ 12,364.65	8.00%
Indoor Recreation Centre, Alkimos Secondary Centre	$ 15,280,535	$ 5,401,028	$ 16,422,383	424.11	$ 38,722.13	7.47%
EGLINTON						
Eglinton District Open Space (Active)	$ 11,485,657		$ 12,404,510	424.11	$ 29,248.44	8.00%
Multipurpose Hard Courts (Tennis Courts)	$ 4,855,509		$ 5,243,950	424.11	$ 12,364.65	8.00%
North Eglinton Indoor Recreation Centre	$ 19,701,229		$ 21,227,327	424.11	$ 50,051.65	7.75%
District Community Centre (Community)	$ 10,094,830		$ 10,880,416	424.11	$ 25,654.80	7.78%
District Community Centre (Library)	$ 12,867,855		$ 13,875,283	424.11	$ 32,716.36	7.83%
Estimated Facility Cost	**$ 121,985,803**	**$ 5,401,028**	**$ 131,526,072**			
Interest	-$ 4,065,504	-$ 5,825,022	-$ 5,825,022	424.11	-$ 13,734.75	
Collected contributions	-$ 28,422,149	-$ 37,630,326	-$ 37,630,326	424.11	-$ 88,728.09	
Funding Accounted (Deducted from Cost)	**-$ 32,487,653**	**-$ 43,455,349**	**-$ 43,455,349**		**$ 207,660.88**	
Confirmed Administration Costs (Administer the DCP)	$ 611,950	$ 651,143	$ 651,143	424.11	$ 1,535.32	
Estimated Remaining Administration Costs (Administer the DCP) ($40,000 p.a. to 2039)	$ 1,368,051		$ 560,000	424.11	$ 1,320.42	
Sub Total Administrative Costs	**$ 1,980,001**	**$ 651,143**	**$ 1,211,143**		**$ 2,855.74**	
TOTAL	**$ 91,478,151**	**-$ 37,403,178**	**$ 89,281,866**		**$ 210,516.62**	

LANDOWNER COST APPORTIONMENT - 2025 Annual Review

DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE	LANDOWNER CONTRIBUTION	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION
Alkimos Beach	224.42	65.39	10.52	$ 89,281,866	$ 9,391,363.62	$ 143,620.79
Alkimos City Centre	212.62	34.47	5.54	$ 89,281,866	$ 4,950,608.72	$ 143,620.79
Central Alkimos	261.42	60.23	9.69	$ 89,281,866	$ 8,650,280.33	$ 143,620.79
Alkimos Coastal Node	91.91	22.49	3.62	$ 89,281,866	$ 3,230,031.62	$ 143,620.79
Shorehaven	241.23	49.93	8.03	$ 89,281,866	$ 7,170,986.17	$ 143,620.79
Spiers	67.15	17.1	2.75	$ 89,281,866	$ 2,455,915.55	$ 143,620.79
Eglinton Estates LSP 82	633.56	204.17	32.84	$ 89,281,866	$ 29,323,057.20	$ 143,620.79
Eglinton Estates North East	241.48	107.35	17.27	$ 89,281,866	$ 15,417,692.07	$ 143,620.79
Eglinton Estates North West	102.25	60.52	9.74	$ 89,281,866	$ 8,691,930.36	$ 143,620.79
TOTAL	2076.04	621.65	100.00		$ 89,281,865.65	
Total developed from last updated NDA until August 2018		-16.46				
		605.19				
Total Developed from Last updated NDA until September 2019		-10.11				
		595.08				
Total Developed from Last updated NDA until June 2020		-7.40				
		587.68				
Total Developed from Last updated NDA until June 2021		-24.29				
		563.39				
Total Developed from Last updated NDA until June 2022		-21.94				
		541.45				
Total Developed from Last updated NDA until June 2023		-23.57				
		517.89				
Total Developed from Last updated NDA until June 2024		-42.37				
		475.52				
Total Developed from Last updated NDA until June 2025		-51.41				
Total Remaining Developable Area		**424.11**				hectares

CITY OF WANNEROO
ALKIMOS/EGLINTON DEVELOPMENT CONTIRBUTION PLAN – 2025/2026 ANNUAL REVIEW OF COSTS
SCHUDULE OF SUBMISSIONS FOLLOWING ADVERTISING

No.	Summary of Submission	Administration Comment
1.	**Woodsome Management Pty Ltd**	
1.1	No updated concept plans, costings, opportunities for co-location or potential location for AEDCP facilities were provided. In the Alkimos Eglinton Landowners (AELO) view, this is a key requirement to feed into the 5-year review of the AEDCP and is not clearly outlined in the report.	The revised community facilities plan (**CFP**) continues to be updated and now includes indicative costings and outlines proposed models for community facilities. It also identifies opportunities for co-location of a library, community centre and youth centre, which supports more efficient land use and provide potential cost savings to the DCP. Additionally, the revised CFP will continue to determine appropriate delivery timeframes for each facility. These elements will continue to be refined through stakeholder engagement. The CFP is due to be advertised upon approval by Council at its meeting in December 2025. Once advertising is completed and a final report to Council is adopted for the CFP, Administration will then be able to undertake the 5-year fundamental review for the Alkimos Eglinton Development Contribution Plan (AE DCP).
1.2	The draft CFP 2025 follows a similar format to the 2020 CFP report, meaning it does not distinguish between local, neighbourhood, district and regional facilities when it comes to development contributions. Nor does it distinguish between Alkimos Eglinton and Yanchep DCPs. It is therefore very difficult to understand any potential implications for the AEDCP.	The draft CFP now outlines the facility needs across Yanchep, Two Rocks, Alkimos and Eglinton and provides a clearer hierarchy of provision — local, neighbourhood, district and regional facilities.
1.3	The draft CFP 2025 suggests development contributions should indicatively increase by more than double the current DCP liability to ~$394million. It is unclear how or	The $394 million figure is based on all facilities for the northern corridor. The facilities funded by the AE DCP is outlined in

	why the draft CFP arrives at this figure, noting the Opinion of Probable Cost was not provided to the AELO.	Schedule 13 of DPS No.2 and subject to an annual review. The 2025-26 annual review revised costings at $131,526,072.
1.4	The AELO notes the extent of facilities funded by the AEDCP are guided by the City's District Planning Scheme No.2. The AELO does not support any additional facilities being added to the AEDCP.	Administration acknowledges the AELO's position regarding the scope of facilities funded under the AE DCP, which is outlined by the City's District Planning Scheme No.2. Any changes to the facility list will be subject to a scheme amendment process which will include landowner engagement.
1.5	The draft CFP 2025 suggests developers are the reason for the unclear findings regarding the appropriate timing for delivery of infrastructure. The AELO provided the City and their consultant with a Staging Plan, prepared at the AELO's cost, which outlines the indicative timeframe of delivery for all contributing landholdings in the AEDCP area. In addition to supplying the City with a clear Staging Plan for development (which has been used in the report), AELO representatives offered to meet twice with the City's consultant, which was not taken up.	The City appreciates the staging information provided by the AELO and has used this to inform indicative delivery sequencing. The current draft reflects this, with the Alkimos District Open Space expected to be delivered first, followed by the Eglinton District Open Space and the Alkimos Regional Open Space. Delivery timeframes remain subject to land availability and City resourcing.
1.6	As a practical example of where the draft CFP 2025 is deficient in its ability to inform the AEDCP review, the Eglinton District Centre Open Space facility could be ready for development within approximately two years despite being currently listed for development in 2033 by the DCP. It was the AELO's expectation that the draft CFP would inform the 5-year review by providing recommendations on the priority, timing, scope, cost and location of facilities and therefore capture appropriate delivery of this item.	See submission 1.1 response.
1.7	Noting the rate of development has rapidly increased since 2020, the lag on facility delivery within the AEDCP risks not keeping up with the needs of the community. It is critical the draft CFP is updated to appropriately address these matters in order to inform the AEDCP review.	See submission 1.1 response.

Approval Services

4.4 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

Any changes or additional information following Agenda Briefing will be shown here.

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 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 if it is proposed to be developed. The Precincts are separated across three stages of development, with the anticipated development front generally expected to move from west to east, subject to availability of servicing infrastructure.

On 9 April 2025, Administration accepted submission of the LSP for 'Precinct 3 – Elliot Road' prepared by Burgess Design Group Town Planning & Urban Design, on behalf of Satterley Property Group (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. This is nominated to be 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 21km north of Perth CBD.

Precinct 3 is surrounded by Precinct 4 and 13 to the north, Precinct 12 to the east, noted as containing Gnangara District Centre in the EWDSP (**Attachment 1**), Precinct 2 to the south, and the existing suburb of Hocking to the west.

Surrounding land is developed as residential to the west, special rural/residential to the south, and for rural purposes to the east. The Precinct 3 land uses are generally rural, with a few properties containing natural vegetation. A location plan is included in **Attachment 4**.

Once developed, Precinct 3 will deliver a suburban neighbourhood area of approximately 1856 lots.

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's Structure Plan Framework and the Regulations, 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 POS: 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.**

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 (refer **Attachment 5**).

Comment

Metropolitan Region Scheme Zoning

Precinct 3 is predominantly zoned 'Urban Deferred' under the MRS (refer **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 (refer **Attachment 2**). The entire Precinct 3 area is zoned 'Rural' under the City's DPS 2 (refer **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 be for the road upgrade cost funded by development in Precinct 3.

Recommended modifications:

- 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*); and
- Shenton Road's construction is included in any agreement used in place of a Local Development Contribution Plan (**Mod 9**).

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 only identifies a Local Centre in Precinct 3, however a location within the precinct is not shown on the DSP Plan. The proponent has submitted a Needs Assessment and Net Benefit Test (NBT) report that proposes 7,950m^2 of total activity centre floorspace, encompassing approximately 5,000m^2 retail floorspace, with the balance 2,950m^2 accommodated by non-retail floor space. The proposed size increase results in a neighbourhood centre (refer **Attachment 11**).

East Wanneroo DSP outputs indicate a local centre in Precinct 3. Local centres are typically up to around 2,000m^2 of Retail floorspace. State Planning Policy 4.2 – Activity Centres (SPP 4.2) states a Neighbourhood Centre would have a future indicative service population (trade) area of between 2,000 – 15,000 persons and it is reasonable that Precinct 3 and surrounding Precincts would contain a sufficient population to meet this requirement.

Increasing the size of the centre from local to neighbourhood may have potential impacts on the overall viability of other centres, including the planned District Centre and other existing centres such as Wanneroo Secondary Centre. Given the potential for impacts on surrounding centres it is recommended that the centre size be limited to 2,000m^2 of Retail floorspace.

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 (refer **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 public open space (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 Department of Education (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 (POS)

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.

Liveable Neighbourhoods 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 eight 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. 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.

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 provided an Environmental Assessment Report (**EAR**) (refer **Attachment 14**) which comments on each of the various environmental aspects of the LSP 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.

The Applicant has provided responses in relation to the above concerns which can be viewed in **Attachment 8**. Administration recognises the environmental challenges in retaining vegetation as a result of land transitioning from rural uses to urban uses. In addition, the reduced sizes and irregular shape of most of the POS sites, coupled with their location in proximity to residential land uses and schools which require compliance with bushfire safety requirements, reduce their ability to retain significant vegetation.

The EAR provided by the Applicant identifies the areas of vegetation within the LSP and its condition in Figure 6. Additionally, Figure 8 of the EAR details the Black Cockatoo habitat. Both DWER and DCBA are already consulting with the applicant and DPLH to address their issues of concern.

Please note that the Administration's recommended modifications for repositioning of POS's 4, 5, and 6 relate directly to the preservation of high-quality mature vegetation.

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

The proposed LSP is supported by a Bushfire Management Plan (**BMP**) (refer **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 (refer **Attachment 16**), including the proposed Bus Rapid Transit Corridor (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 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 BRTC 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**); and
- That the LSP map and Traffic Impact Assessment (TIA) (refer **Attachment 17**) be updated to reflect the BRTC alignment and hierarchy consistent with DPLH's 15 per cent design and Public Transport Authority (PTA) advice (**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

Public submissions raised concerns regarding noise and amenity impacts from the proposed road network, particularly along Elliot Road and Lenore Road. The proponent's Transportation Noise Assessment (**Attachment 18**) demonstrates that compliance with State Planning Policy 5.4 (Road and Rail Noise) can be achieved with appropriate mitigation measures.

The assessment recommends that Quiet House Packages and/or noise walls be provided depending on the proximity of dwellings to major roads. Noise mitigation measures will need to be refined at detailed design and subdivision stages.

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.

<u>Developer Contribution Plans (DCP)</u>

District Developer Contribution Plan (EWDDCP)

The Amendment No. 214 EWDDCP is anticipated to be presented to Council in either December 2025 or February 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 as Integrator Arterial Road (Blue Road).

Local Developer Contribution Plan (EWLDCP)

The applicant has advised *"With Satterley Property Group having assembled significant holdings within Precinct 3, the need for a Local Developer Contribution Plan 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 EWLDCP), 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 EWLDCP (or other arrangement) to the satisfaction of the City and WAPC. The biggest risk in the absence of either a EWLDCP 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;
    - Neighbourhood connector road (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

The City's Local Planning Policy 5.3 (East Wanneroo) establishes the overarching requirement for each Local Structure Plan within the EWDSP area to prepare a Local Sense of Place Statement (LSoPS). The 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 (refer **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 (refer **Attachment 20**), while incomplete, concludes that it has demonstrated that ground water is able to be appropriately managed to support the proposed Precinct 3 Local Structure Plan (LSP) for the site development.

The Department of Water and Environmental Regulation (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 (refer **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:

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 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	6.3 Rising Ground Water	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	6.2 Environmental Management	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.**

NOTE – Due to their size, attachments 6, 14, 15, 17, 18 and 20 have been provided in a separate attachments document (Excluded) and published on the City's Website in the same section as the Agenda.

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*	

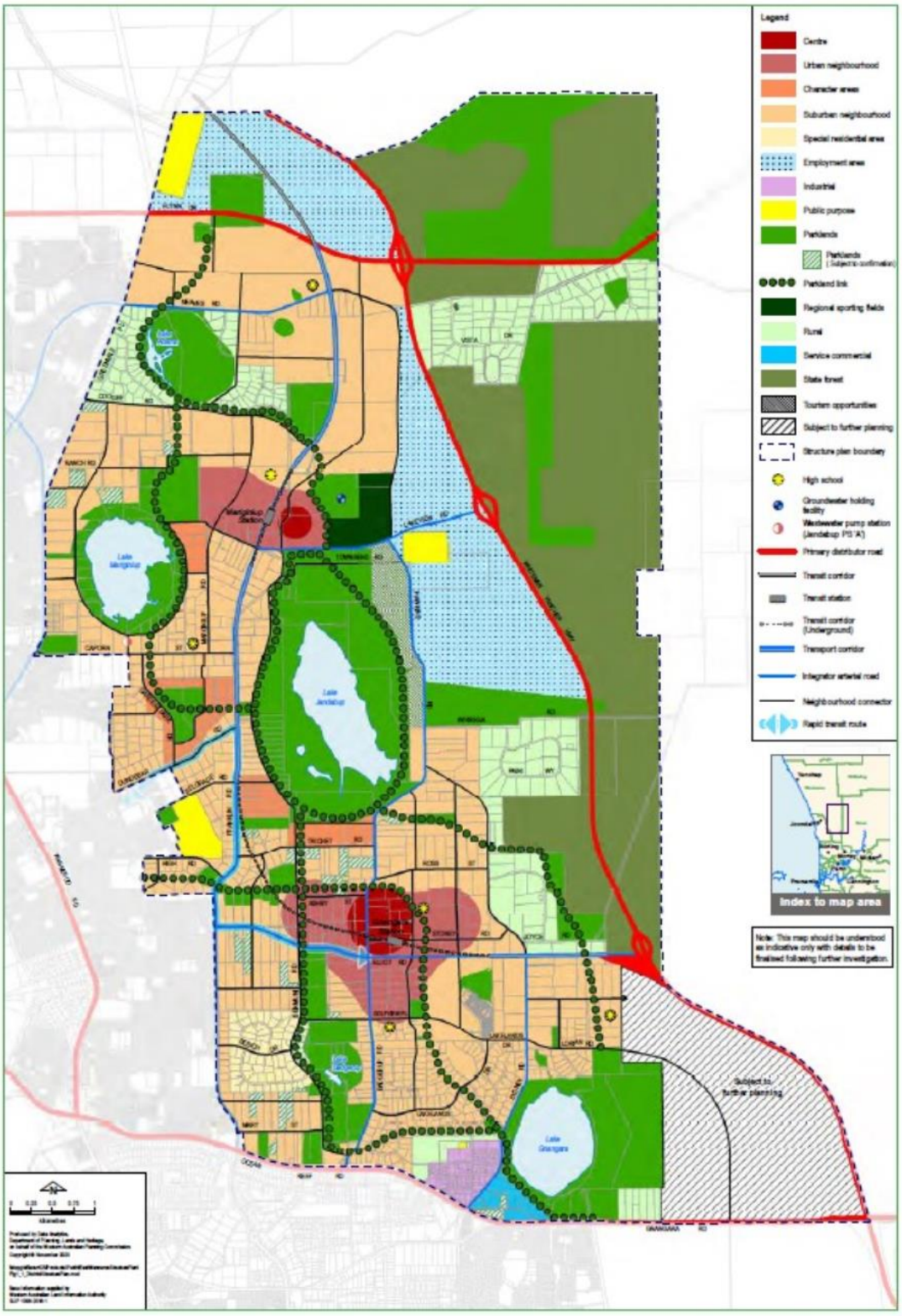
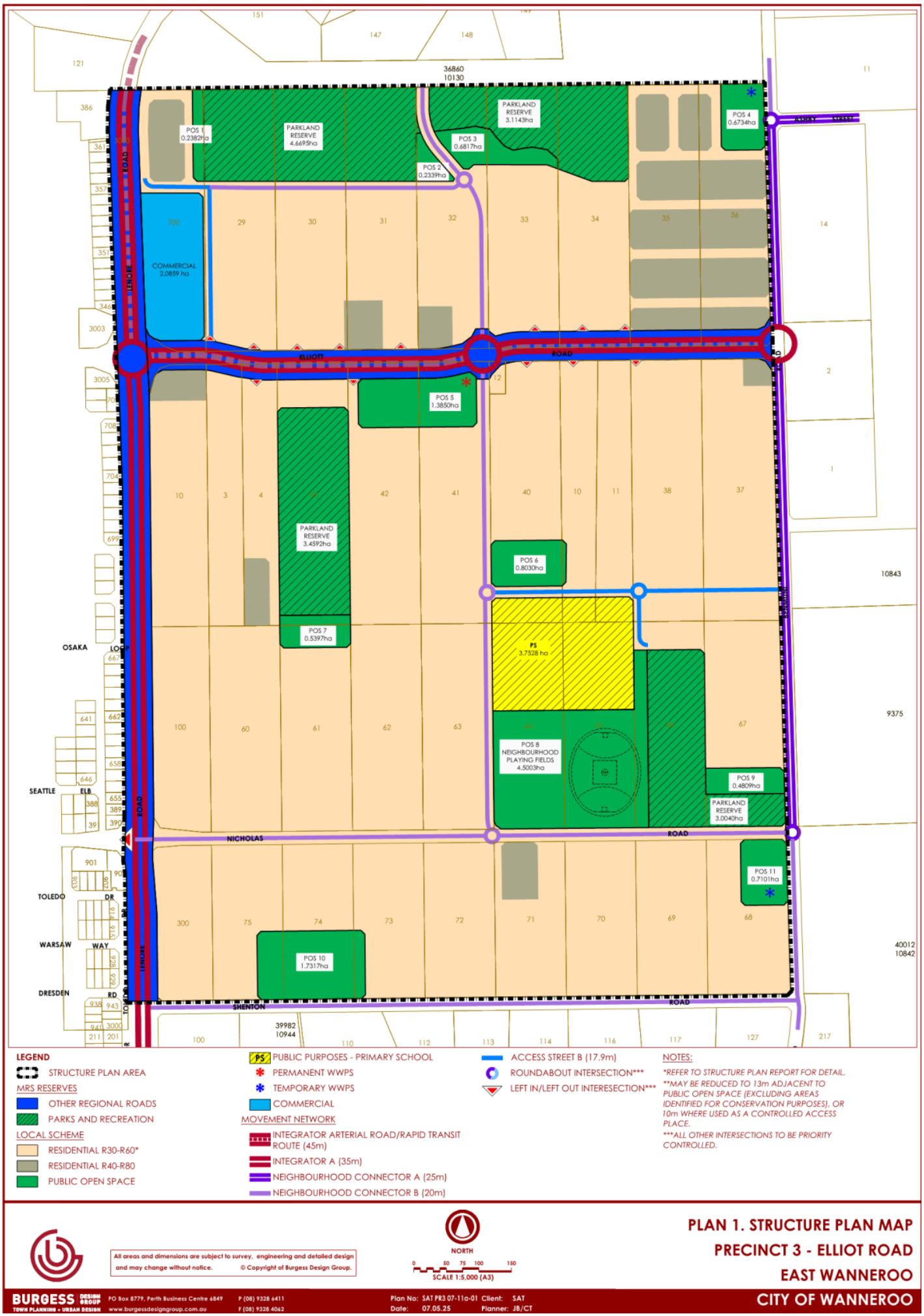


Figure 1.1: East Wanneroo District Structure Plan


POS 1 0.2382ha
PARKLAND RESERVE 4.6695ha
POS 2 0.2339ha
PARKLAND RESERVE 3.1143ha
POS 3 0.6817ha
POS 4 0.6734ha
COMMERCIAL 2.0859 ha
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 10 1.7317ha
POS 11 0.7101ha
ELLIOTT ROAD
NICHOLAS ROAD
SHENTON ROAD
LENORE 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
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
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Plan No: SAT PR3 07-11a-01 Client: SAT
Date: 07.05.25 Planner: JB/CT

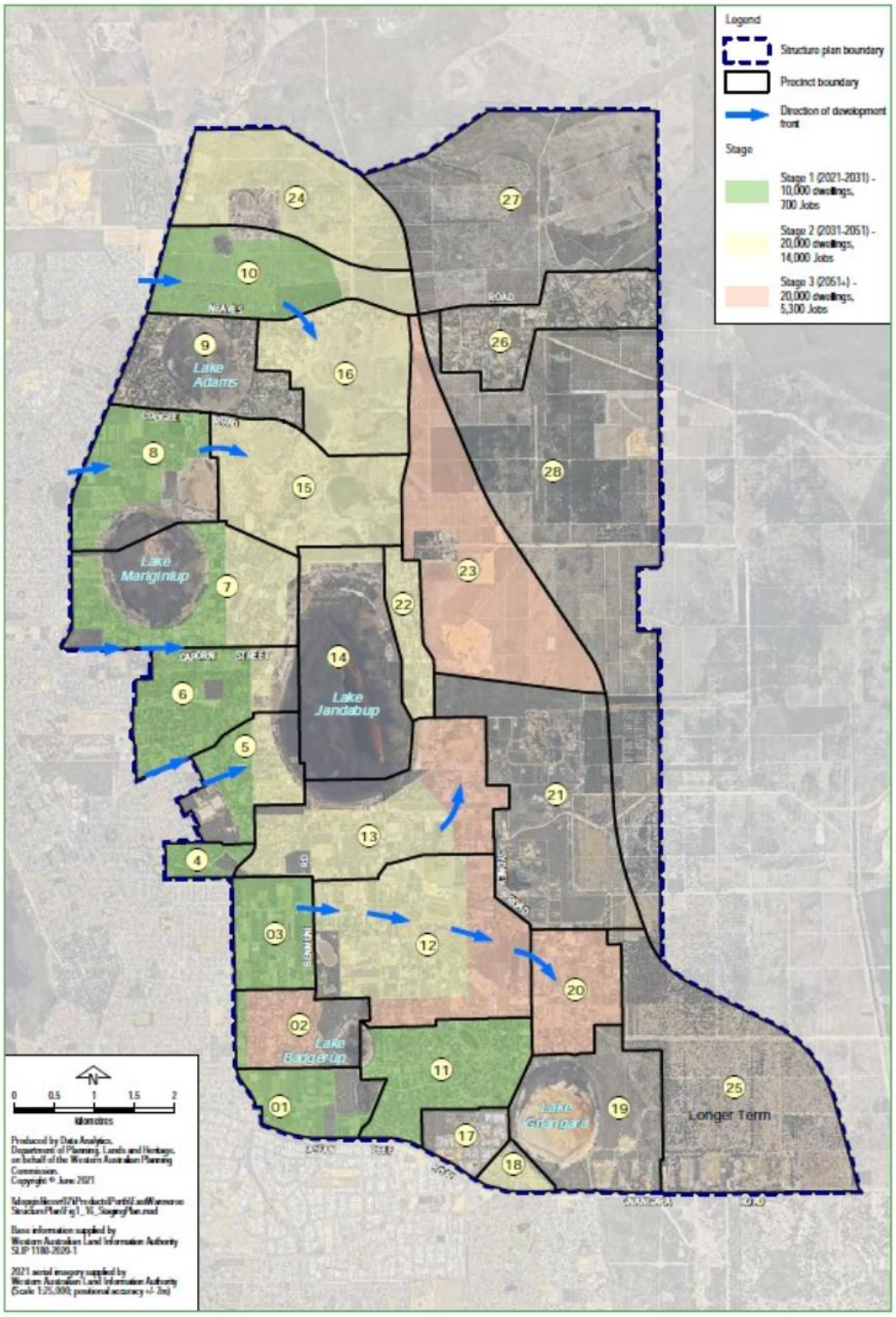


Figure 1.16: Staging Plan

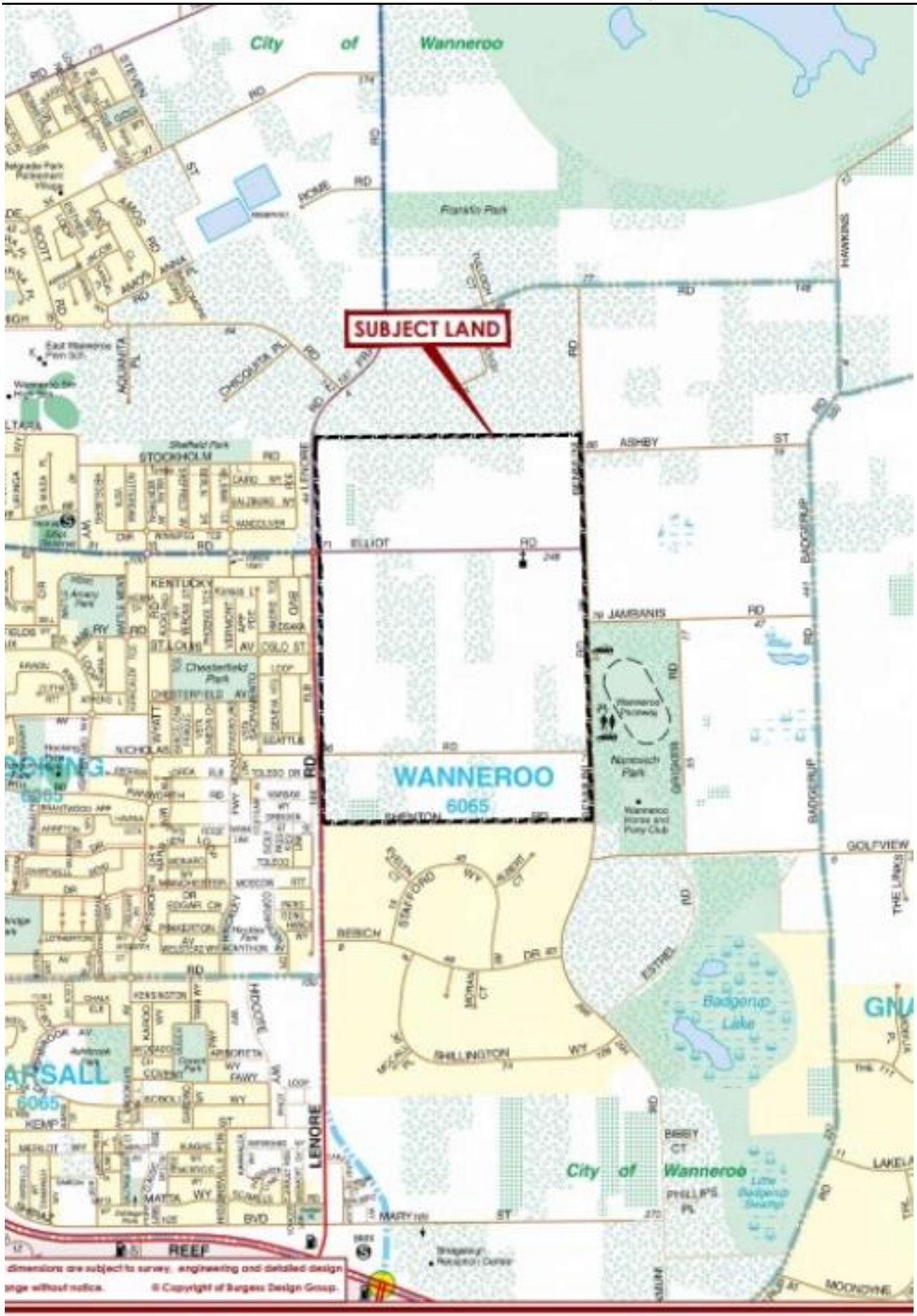


FIGURE 1. LOCATION
PRECINCT 3 - ELLIOT R

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 affected by Quist House Design; ○ 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 8 between all landowners to the satisfaction of the City of Wanneroo, including (but not limited to):* • *10% POS* • *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.
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.*	To ensure that vegetation is adequately managed within the precinct. In addition, a tree retention plan is required demonstrating that vegetation worthy of

No.	Recommended Modification	Administration Comment
	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.'*	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, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area."*	This modification is recommended as it reflects the importance of Local Sense of Place within LSP and the EWDSP more generally.
13	New Section in Part 1 – Local Sense of Place Statement and Vision which requires the submission and approval of Landscape Masterplans at	This modification is recommended as it reflects the importance of Local Sense of

No.	Recommended Modification	Administration Comment
	subdivision stage that demonstrate how the LSoPS vision will be implemented, including the use of native planting palettes, tree retention, and parkland link treatments.	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 .
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

No.	Recommended Modification	Administration Comment
		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.
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.

No.	Recommended Modification	Administration Comment
25	That the LSP map and Traffic Impact Assessment (TIA) be updated to reflect the BRTC alignment and hierarchy consistent with DPLH's 15 per cent design and Public Transport Authority (PTA) advice.	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, further commentary is required to discuss where opportunities for telecommunications infrastructure exist within the LSP area.
Part 3 – Technical Documentation		
General		

No.	Recommended Modification	Administration Comment
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, noting that Administration supports the minor realignment of Elliott Road to avoid the existing church property	This modification is recommended as the findings of the TIA will be impacted
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.

No.	Recommended Modification	Administration Comment
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.

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	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.

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 EXTERNAL AGENCY SUBMISSIONS FOLLOWING ADVERTISING

No.	Summary of Submission	Response
1.		
	Comments - ATCO ATCO Gas Australia (ATCO) has **no objection** to the proposed application, based on the information and plan provided. Advice notes: • Anyone proposing to carry out construction or excavation works must contact *'Before You Dig Australia'* (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document *AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure* https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html • Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found here *Applicant's Response* *Noted, these are considered standard comments.*	Noted.
2.		

No.	Summary of Submission	Response
	Comment – Water Corporation – CM 25/284161 **Water** The Water Corporation (WC) has planning in place to service the East Wanneroo District Structure Plan (EWDSP) Precinct 3. As the planning is constantly changing due to newer information being available, the Corporation strongly suggests the proponent liaise with the WC to ensure the planning is up to date. **Wastewater** The Water Corporation has planning in place to service the East Wanneroo District Structure Plan (EWDSP) Precinct 3. As the planning is constantly changing due to newer information being available, the Corporation strongly suggests the proponent liaise with the WC to ensure the planning is up to date. **Drainage** Water Corporation are currently undertaking drainage planning for the EWDSP, please note the planning is limited to the transfer system only. The Water Corporation has agreed to build only the pump stations and the downstream infrastructure (pressure mains & disposal facility), it needs to be clearly stated that it will not build, own, or operate any subsoil drains, stormwater collector drains, infiltration basins or any other asset/s that may be required within the catchment. Existing lakes will continue to be managed by DBCA/City of Wanneroo except for ensuring that water level will not breach the set trigger level for rain events with intensities up to 1% AEP. The Water Corporation will become responsible for ensuring that water levels will not exceed the trigger agreed for rain events with intensities up to 1% AEP. Water levels could rise and flooding could occur during more intense events than 1% AEP events as the proposed design is limited to provide only 1% AEP Level of Service. It should also be emphasized that the Water Corporation will not be responsible for retaining a minimum water level in the lakes as it is not a standard drainage service. Falling water levels are due to seasonal drought, climate change impacts etc. and it	The WC comments are consistent with those provided on other EWLSP. The applicant has acknowledged the advice. The DPLH and applicant will continue to work on the WC matters.

City of Wanneroo

No.	Summary of Submission	Response
	may not be possible to guarantee a minimum water level. However, if a minimum water level is required for aesthetic, social, environmental or ecological purposes, it will need to be managed by other relevant agencies (DBCA/City). The Water Corporation's responsibility will be limited to flood control only (as expected under the Water Services Licence). This area will require Special Developer Contributions (SDIC's) for the EWDSP area. **General Comments** The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid. *Applicant's Response* *Liaison with Water Corporation is ongoing, both pre and post lodgement of the LSP in relation to water and wastewater infrastructure.* *The Corporation's comments regarding drainage are noted, including their support (given in subsequent correspondence to the City) for containing post-development stormwater flows within the Precinct. As described previously above, 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.* *In regard to the Corporation's comments regarding the surface flows into Precinct 3 from Precincts 4, 12 & 13, it is noted this element was raised for discussion numerous times with DWER and DPLH during the preparation of the LWMS. Correspondence can be provided in this regard. The proponent and project team are available for further discussion on this matter.*	
3.		
	Non-support – DWER – CM25/325699 At this time the Department does not support the progression of the proposed Precinct 3 Local	Modifications are recommended to the LWMS

No.	Summary of Submission	Response
	Structure Plan (LSP) for the following reasons: <u>Local Water Management Strategy (hyd2o, April 2025)</u> The Department has undertaken a preliminary review of the supporting Local Water Management Strategy (LWMS) and has found it does not meet the requirements of the East Wanneroo District Water Management Strategy (DPLH, March 2021), Draft State Planning Policy 2.9: Planning for Water Guideline (WAPC, 2021), the Department's policies and therefore cannot be relied upon. Specific matters that should be addressed are detailed below: **Water Corporation comments on LWMS** The LWMS proposal to contain the post-development stormwater flows up to the 1% AEP within Precinct 3 is supported. The large clearance to groundwater and sandy soils with good permeability suggest this is achievable provided sufficient storage is provided within the precinct to contain and infiltrate post-development surface runoff up to the 1% AEP. Our main concern is the discrepancy between the DWMS and LWMS with regards to surface flows into and out of Precinct 3. Figures 33 and 36 of the DWMS (extracts provided in Appendix C of the LWMS) and Figure 6 of the LWMS (which is a reproduction of the DWMS surface flows) indicates there is cross boundary inflow into Precinct 3 from Precincts 4 and 13, and cross boundary outflows from Precinct 3 to Precinct 12. This is in contrast to Section 3.6 of the LWMS which states that, "…no external catchments drain into the site. All rainfall and surface runoff currently infiltrates through the sandy subsurface profile." As such, the storage volumes shown in Figure 7 of the LWMS has not accounted for additional flows from external catchments. It is recommended that the discrepancy between the DWMS and LWMS be resolved. In our view, addressing this issue is critical, as the stormwater and groundwater management strategy for the outlet serving Precincts 4 and 13 relies, albeit to a limited extent, on discharges into Precinct 3, as identified in the DWMS. Alternatively, if an addendum to the DWMS is required to amend the cross-boundary flows to and from Precinct 3, the storage requirements for Precincts 4, 12, and 13 will also need to be revised accordingly.	and LSP in accordance with the DWER advice

No.	Summary of Submission	Response
	The Department also noted this issue in our preliminary assessment and consider this matter is critical at this stage and a priority for resolution. **Urban Water Branch Engineering Assessment of LWMS** The Department's Urban Water Branch is intending to assess the LWMS for compliance with the DWMS and other technical water management matters. This assessment will take some time and will not be available by the requested due date of 11 September. These comments will be provided to the City of Wanneroo, DPLH and hyd2o as soon as they are available. **Department of Water and Environmental Regulation Preliminary comments on LWMS.** The following comments should be addressed in a revised LWMS: 1. Provide a completed copy of the DWER's LWMS Guidelines checklist, not the BUWM checklist, as always required for LWMS's. 2. Section 1.2 should include Interim: Developing a local water management strategy (DWER, Dec 2008). 3. A site specific geotechnical investigation is a standard requirement of a structure plan and a LWMS. This must be undertaken. 4. Section 2.3.2 of the DWMS states: "There are a number of sites where the former land use presents a contamination risk. These risks will need to be investigated as part of local structure planning". This includes horticultural sites of which there are numerous present in Precinct 3. The DWMS also states "Further investigations are required to determine the extent of contaminated soil and/or groundwater, particularly where indicated as possible, as a result of current or past land use. A Preliminary Site Investigation (PSI) is recommended at Local Structure Plan stage. This should include consideration of high levels of nutrients (which generally fall outside the Contaminated Sites Act)". Section 3.4 of the LWMS has not considered this matter. 5. Further to the Water Corporations comment on Section 3.6 and the requirement in the DWMS to address and manage cross precinct boundary surface water flows, which states "Precinct 3 - Contains two catchments. Runoff from parts of Precinct 4 and Precinct 13 enters this precinct from the north and a portion of this Precinct drains into Precinct 12 to the east". The discrepancy between the DWMS and LWMS should not be dismissed and must be resolved. If the Department of Planning, Lands and heritage (DPLH) and/or Urbaqua have been unable to assist in this matter	

City of Wanneroo

No.	Summary of Submission	Response
	then provide copies of correspondencedetailing this. If the DWMS is still to be dismissed, then provide further evidence that the subject site does not receive or contribute to external surface water flows and amend Figure 6. 6. Section 3.6 – States "Various agencies (DWER, DPLH, Urbaqua) have been unable to provide any clarification on this matter during the development of this DWMS. The DWMS therefore considers…". Do you mean "this LWMS?". Please amend. 7. Section 8 – Remove "…to the satisfaction of DWER". 8. Section 10 – Remove DWER under Responsibility & Funding for Review and Approval of UWMP. 9. Provide additional figures for each storm event and stormwater management area, as per the LWMS Guidelines example figures, including cross sections of drainage basins. The Department expects that a revised LWMS will be lodged with the Department and must include a cover letter the details each DWER and Water Corporation comment, how they have been addressed and where they area addressed in the revised document. *Applicant's Response* No response from the applicant.	
4.		
	Comment – Western Power – CM25/316213 The following is noted in the Structure Plan report: *"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.* *5.9.3 POWER 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 the proposed zoning and density of development within the LSP, the Site is expected to require approximately 7.9MVA. There are existing high voltage overhead power lines in Elliot Road, Nicholas Road and*	The WP advice to be noted by DPLH and be addressed in the overall planning to ensure there is sufficient servicing and infrastructure reservations to provide for the needs of the EWDSP area. Both in the short and longer term.

No.	Summary of Submission	Response
	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 future undergrounding." As discussed, Western Power's network planners have undertaken scenario planning in East Wanneroo based on demographic information provided by the DPLH and of relevance to Precinct 3, it is considered that provision will need to be made for a zone substation and a transmission line corridor to support Precincts 1-4 and 12 of the East Wanneroo District Structure Plan. While the indicative location of a substation site will need further coordination with the City in respect to its location in the aforementioned precincts, it is noted that there is currently no provision for an indicative transmission line corridor within the Elliott Road reserve. It is recommended that provision or reference is made to a transmission line corridor arrangements in the indicative road reserve corridor to ensure that Western Power can adequately cater for the long term provision of electricity in the East Wanneroo DSP and associated LSP processes. <u>Applicant's Response</u> *Western Power's comments are noted.* *With regard to a transmission line corridor in Elliot Road, it is assumed this is for a 132kv service.* *The LSP proposes a width of 45m for this corridor to provide adequate flexibility for services and infrastructure.*	
5.		
	<u>Conditional Support – DCBA – 25/362087</u> Precinct 3. DBCA has reviewed the proposal and provides the following advice pursuant to DBCA's responsibilities under the Biodiversity *Conservation Act 2016* (BC Act) and the *Conservation and Land Management Act 1984.* DBCA is aware that local structure planning for 'Stage 1' of the East Wanneroo District Structure Plan (EWDSP) area may be considered by DWER for progression if appropriate land is being set aside for flood management and the future connection to a district scale groundwater management scheme. However, the proposed end point for discharge (northern infiltration basin) of water across the entire	Modification recommend to ensure the DCBA's recommendations are actioned and the LSP amended to reflect the outcomes of the recommendations. No applicant response had been received by the

No.	Summary of Submission	Response
	EWDSP area is yet to be finalised and requires further consultation with DBCA and DWER. DBCA advises that planning within the phase 1 area (which encompasses Precinct 3) should be limited until the groundwater management scheme is finalised to avoid planning inconsistencies. Additionally, further environmental surveys are warranted across the area to inform the structure planning and should not be left to the subdivision stage. **Environmental Assessment - Extent of Survey** Ten lots within the structure plan area have not been surveyed for environmental values despite multiple survey efforts over the years in 2017 (Emerge Associates), 2022 (PGV) and 2024 (Coterra Environmental). Lot 32 Elliott Road has not been surveyed and is part of Bush Forever Site No. 471. There is a proposed road (neighbourhood connector A) transversing Lot 32 and the Bush Forever Site, DBCA advises that without surveys to locate any environmental values (such as potential habitat trees or threatened/priority flora) the location of the road should remain unconfirmed subject to further environmental investigation. Lots 61, 71 and 72 Nicholas Road have mapped occurrences of the federally listed threatened *Banksia woodlands of the Swan Coastal Plain ecological community* however these lots have not been included in any on-ground environmental surveys to confirm the presence of ecological communities and to assess condition and extent of the vegetation. Other lots that have not been surveyed may contain remnant vegetation or habitat trees not identified in a desktop assessment, for example there are stands of pine trees across some un-surveyed lots which may represent habitat value for black cockatoos and should be included in future targeted on-ground surveys. *DBCA recommends that environmental surveys are extended across the entire structure plan area to inform structure planning, road design and environmental referral requirements, this should be completed at the structure planning stage and not deferred to the subdivision stage.* **Environmental Assessment - Threatened Ecological Community** The methods used for analysing floristic community types in both the PGV (2023) and Coterra (2025) reports do not align with the methods outlined in DBCA's "*Methods for survey and identification of Western Australian threatened ecological communities.*" and advises that the analysis should be undertaken with additional supporting information. To verify the accuracy of the findings DBCA completed floristic analysis as per the guidelines. DBCA's analysis found that the vegetation is more likely to represent FCT20a than FCT28 as	submission date of the report.

No.	Summary of Submission	Response
	determined by the consultant reports. FCT20a is the *Banksia attenuata woodlands over species rich dense shrublands (floristic community type 20a)* ecological community listed as threatened under the *Biodiversity Conservation Act* 2016. It is recommended that the data be re-analysed in accordance with the DBCA methodology. Any re-analysis should include discussion of the results in the context of survey effort. DBCA can provide feedback to the applicant in regard to the technical inadequacies to aid in this re-analysis. *The structure plan should be deferred until these items are addressed as it may affect referral requirements.* **Bush Forever Management** The proposed retention of Bush Forever Sites in parkland reserves is supported by DBCA, however there are concerns relating to the appropriate management of the interface between Public Open Space (POS) areas and the parkland reserves. It should be ensured that there is an appropriate interface between Bush Forever Site No. 471 and No. 327 and the adjacent POS areas inclusive of a buffer to prevent the spread of invasive species and weeds e.g. turf from playing fields and passive areas. *DBCA recommends that to address the management of the Bush Forever Sites and adjacent areas that a Conservation Area Management Plan be prepared prior to the commencement of subdivision to advise detailed planning at the subdivision level. This should address interface management, revegetation and any ongoing management requirements such as fencing, rubbish removal and weed control.* DBCA advises that the revegetation planting species list be finalised at a later stage rather than specified in the landscaping plans to allow for the development of site-specific planting inventories to compliment the pre-existing vegetation community. *This should be incorporated into Conservation Area Management Plan.* **Landscaping Plans** The proposed plantings list as per *Appendix 6 – Landscape Masterplan* (Emerge Associates 2025) should be reconsidered upon advice from the City of Wanneroo and DBCA. The placement of black cockatoo 'foraging trees' along road reserves is not advised due to the increased risk of fatality to birds from collision with vehicles. The risk is particularly high where feed material falls to the ground	

No.	Summary of Submission	Response
	and birds are consequently found feeding on the road and verge areas. The black cockatoo 'foraging trees' would be more appropriately planted into POS areas, and this should be amended on the landscaping plans. *DBCA advises that no flora known to be invasive or environmentally damaging are to be used in any landscaping across any part of the proposed Structure Plan area to reduce the risk of spread into the adjacent parkland areas. Material used in the landscaping areas and streetscapes should be weed, disease and pest free. The proposed plantings list in Appendix 6 includes many non-native and/or invasive plants that may spread into nearby parkland reserves. Agonis flexuosa, Cupaniopsis anacardioides, Eucalyptus torquata and Olea europea should be removed from the plantings list due to the high potential for spread into remnant bushland areas. There are additional species listed that are not endemic to the area and alternatives should be considered e.g. Banksia ashbyi is not endemic to the local area and should be replaced with other locally endemic banksia species such as Banksia attenuata, B. ilicifolia and B. menziesii. DBCA advises that the species Grevillea thelemanniana is Threatened and should not be planted in POS and Parkland Reserves.* **Fauna Management** The impacts of the development on kangaroos will need to be investigated further by the applicant. The proposed development is likely to reduce the quantity of habitat available to kangaroos resulting in a contracted range, resultingly the kangaroos are likely to be pushed into the proposed parkland reserves. The applicant will need to consider the potential impact to kangaroo populations within the structure plan area and in relation to the wider population within the area and mitigate impacts as required. DBCA recommends that a Fauna Management Plan be required and implemented at the subdivision stage. Applicant's Response No response provided.	
6.		
	Comment – PTA – CM	PTA

City of Wanneroo

No.	Summary of Submission	Response
7.		
	Conditional support – DFES – CM25/316201 This advice relates to the State Planning Policy 3.7 Bushfire (SPP 3.7) and supporting Planning for Bushfire Guidelines (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia. General Comment Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2. Recommendation: Compliance with acceptable solutions not demonstrated – modifications required 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 recommends the BMP be modified as per the Assessment advice provided in Tables 1-3 to ensure it is accurate and 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. The required modifications are listed in the table(s) below. Should the modified BMP affect the design of the proposal, the proposal should be amended to reflect these modifications. In addition, DFES recommends 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. Could you please forward notification of the proposal determination to DFES for our records. Applicant's Response *With regard to the DFES comments (DFES reference D39557), we have reviewed the response letter, and the comments below relate to the table rows. The heading is the same heading used by DFES, to enable cross-tabulation.*	Modification recommend to ensure the DFES's recommendations are actioned and the LSP amended to reflect the outcomes of the recommendations.

City of Wanneroo

No.	Summary of Submission	Response
	Vegetation assessment – general comments *Noted. We acknowledge that additional plot labels would make it clearer where the slope changes. Additional labels can be added as per DFES's comment as part of future BMPs, but would not change the assessment output. With regard to the specific comments on photos:* • *Photo 15 – It is hard to see, but there is a grey line that intersects the area of vegetation where the slope has been identified to change (this is also visible on the BAL contour figure, Figure 3). The left side is the downslope, while the right side is the flat/upslope. The photo straddles both plots, which is why both are identified as applicable to the photos.* • *Photo 16 – Similar to Photo 15, there is a grey line which represents where the slope has been identified to change. The left side is the downslope, while the right side is the flat/upslope. The photo straddles both plots, which is why both are identified as applicable to the photos* • *Photo 17 – This is only applicable to an area identified as part of Plot 1.* ***Classified Plot 3 – not demonstrated*** *Plot 3 relates to an area of woodland identified to the east of the site, adjacent to an existing equine training track. AS 3959 uses foliage cover (space between leaves when looking from under a tree) as opposed to canopy cover (perceived vegetation cover when looking down on vegetation). Most eucalypts in Australia have a foliage cover of 40-50% per tree. This means 10-30% foliage cover would equate to 20-60% canopy cover.* *The woodland vegetation identified as Plot 3 is sparse trees over paddock grasses. The trees, if grouped together would be less than one third of the area (e.g. less than 30% foliage cover or 60% canopy cover).* *As per Appendix B of AS 3959, where fuel load assumptions underpinning the classifications is detailed, overstorey fuel load assumptions are the same for woodland and forest, suggesting foliage cover of the overstorey is not the driver for the difference in BAL rating setbacks, but is instead related to the near surface fuels. No near surface fuels, except grass, is present. Woodland vegetation, under AS 3959, is identified as being areas with trees over a grassy understorey* *As a general note, even if the plot were to be re-assigned as forest, this would not change the ability for the development cells to achieve BAL-29 or less. Benmuni Road is a 20 m-wide road reserve,*	

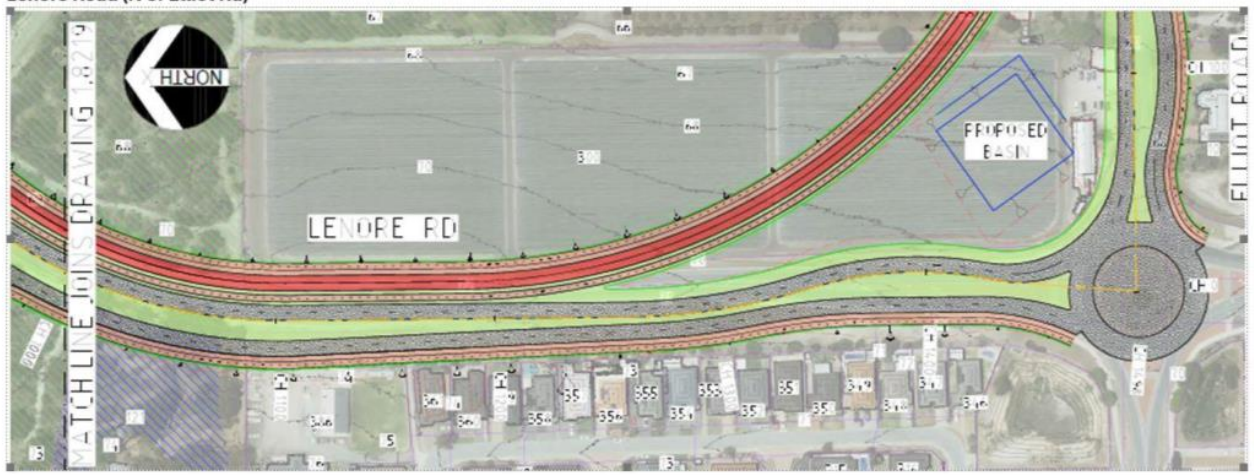
No.	Summary of Submission	Response
	and a 1 m setback would be required in lot (manageable based on standard R-code setbacks) to achieve BAL-29 or less. ***Exclusion plots 5 and 6 – not demonstrated*** *Plot 5 relates to the 'non-vegetated (2.2.3.2e)' exclusion. It is unreasonable (and not necessarily) to identify individual gardens or road verges as 'low threat', particularly at the scale of mapping. It does not change how it is treated from a BAL assessment perspective, and is an acknowledgment on general type of land use.* *Plot 6 relates to the 'low threat (2.2.3.2(f)' exclusion. Existing well managed properties and future POS areas (identified as serving a more 'parkland' function (rather than retaining vegetation), as per the Landscape Masterplan) have been included in this exclusion.* *Surrounding areas* *A BAL assessment as per AS 3959 considers the existing management treatment of the land; and as the per SPP 3.7 and the bushfire guidelines considers potential future change/use. This area has long been used as either hobby farms or market gardens (or similar), and the condition/treatment of these areas has not varied (once cleared). Well managed land was excluded, and land that either had remnant vegetation or was not well managed was classified. Specifically:* • *Land to the north is identified as regional parkland and part of Bush Forever Site 471, and aside from the existing firebreak, it has been classified as 'forest' vegetation. Areas further north are identified as low threat however do not have any influence on BAL ratings given the forest vegetation is closer.* • *Land to the east is a mix of managed market gardens and equine properties and unmanaged paddock and/or remnant vegetation. Classifications and exclusions have been applied accordingly.* • *Land to the south includes the unconstructed Shenton Road reserve, identified as forest, and then rural properties with a mix of classifications . Shenton Road reserve is assumed to be a hazard for the BAL assessment presented in the BMP, even though it is a temporary hazard, and influences BAL ratings more than the properties further south.* • *Land to the west (of Lenore Road) are existing residential/urban development (smaller lots) with small gardens and are not a bushfire risk.*	

No.	Summary of Submission	Response
	In addition, and in the long-term all land surrounding the site falls under the East Wanneroo District Structure Plan and outside the parkland/Bush Forever area to the north (which has been classified as forest vegetation), is proposed for urban/residential development. *<u>POS areas</u>* *The assumptions regarding POS areas align with the Landscape Masterplan, including the more parkland-like POS areas as low threat, and the areas of retained remnant vegetation as classified vegetation (and 'forest' has been assumed). This can be further considered/refined at the subdivision stage.* *Regardless, if, through detailed design more of the POS areas need to be considered a bushfire hazard, there is scope with the proposed design to enable this. All POS areas, except the POS co-located with the primary school, have a road interface between development cells and the POS. This provides flexibility for the treatment and management of POS areas and will enable future lots to have a road interface to these areas and still be able to achieve BAL-29 or less, even if the treatment requires these areas to be classified. The school interface can be addressed at detailed design, and if required a fire service access route incorporated to provide emergency service access.* *<u>Road reserves</u>* *AS 3959 specifically notes that nature strips can be excluded as low threat (2.2.3.2 (f)) and there is not specific identification of the requirement for management. This is an acknowledgement, as per exclusion 2.2.3.2(f), that the flammability, moisture content and/or fuel load is unlikely to generate behaviours associated with bushfires. This does not mean the vegetation won't potentially catch alight, but that it is not conducive to behaviours associated with large landscape fires that are difficult to control or manage.* *No change is proposed to the classification of the existing and proposed road reserves. Lenore Road was recently upgraded to a dual carriage way, and the road verges are generally less than 10 m-wide.* ***<u>Siting and design – asset protection zone</u>***	

No.	Summary of Submission	Response
	Clarification on the vegetation classification comments from DFES does not change the BAL ratings as shown. No changes are proposed. *The BMP already acknowledges that there are some development cells within the site that have BAL-40 extending into future lots (maximum width is 9 m-wide). While DFES's comment is acknowledged, To provide a legible road network, achieve the density and development requirements of the District Structure Plan and provide equity across the current various landowners, it is not possible to accommodate all setbacks within the road reserves.* *These setbacks to achieve BAL-29 at future development sites (as per the policy and Guidelines) will be at the front of lots (given all development cells have a road interface with POS/classified vegetation), and will be managed through lot design and front lots setbacks where road reserves are not able to be widened.* ***Siting and design – clearing of vegetation*** *This comment is not accurate or aligned with the planning framework. Under the East Wanneroo District Structure Plan, the site is identified for a change in land use, aligned with the urban deferred zoning of the site. This will require clearing and modification of the land to achieve the residential outcomes proposed by the district structure plan.* *Where remnant vegetation has been identified for retention, particularly where associated with the protection of vegetation for flora and fauna purposes, the BMP assumes* ***no management or modification*** *of the vegetation with regard to managing bushfire risk. Existing firebreaks have been assumed to remain, but no other modification identified. Therefore, vegetation clearing is a product of achieving the outcomes of the overarching structure plan, rather than specifically for managing bushfire risk.* ***Vehicular access – public roads*** *The comments regarding the north-west development cell are noted, but there are road connection restrictions to Lenore Road driving the design outcome. If a connection will be supported, this can be reflected in future subdivision stages, however the loop road can still comply with the bushfire guideline requirements.*	

No.	Summary of Submission	Response
	Comments regarding no through roads do not acknowledge the stage of planning this BMP is addressing, which is structure planning. The Local Structure Plan provides for a through road network, which will mean when development is complete, all roads will be able to comply with the guidelines and have access to multiple destinations. *No through roads are a standard approach used as part of staged subdivision/ development to manage different landowners working adjacent to each other and/or different implementation timeframes. By mentioning temporary no-through roads, the BMP is acknowledging that as part of future subdivision, proponents will need to consider how they manage no through roads (as a result of the fragmented landownership and/or timing of development) to comply with the Guidelines. BMPs to support future subdivision will be able to address this consideration, as is relevant and appropriate.* *The co-located POS area with the school is a standard approach, and location near retained vegetation is to provide benefits to the school and broader community. Reference to the potential requirement for a fire service access road associated with the future primary can be added to the BMP, however would also be address through subdivision level BMPs.* ***DFES Land use planning*** *Noted.*	
8.		
	Comment – DPLH – CM25/337725 Below are the drawings for the DPLH draft 15% road design for Elliot Road through Precinct 3. Shape files of the alignment specific to precinct 3 are not yet available, as such the below images are provided in the interim. Please note these are provided to assist with preparation of a local structure plan only in Precinct 3.	As noted within the report the applicant and PTA are working directly with DPLH.

City of Wanneroo

No.	Summary of Submission	Response
	Lenore Road (N of Elliot Rd)  Elliot Road (E of Lenore Rd) 	

No.	Summary of Submission	Response
	Elliot Road (E of Benmuni Rd)  Applicant's Response No response provided by the submission date of the report.	



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

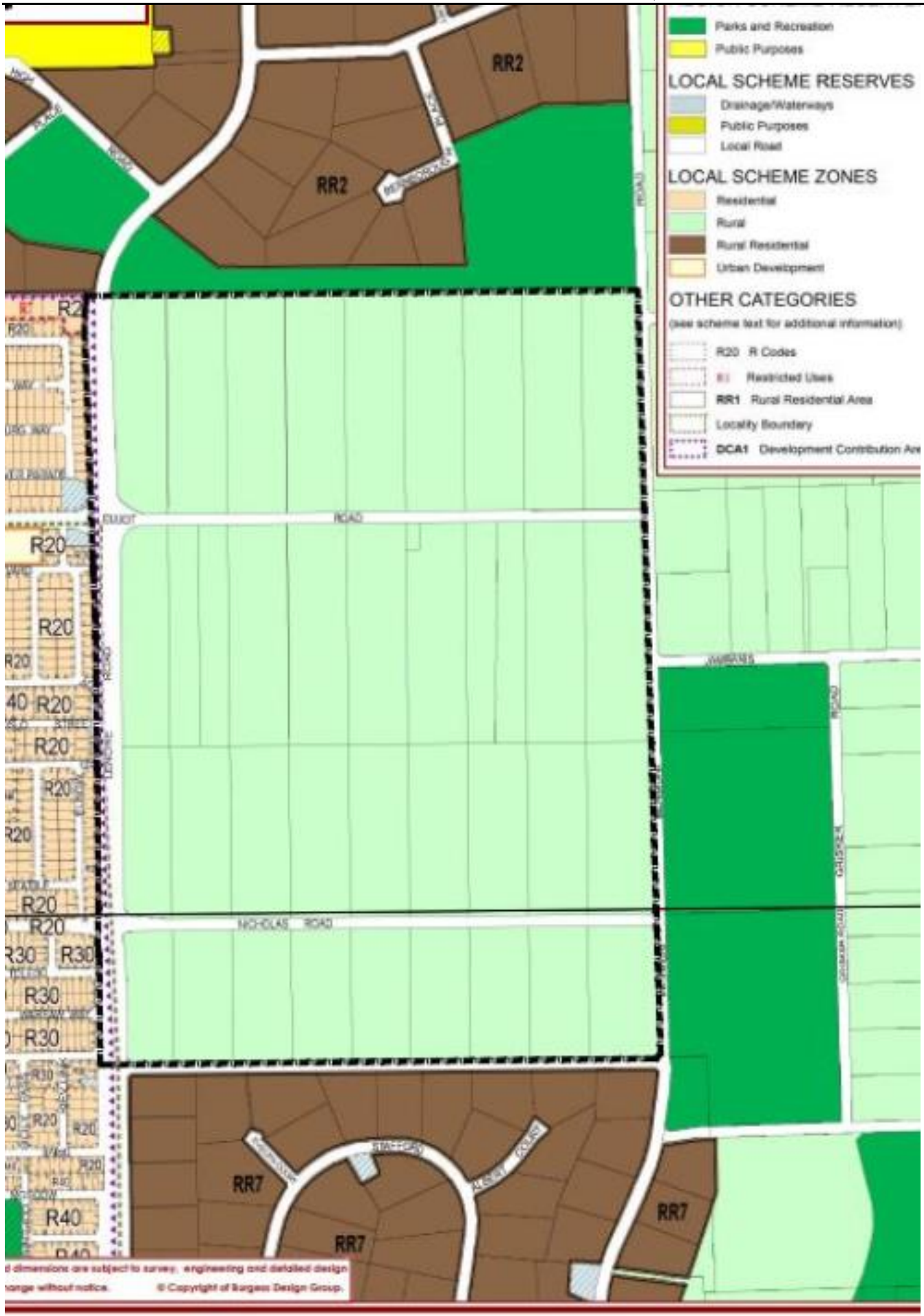


FIGURE 4. DISTRICT PLANNING SCHEME NO. 2 ZOI
PRECINCT 3 - ELLIOT R

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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**

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Document Name	Date	Distribution	Format	Delivery
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Disclaimer

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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.

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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

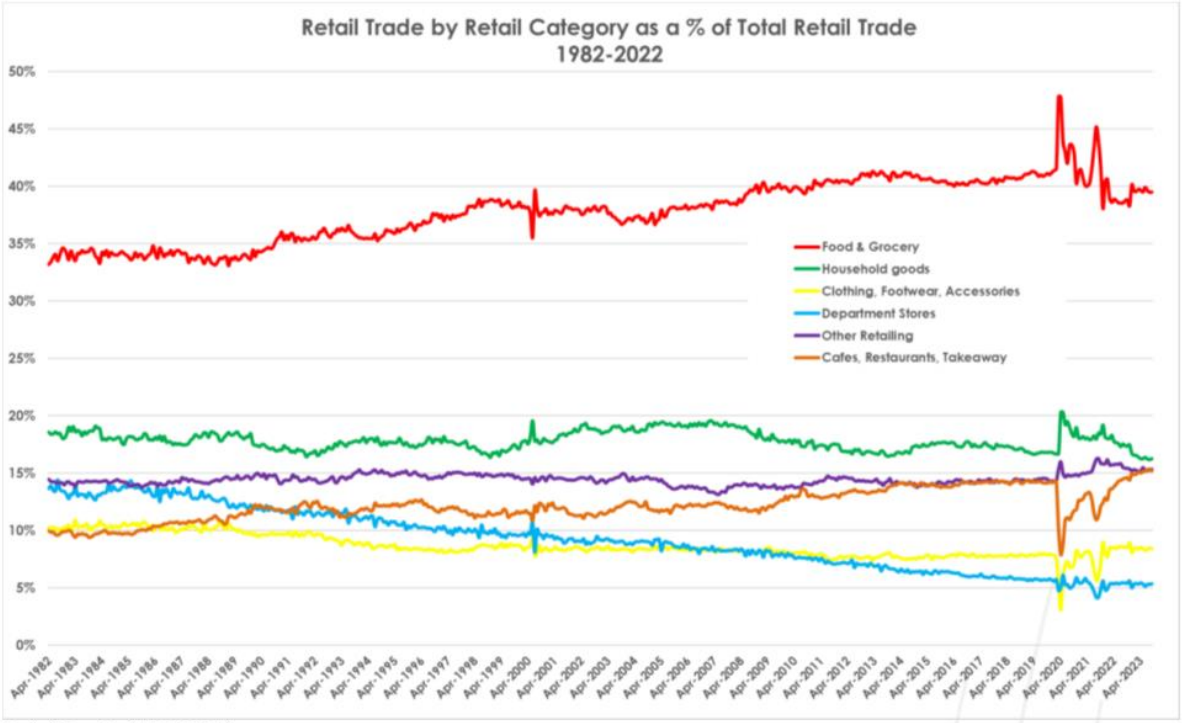
Convenience retail trips include visits to supermarkets, other food and grocery stores, newsagencies, and cafes/takeaway stores. These trips are typically daily or weekly trips and are generally made to activity centres closest to the resident/consumer. Activity centres serving this category are typically 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

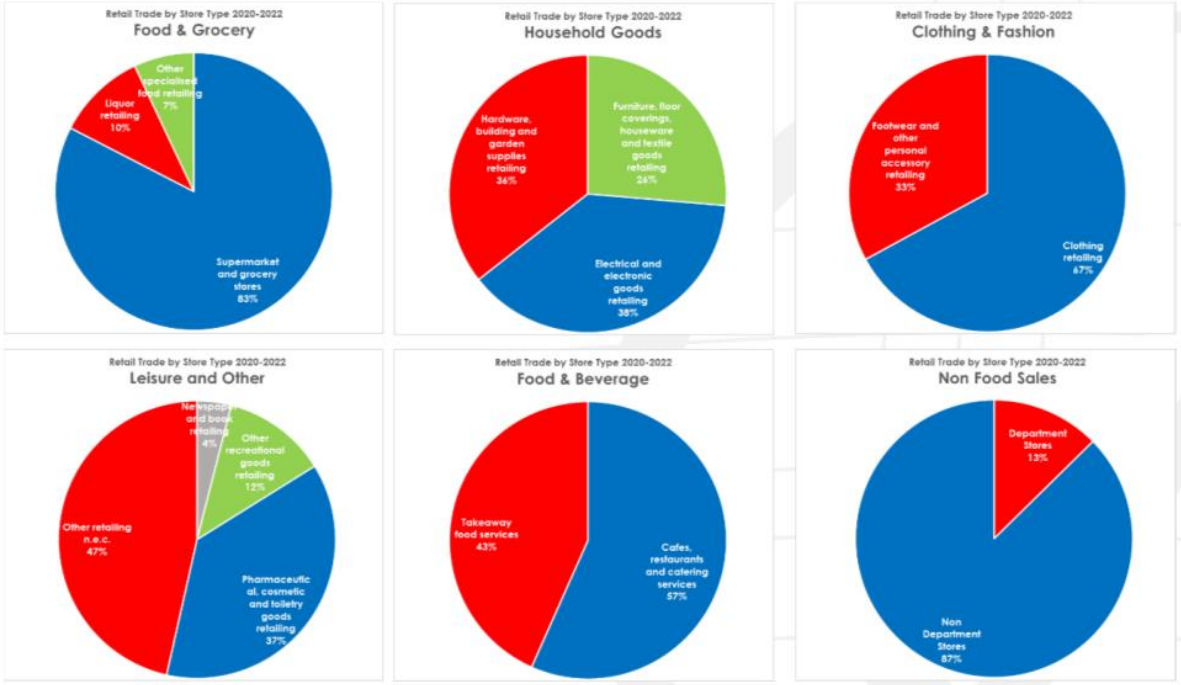
Comparative retail trips include visits to department stores, discount department stores, fashion, and household goods stores. These are typically less frequent trips than convenience-based trips and consumers are more likely to target specific items, brands, products, and prices on these trips. They 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

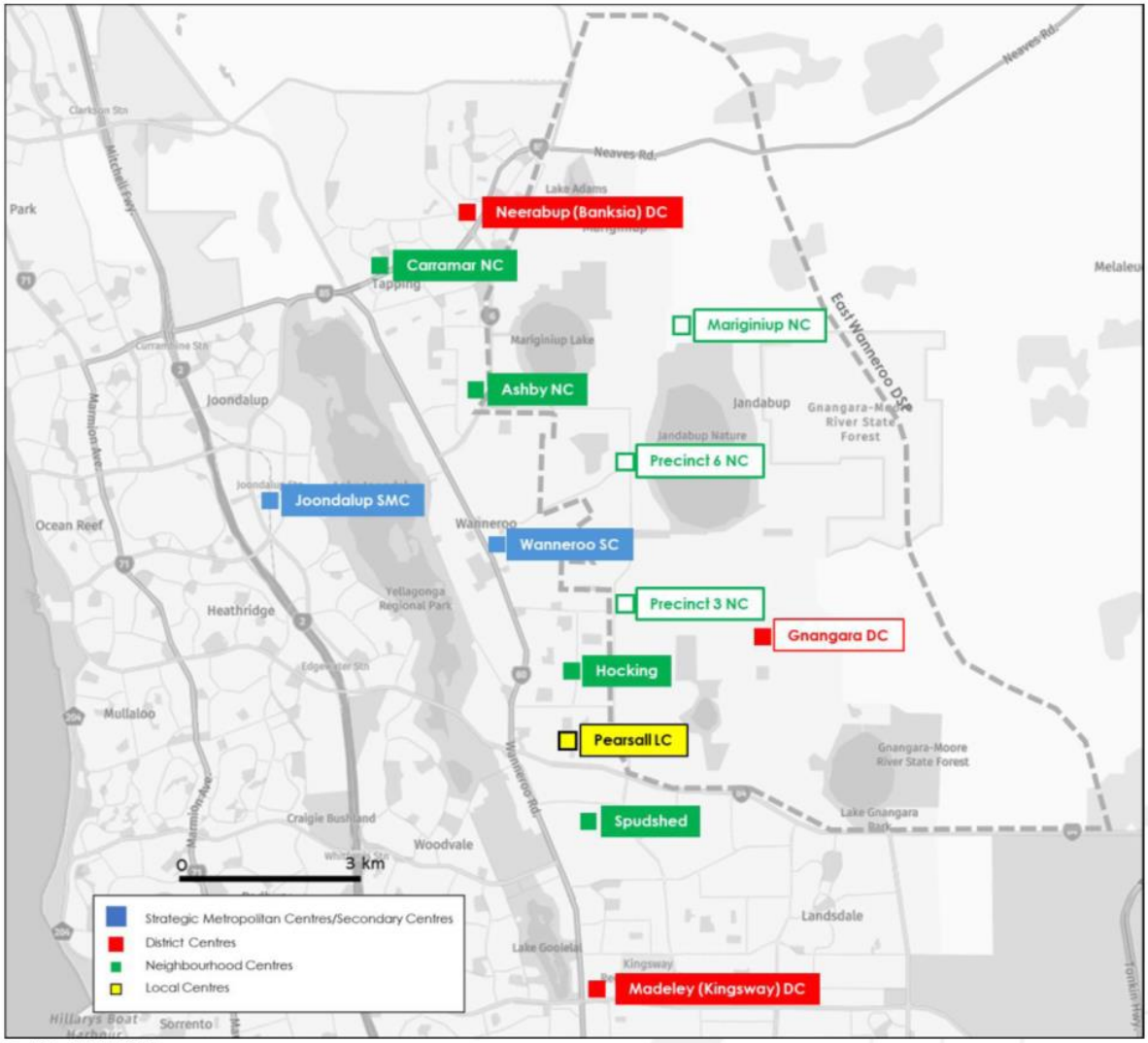
A planned Neighbourhood Centre as defined by SPP4.2, located 6 km (travel distance) from Precinct 3. Mariginiup may expect to incorporate 2 full line supermarkets as anchor tenants. Mariginiup is expected to attract convenience and some comparison sales from residents in the trade area. This centre will 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%**

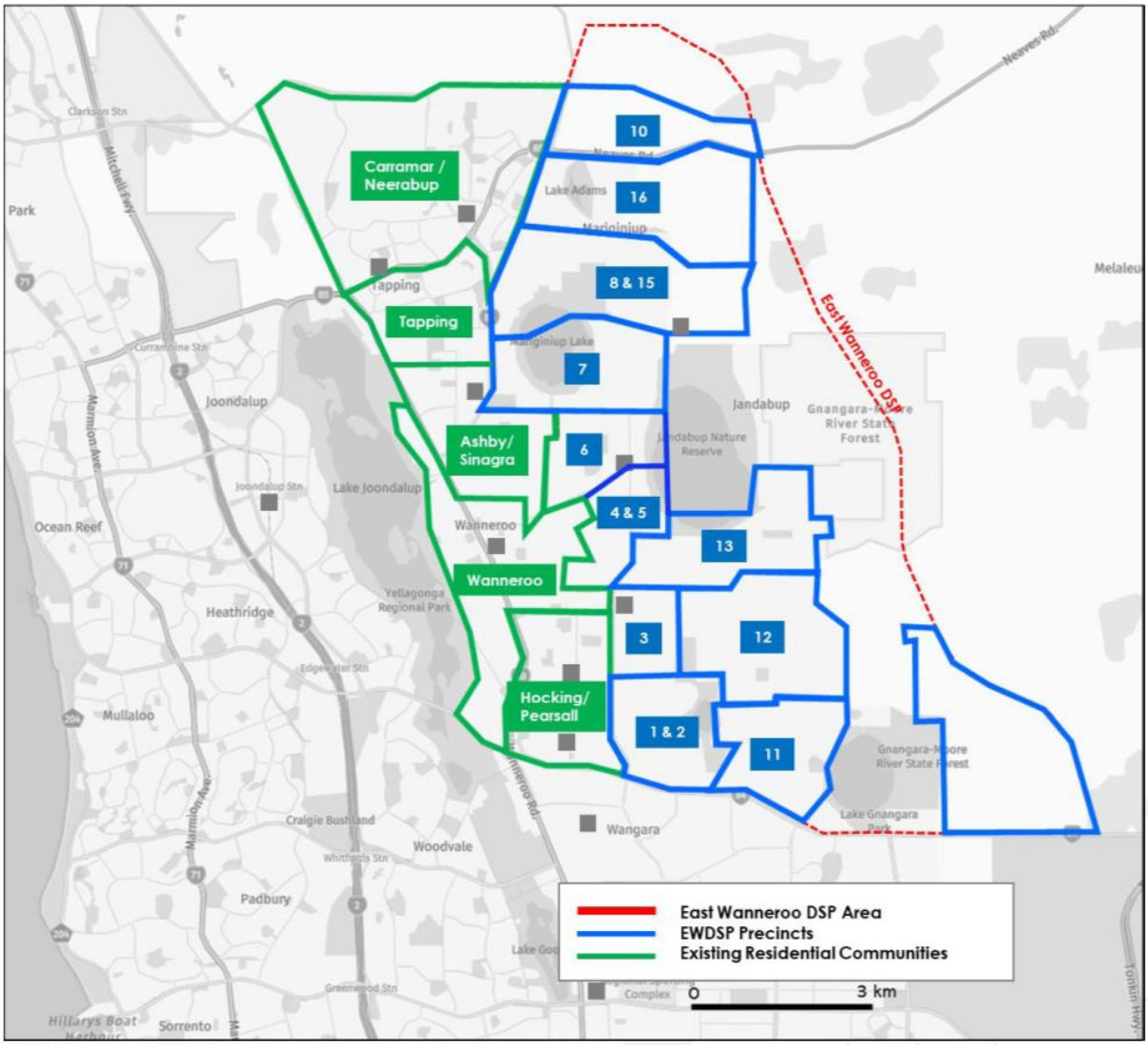
East Wanneroo District Structure Plan (WAPC 2021)

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

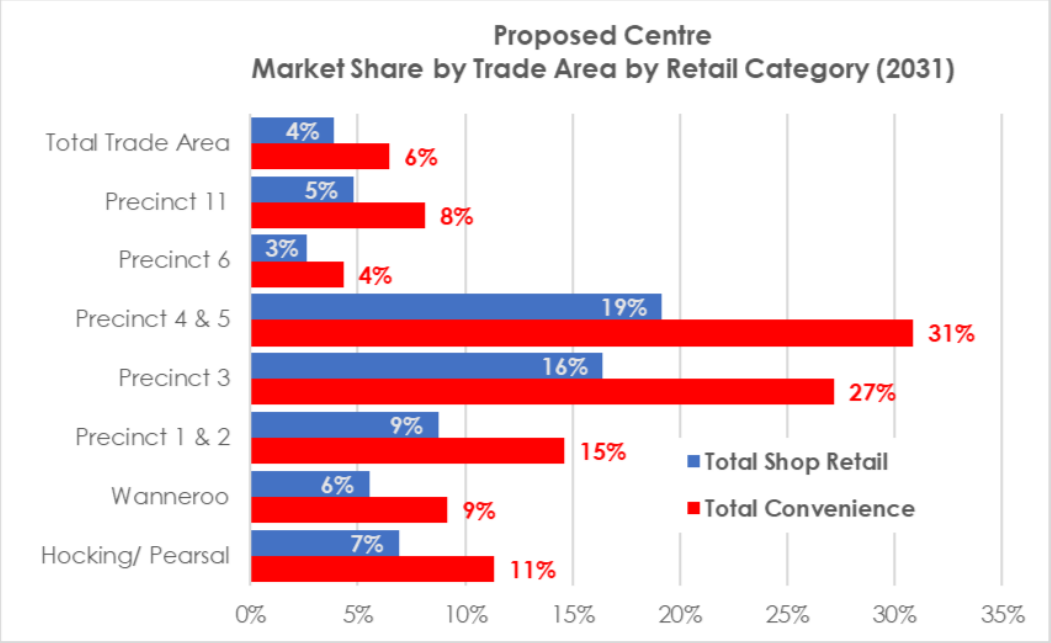
The retail modelling indicates that the planned centre is estimated to:

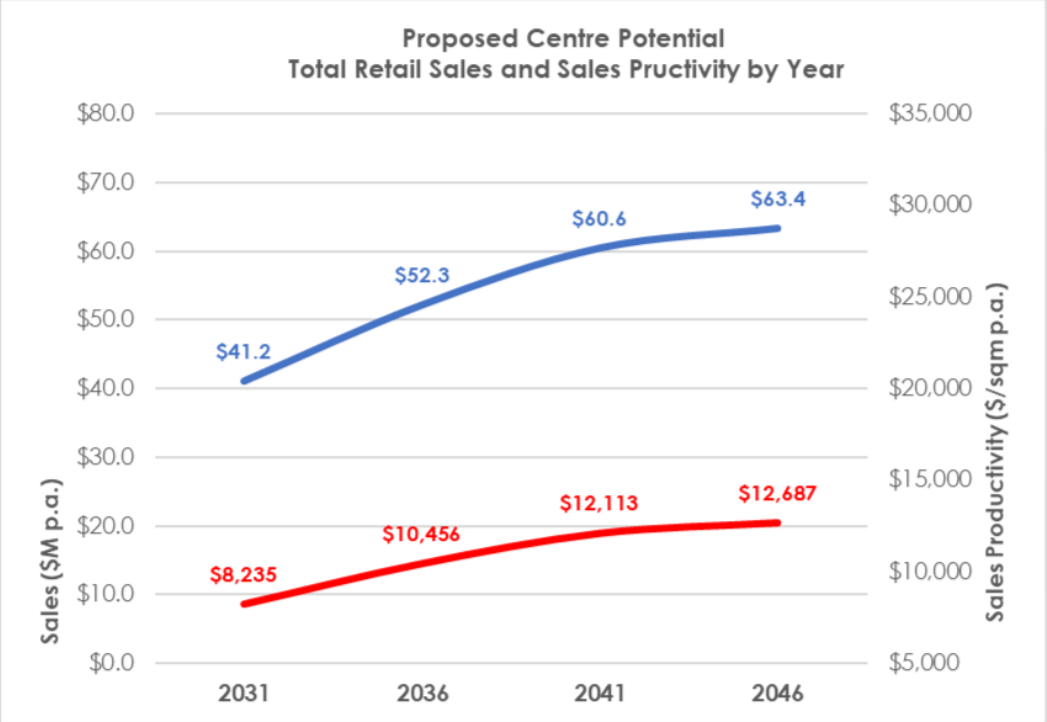
- Capture less than 4% market share of the total retail spending and 6% of the convenience retail spending across the entire trade area.
- Capture 31% market share of convenience retail spending from residents in Precinct 4 & 5.
- Capture 27% market share of convenience-based retail spending from residents 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

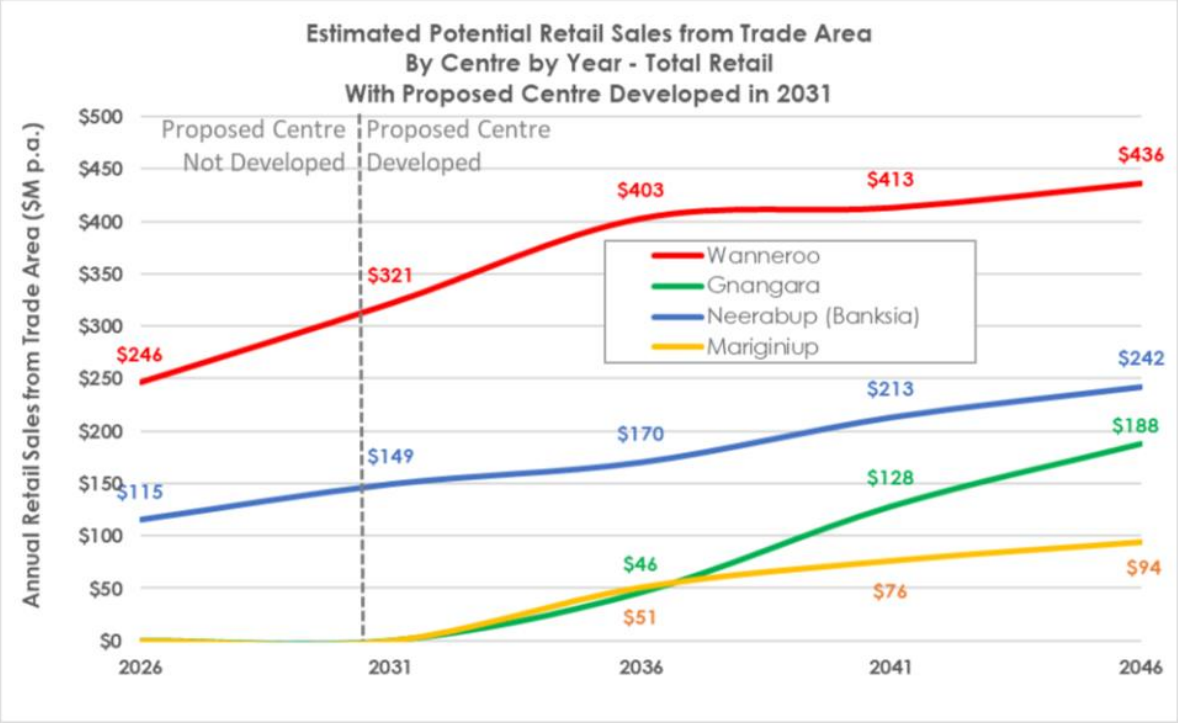
Wanneroo has the potential to generate $246M p.a. in total retail sales by 2026 without the planned centre in Precinct 3 developed. Once the planned Precinct 3 centre is developed, Wanneroo has the potential to generate $321 M p.a. in total retail sales by 2031. This is an increase of nearly $65M p.a. 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.

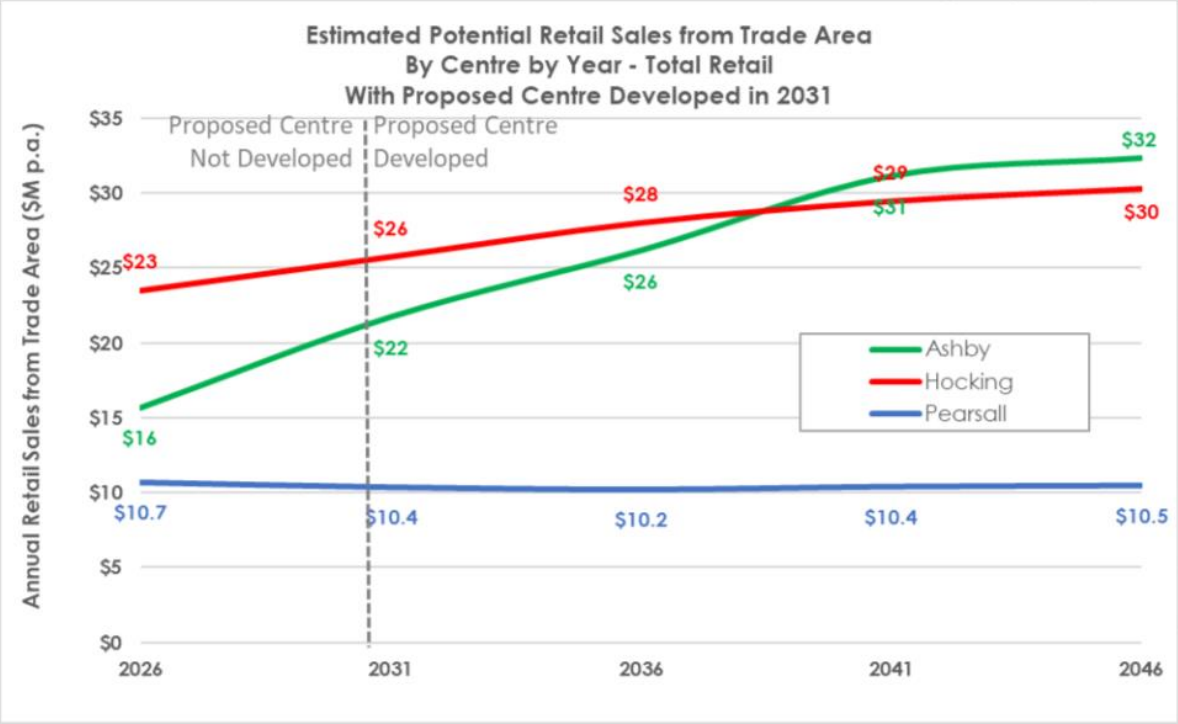
Neerabup/Banksia Grove

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
$188
$76
$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

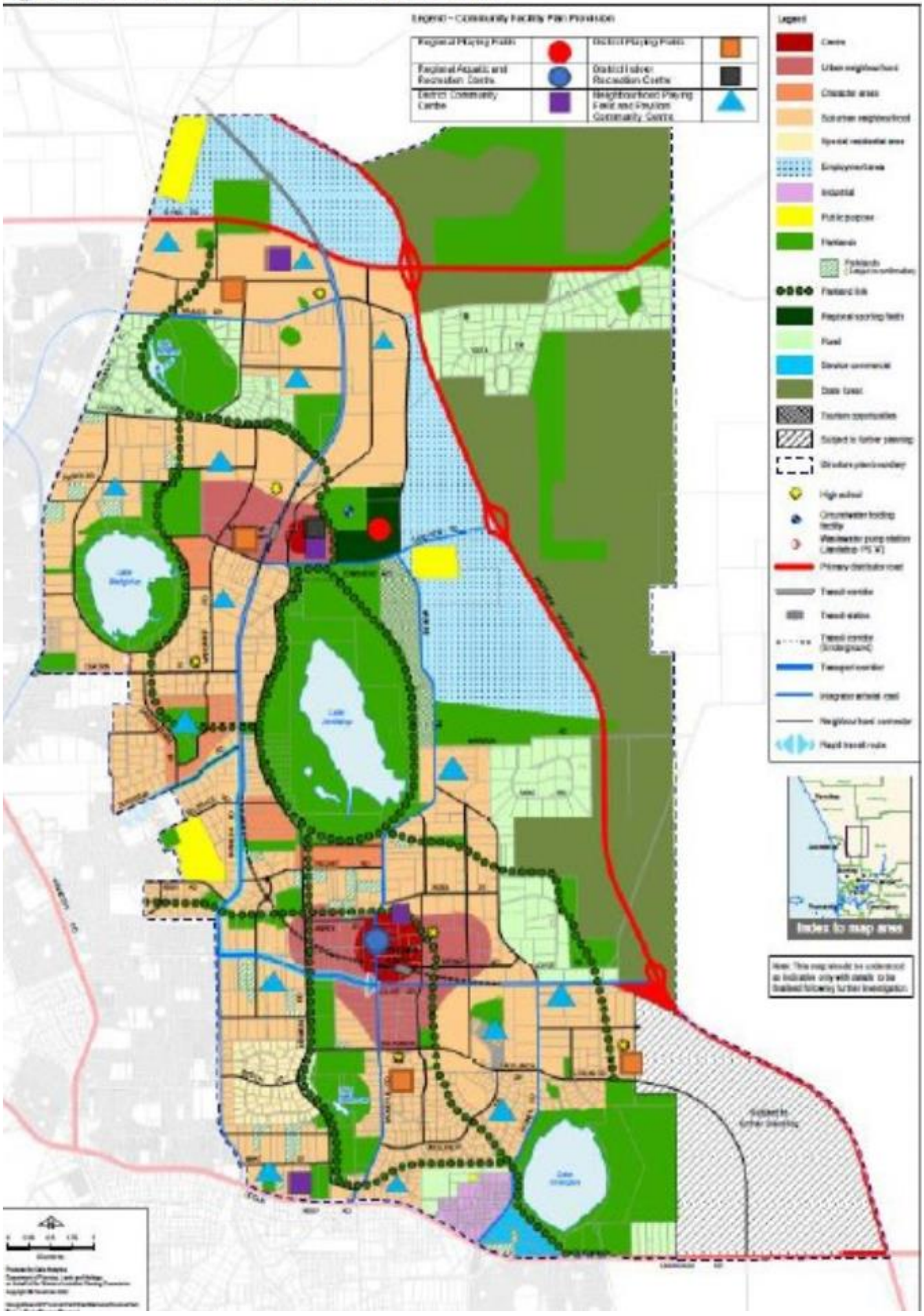
Is the planned centre consistent with the strategic planning for the area? Is it aligned with the relevant regional strategy and approved local planning strategy? Is the size and scale of the planned centre consistent with the level of the hierarchy? What are the potential impacts on the activity centre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

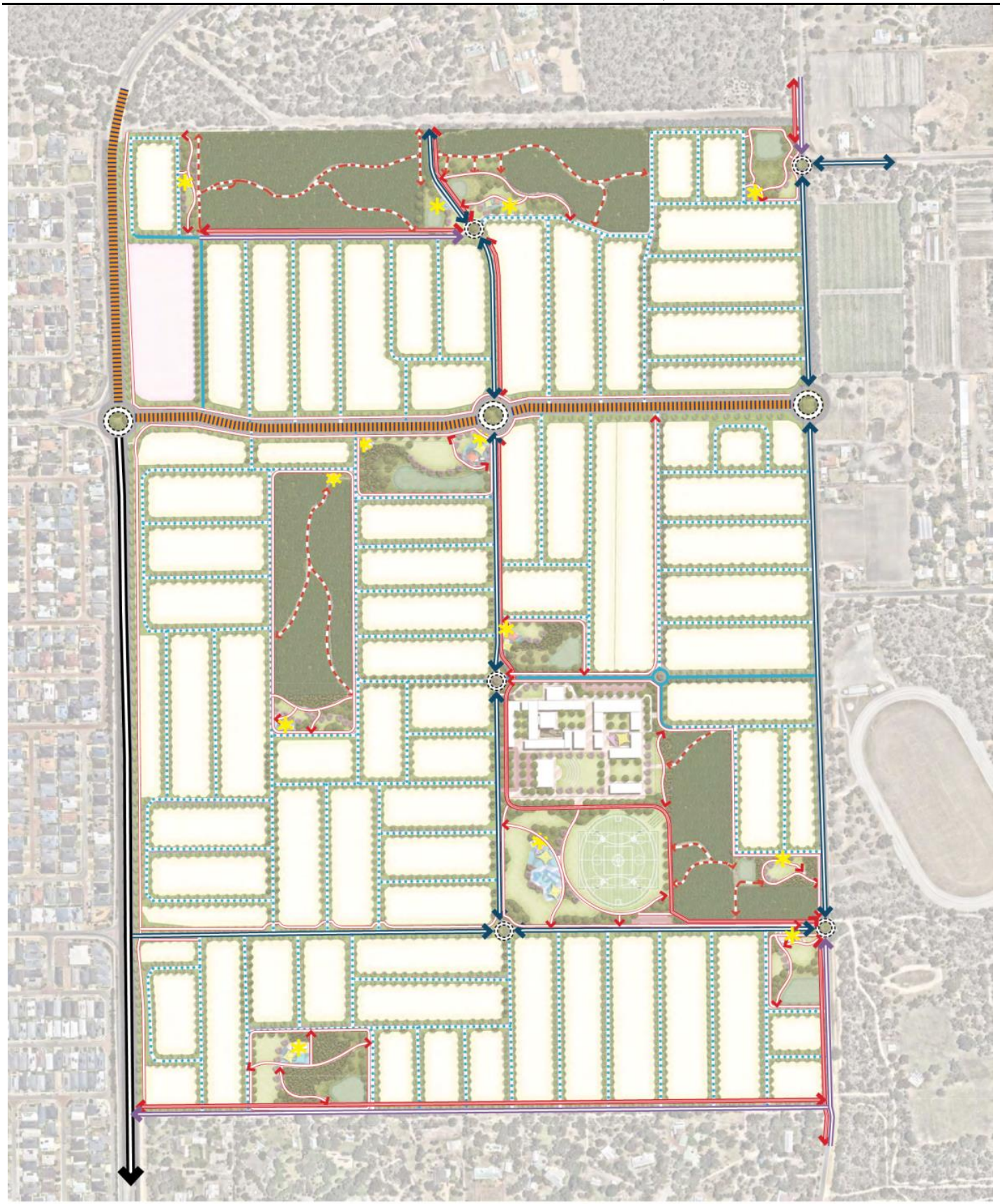
- EXTENT OF WORK
- EXISTING TREES
- OPEN TURF
- BASIN & SWALES
- BENCH SEAT
- PLAYING FIELD
- DUAL USE PATH
- BIN
- PLAYGROUND
- PARK SHELTER
- BBQ
- PICNIC SETTING
- PARK SIGN
- BIKE RACK
- DRINK FOUNTAIN

EAST WANNEROO PRECINCT 3
PRELIMINARY LANDSCAPE MASTERPLAN

DWG EW01-1
REV C
DATE APRIL 2025
SCALE 1 : 2500 @ A1

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CIRCULATION PLAN

LEGEND

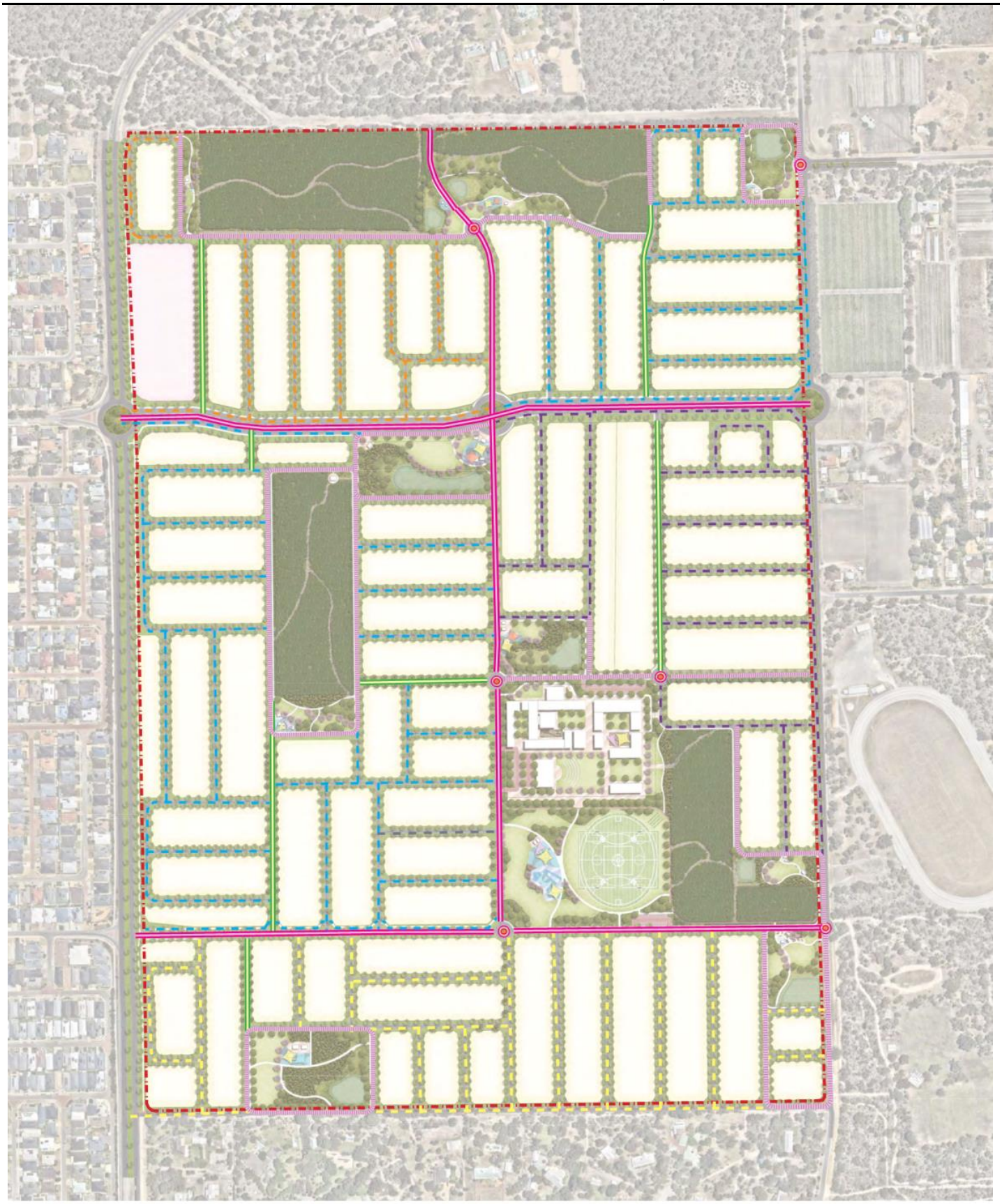
- TRANSPORT CORRIDOR (45M)
- INTEGRATOR A (35M)
- NEIGHBOURHOOD CONNECTOR A (25M)
- NEIGHBOURHOOD CONNECTOR B (20M)
- ACCESS STREET B (17.9M)
- ACCESS STREET D (15.4M)
- DUAL USE PATH
- CONCRETE FOOTPATH CONNECTION
- CRUSHED LIMESTONE TRACK TO EXISTING CLEARING
- PROPOSED ROUNDABOUT
- SHADE STRUCTURE

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
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0 25 50 75 100m
SCALE 1 : 2500 @ A1

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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

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0 10 20 30 40 50
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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

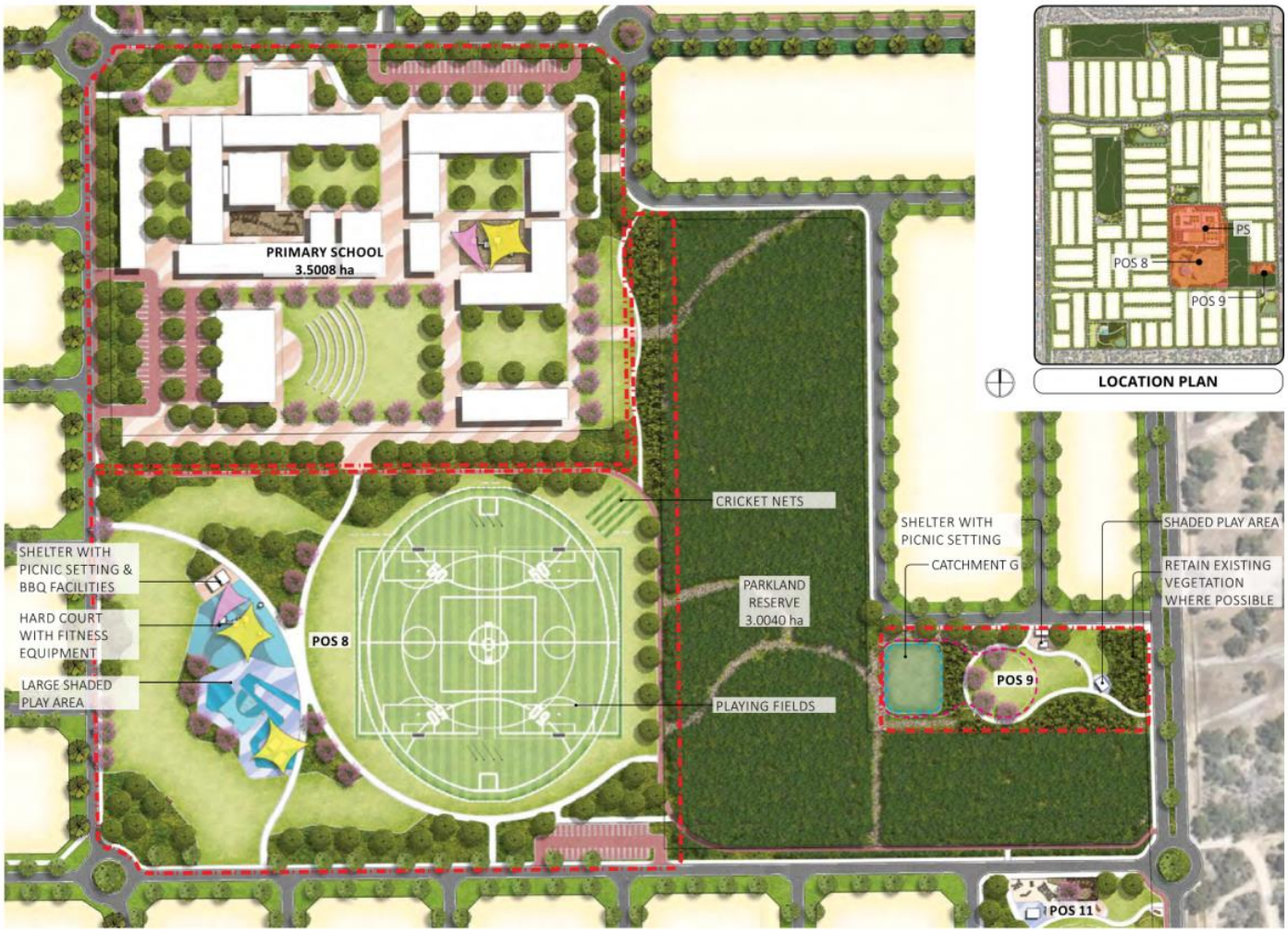
LEGEND

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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0 10 20 30 40 50
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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(m^2):	750
Volume(m^3):	225
Slope:	1:6

1% AEP EVENT

Depth(m):	1.17
TWL Area(mAHD):	1,823
Volume(m^3):	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

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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

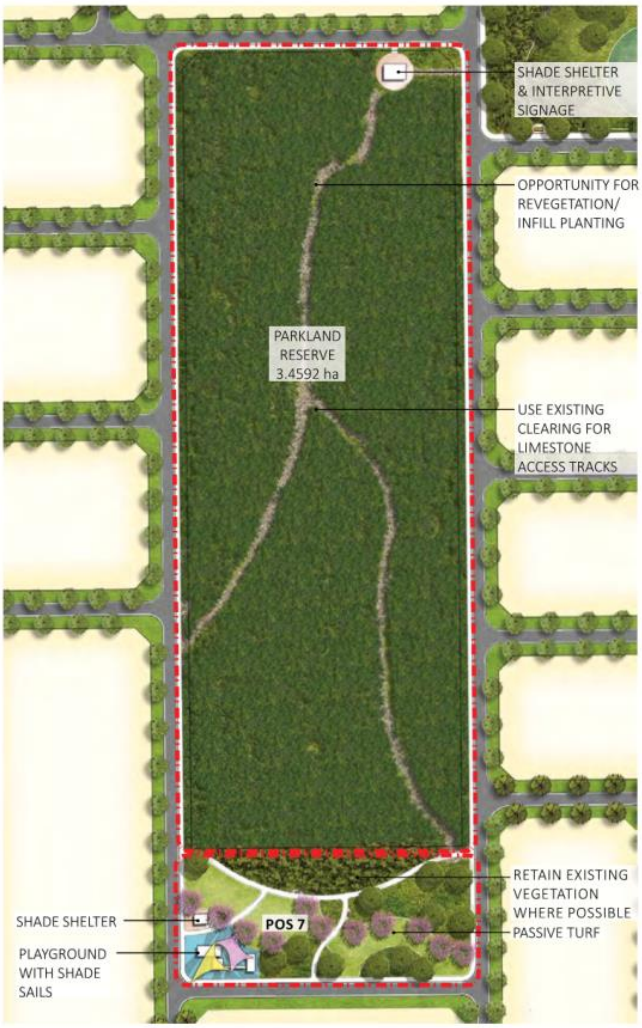
LEGEND

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

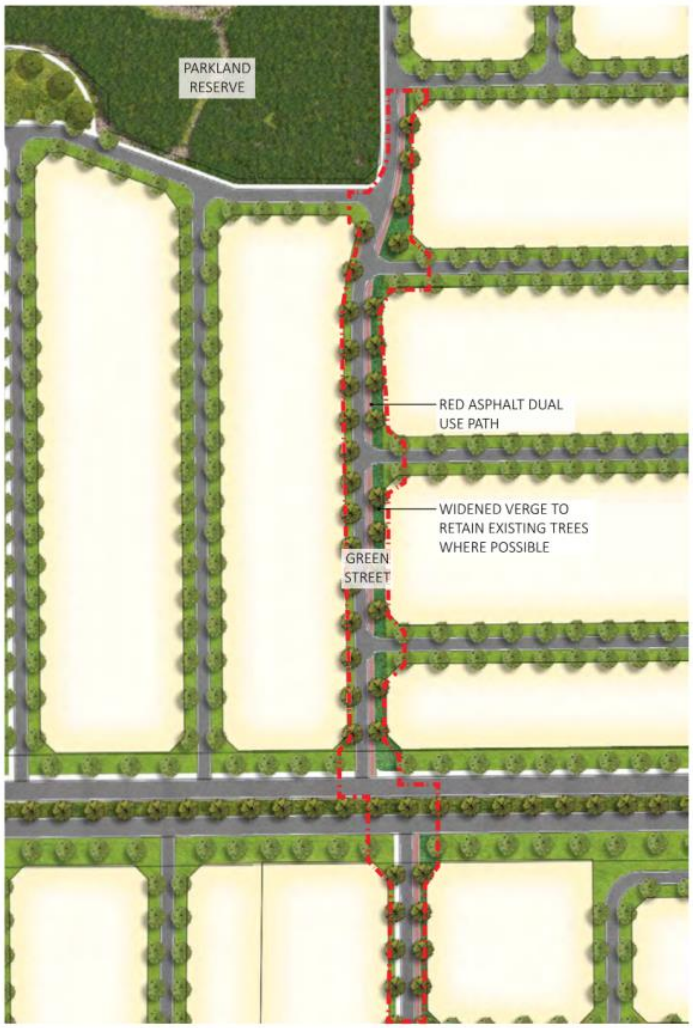
EAST WANNEROO PRECINCT 3
LANDSCAPE DETAILED PLAN POS 10 & 11

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POS 7 & PARKLAND RESERVE

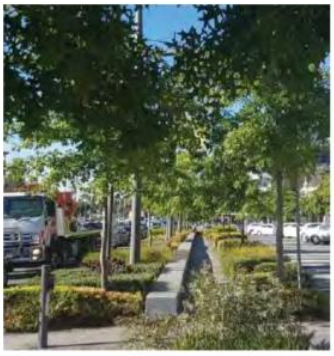


GREEN STREET EXAMPLES

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

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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

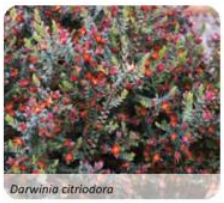

Melaleuca thymoides


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.

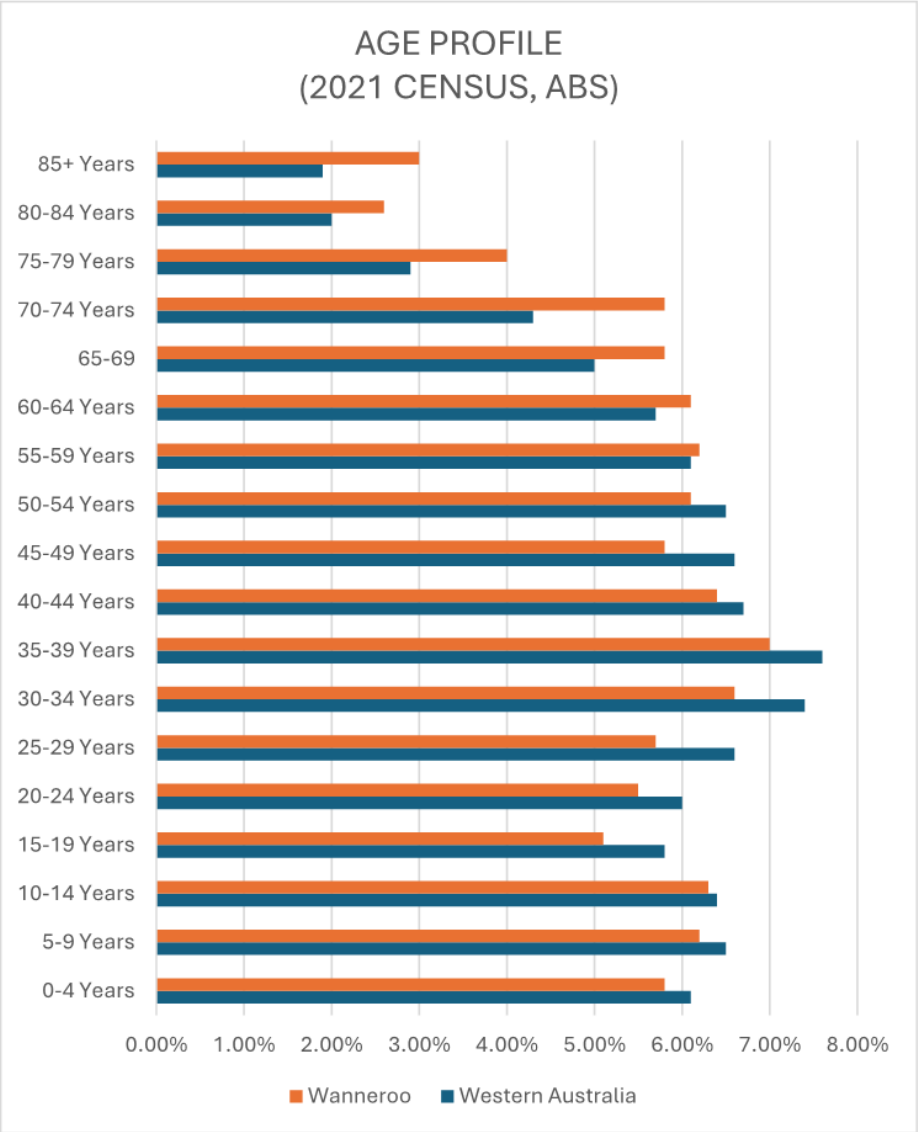
Summary Table

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

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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.

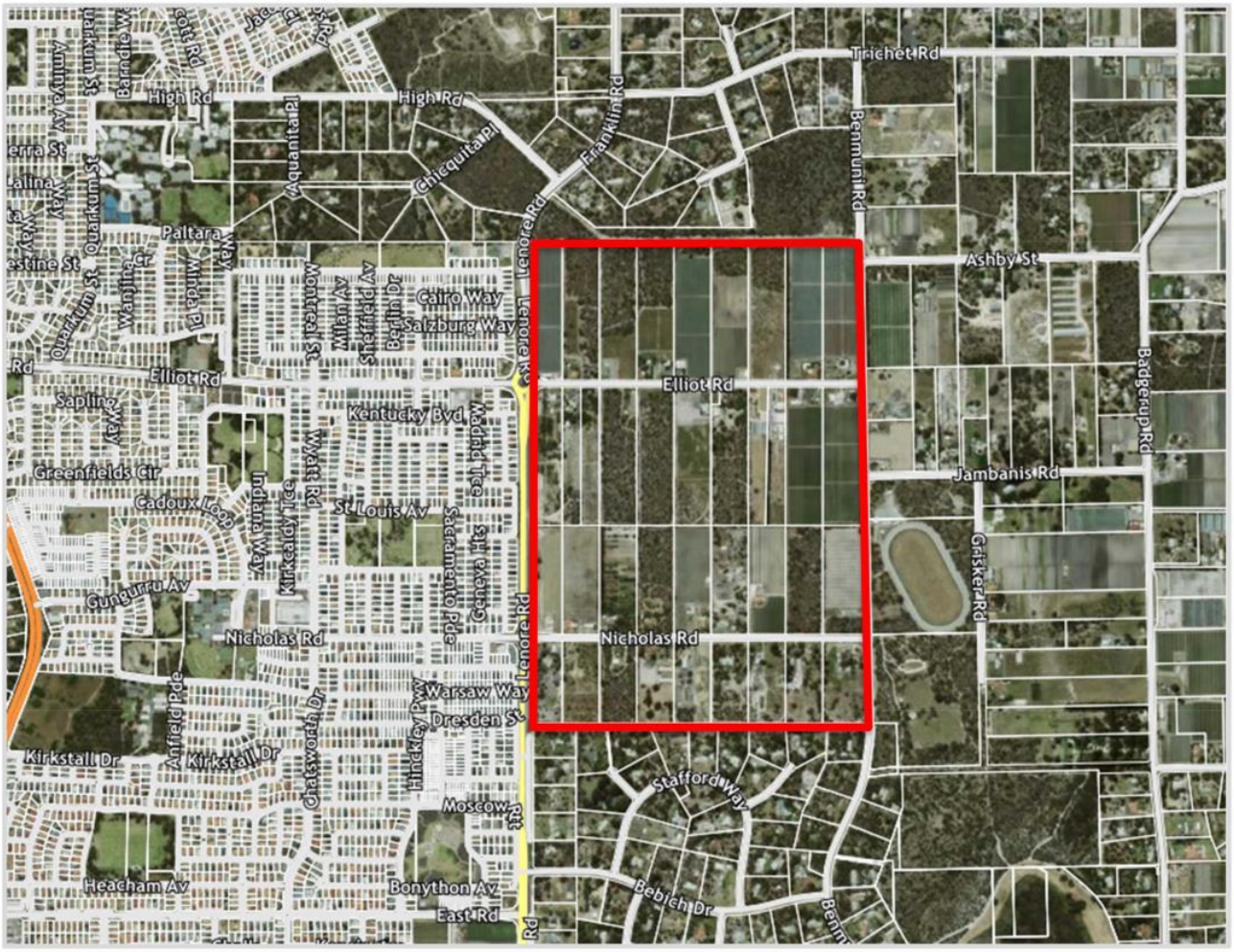


Figure 1 - Site Plan (MetroMap, December 2024)

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.

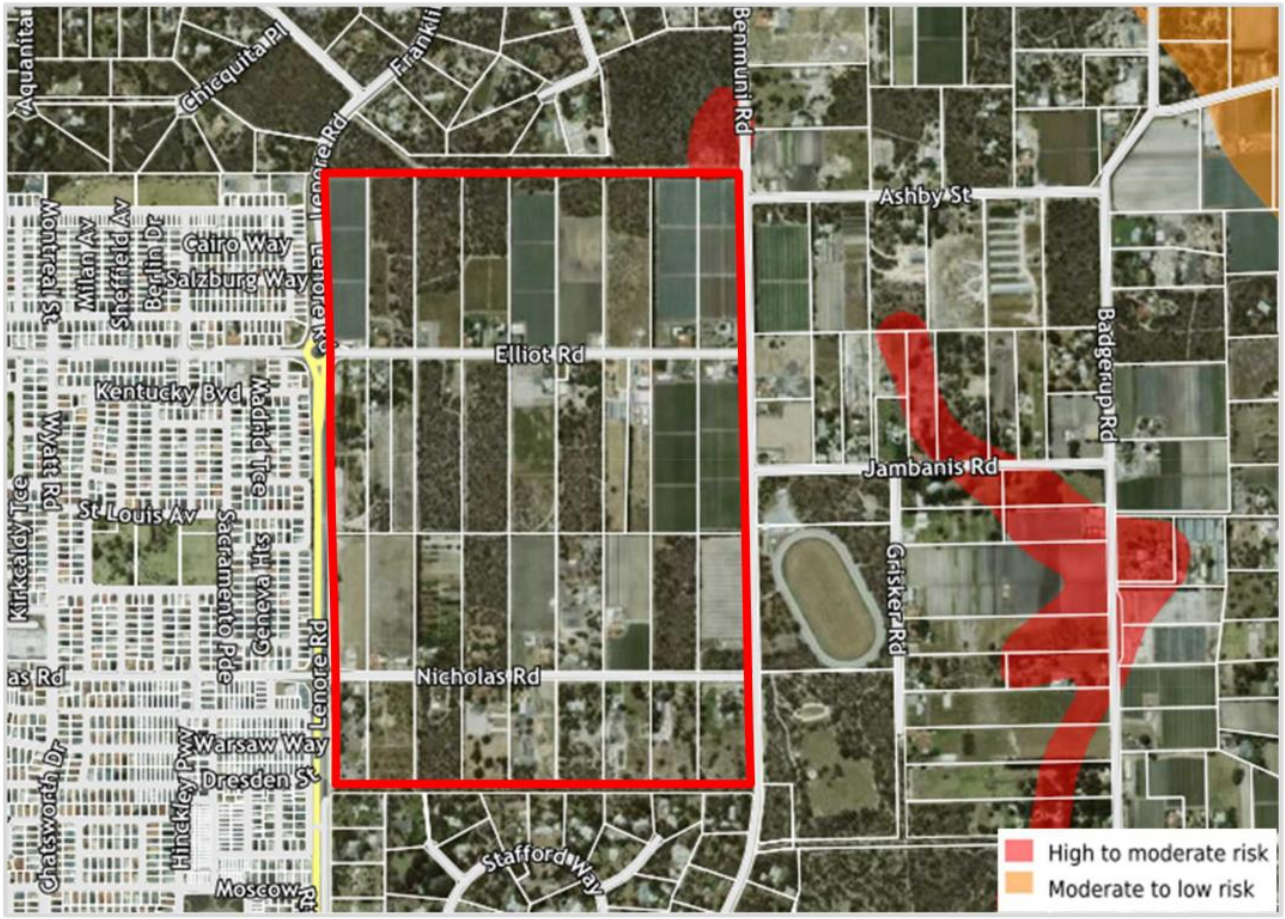


Figure 2 – Acid Sulfate Soils Risk Mapping (MNG Access, December 2024)

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.

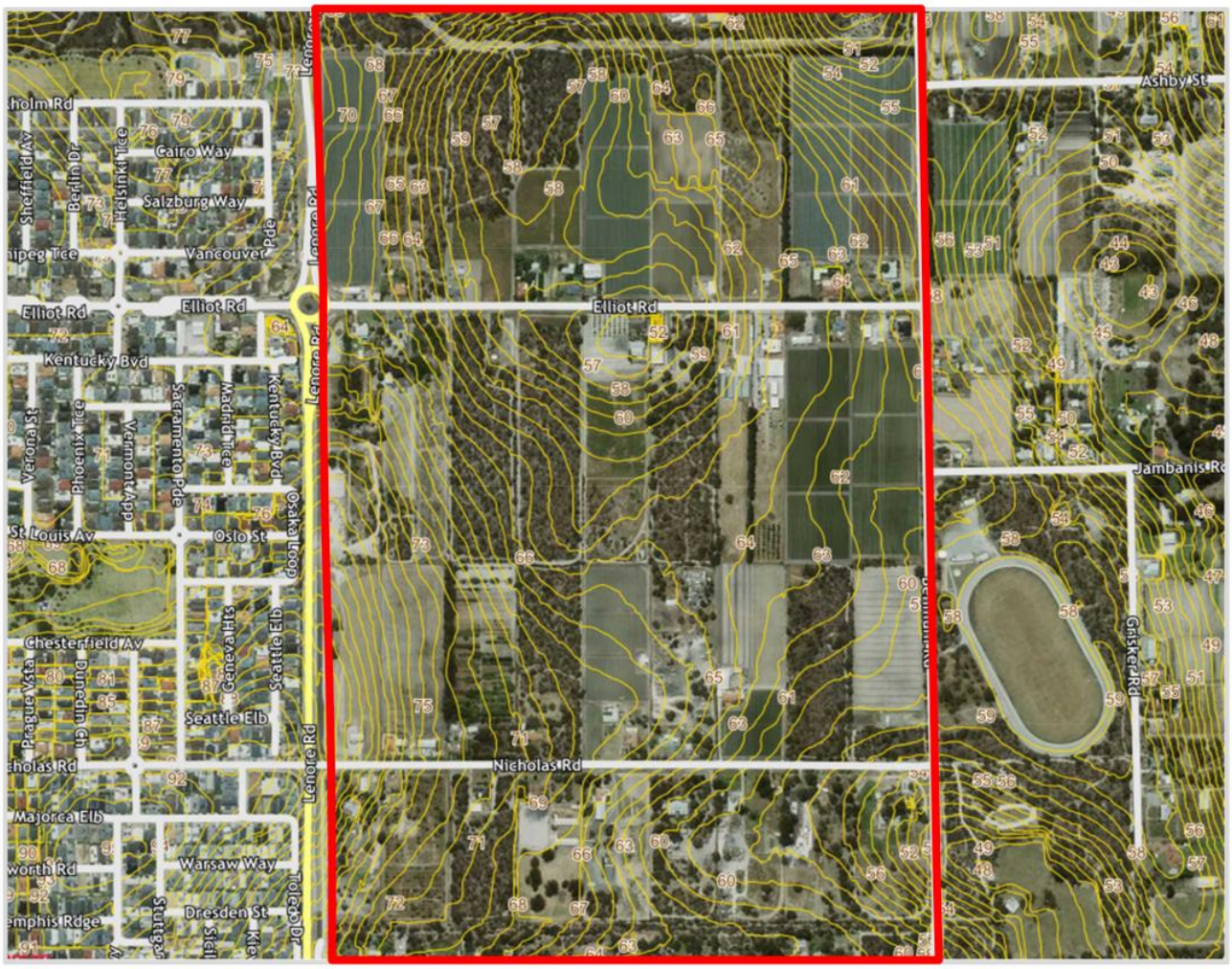


Figure 3 – Site Contours (MNG Maps, December 2024)

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.

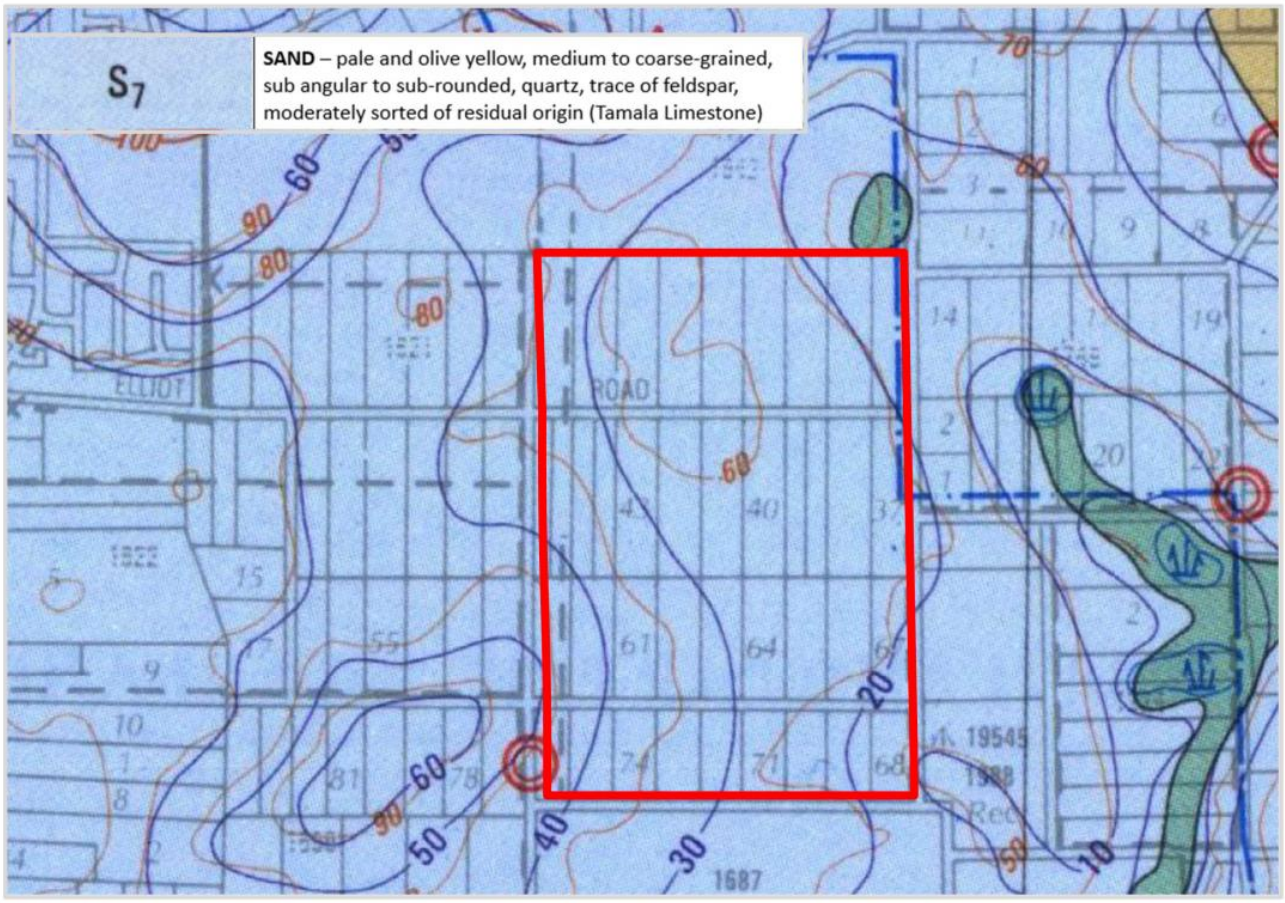


Figure 4 - Geotechnical Information (Geological Survey of WA)

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.

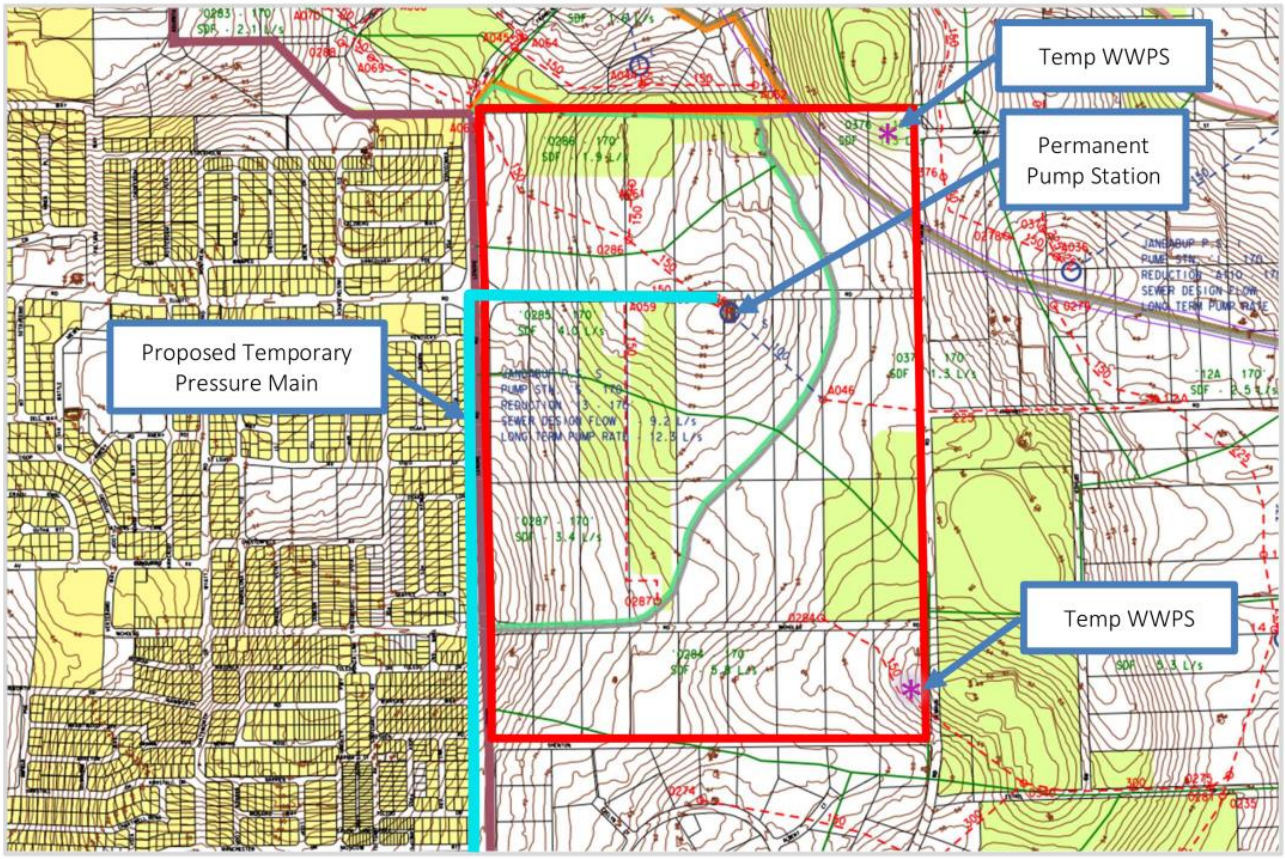


Figure 5 - Conceptual Long Term Wastewater Scheme Planning - Overview (Water Corporation, 2020)

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.

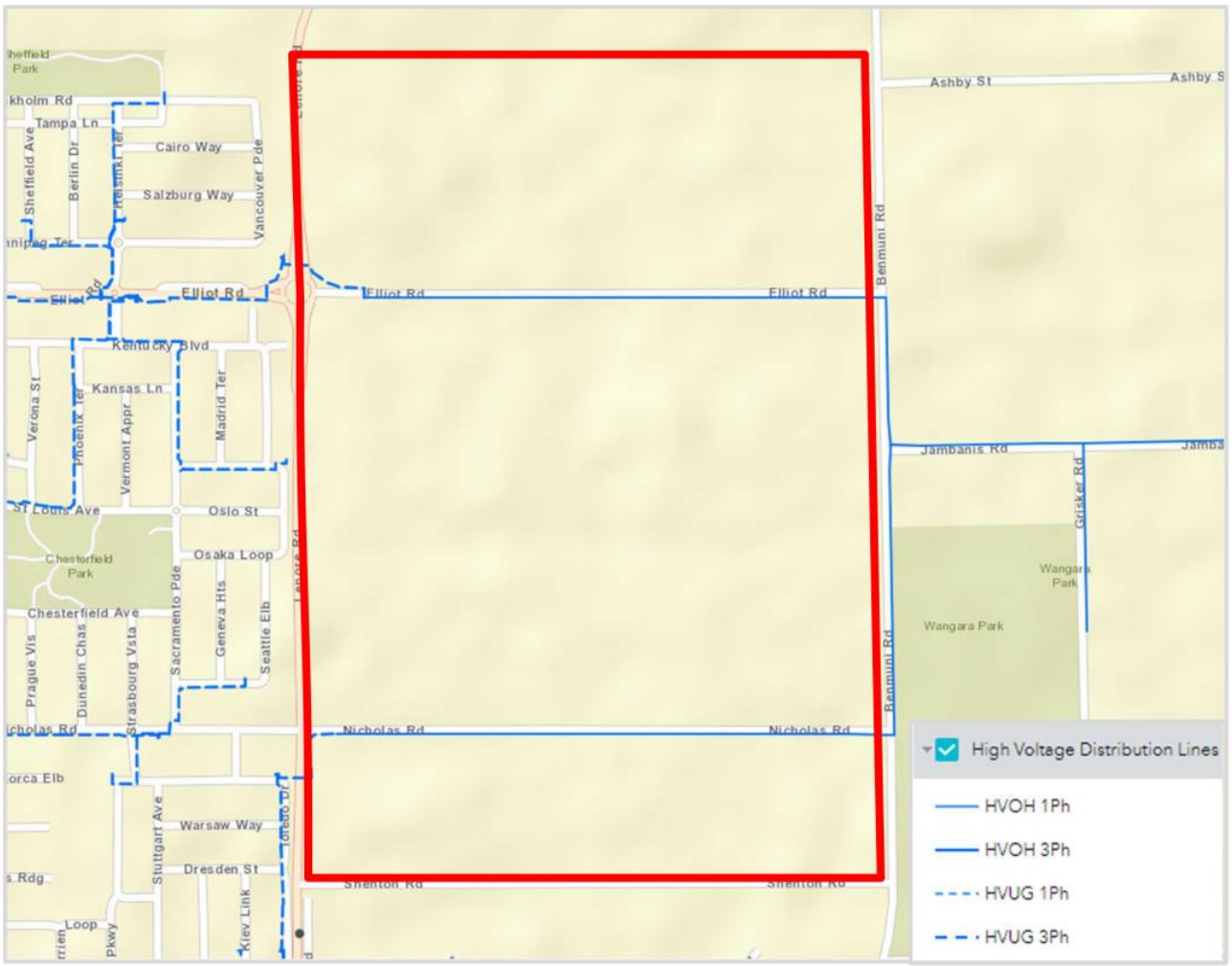


Figure 7 – Existing Power Network (Western Power, 2024)

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.

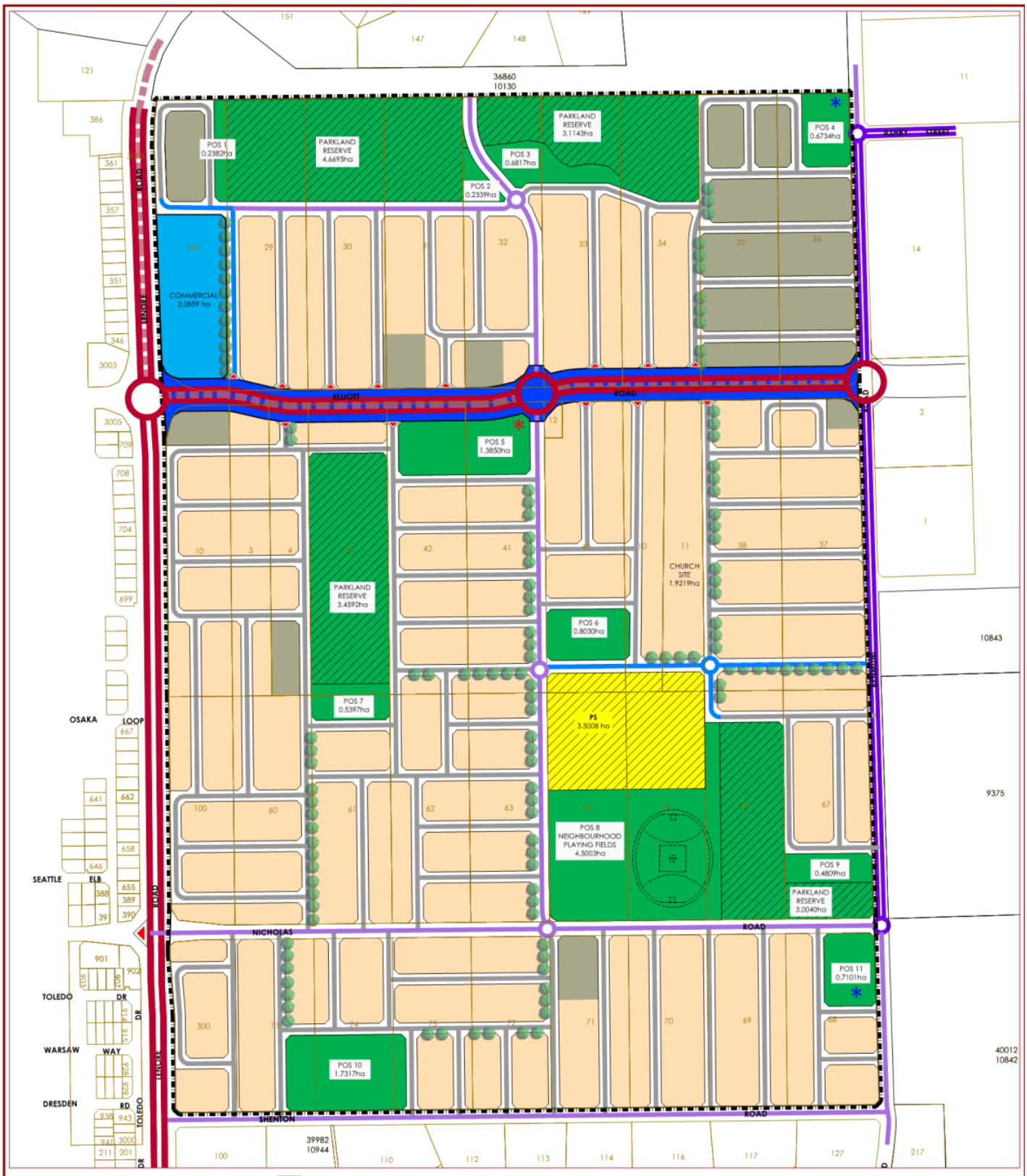
The drainage concept is likely to be straight forward, as there is permeable soil and good clearance to groundwater.

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
CITY OF WANNEROO

BURGESS DESIGN GROUP
TOWN PLANNING + URBAN DESIGN
PO Box 8779, Perth Business Centre 6849
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P (08) 9328 6411
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Plan No: SAT PR3 03-07-01 Client: SAT
Date: 18.03.25 Planner: JB

Assets

Infrastructure Capital Works

4.5 Tender No. 25096 Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and State Emergency Services Station

File Ref: 45458 – 25/293618
Responsible Officer: Director Assets
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider Tender No. 25096 for the Provision of Consultancy Services for Wanneroo Emergency Services Precinct and Two Rocks Bushfire Brigade and Emergency Services Station.

Background

Wanneroo Emergency Services Precinct

The City supports four Volunteer Bush Fire Brigades (**BFB**):

- Wanneroo Central Volunteer Bush Fire Brigade (**Wanneroo Central BFB**).
- North Coastal Volunteer Bush Fire Brigade previously named Wanneroo Support (**North Coastal BFB**).
- Quinns Rocks Volunteer Bush Fire Brigade (**Quinns Rocks BFB**).
- Two Rocks Volunteer Bush Fire Brigade (**Two Rocks BFB**).

Wanneroo Central BFB currently operates from the City of Wanneroo Operations Centre, Building 1, 1204 Wanneroo Road, Ashby (**Ashby Depot**). This facility is now too small, has operational challenges and geographically unsuitable to serve as an Incident Control Centre (**ICC**).

North Coastal BFB was initially co-located with the Wanneroo Central BFB at the Ashby Depot until 2016. The expansion of both brigades outgrew the facilities at the Ashby Depot. This forced the relocation of North Coastal BFB to Quinns Rocks Fire Station, which was only designed to accommodate Quinns Rocks BFB and serve as a Level 2 ICC. A recent evaluation confirmed the station is now increasingly unsuitable for its operational needs.

To address the deficiencies, Administration collaborated with Department of Fire and Emergency Services (**DFES**) to develop a concept design for Wanneroo Emergency Services Precinct (**WESP**). This new concept design aims to support the expanding brigades and Level 3 ICC operation. Despite land acquisition challenges, the concept design process was successfully initiated in 2023 and completed in 2024 in collaboration with representatives from Wanneroo Central BFB, North Coastal BFB and Quinns Rocks BFB. The estimated construction cost for this concept design was in the order of $30m. This prompted a reassessment of the facility's scope, leading to a new concept design approach that aligns with the constraints of the available funding. Administration collaborated with key departments and

proposed a portion of Lot 9003 Peak Road, Neerabup which is owned in freehold by the City for construction of WESP.

During the 2025 State and Federal elections, funding commitments of $15m and $2.5m were received from the state and Federal Labor Governments for the construction of WESP.

Two Rocks Bushfire Brigade and Emergency Services Station (Two Rocks BBESS)

The current Two Rocks Volunteer Fire Station is a shared facility for both Two Rocks BFB and the State Emergency Service (**SES**). Two Rocks BFB and SES have a combined volunteer force of over 50 members. The limitations of the station have forced a recruitment cap. As such, the existing facilities are no longer capable of meeting the dynamic operational and logistical demands of the brigades. Therefore, there is a need for an upgrade of the facility significantly to support Two Rocks BFB, SES and Level 2 ICC operation from the station.

In a collaborative effort, the City, in partnership with key stakeholders from both the Two Rocks BFB and the SES, has successfully developed a comprehensive concept design for the new station. This concept design, which incorporates extensive input from brigades' representatives, serves as the foundational blueprint for all subsequent detailed design, planning, development and construction of the new station. The overriding objective of the new Two Rocks BBESS is to provide the local emergency service departments with a resilient and modern infrastructure to respond to future events safely, effectively and efficiently.

Confidential **Attachment 1** provides details from a confidential report considered by Council at its Ordinary Council Meeting on 25 March 2025.

Detail

Tender No. 25096 for the Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station was advertised on 26 July 2025 and closed on 29 August 2025.

Four addenda were issued regarding non-mandatory site meeting, project budget query, extension of time and editable price schedule with additional extension of time respectfully.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Consultancy Services
Contract Type	Lump Sum
Contract Duration	32 months plus 12 months defects liability period
Commencement Date	November 2025
Expiry Date	July 2029
Extension Permitted	Nil
Rise and Fall	N/A

Tender submissions were received from the following companies:

Tenderer's Legal Name	Trading Name	Abbreviation
The Trustee for THE BDG TRUST	Bollig Design Group Pty Ltd ATF the BDG Trust	Bollig
Lee Syminton Architect	Lee Syminton Architect	Lee
Plus Architecture Western Australia Pty Ltd	Plus Architecture Western Australia Pty Ltd	Plus

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	**Sustainable Procurement:** a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 2.5% d) Disability Access & Inclusion 2.5%	20 %
2	*WHS demonstrated working documents	20 %
3	*Demonstrated Experience	25 %
4	*Methodology, Resources and Capacity	35 %

All tenderers must meet the City's minimum requirements (as determined by the City) for each of the qualitative criteria detailed above (*) to be considered for further evaluation.

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

Upon review by the City's Contract Officer, all three tender submissions received were determined to be conforming.

Evaluation Criteria 1 – 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 which 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
Plus	1
Bollig	2
Lee	2

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
- Requirements for new employees arising from the award of this contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Bollig	1
Lee	2
Plus	2

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 – 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.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Plus	1
Bollig	2
Lee	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: In pursuit of strategic objective goal 4, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Tenderer	Ranking
Plus	1
Bollig	2
Lee	3

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
Bollig	1
Plus	2
Lee	3

Evaluation Criteria 2 – Tenderers' Work Health and Safety (WHS) 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 WHS Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
Plus	1
Bollig	2
Lee	3

Evaluation Criteria 3 - Tenderer's Relevant Experience with Achievement of Meeting Client Expectations (25%)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations during planning design and construction as presented in their tender submission were assessed to evaluate their capability for this 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
Bollig	1
Plus	2
Lee	3

Evaluation Criteria 4 - Tenderer's Methodology, Resources and Capacity to Meet the Requirements of the Contract 35%)

The tenderer's methodology, resources and capacity 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 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
Bollig	1
Plus	2
Lee	3

Overall Qualitative Weighted Assessment and Ranking

The tenderers' submissions were evaluated in accordance with the selection criteria and were assessed against sustainable procurement, WHS management system, experience, methodology, resource and capacity to undertake the works.

The overall qualitative weighted assessment resulted in the following tender ranking:

Tenderer	Ranking
Bollig	1
Plus	2
*Lee	3

*Lee did not satisfy at least one of the mandatory qualitative criteria and as such did not proceed to the lump sum pricing or value for money assessment.

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
Bollig	1
Plus	2

Overall Value for Money Assessment

Please refer to the Confidential Memo (**Attachment 1**) for further detail relating to the tenderers lump sum pricing, value for money assessment and further information supporting the recommendation.

Overall Assessment and Comment

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Bollig assessed to provide the best value for money outcome for Tender No. 25096.

Consultation

In adherence to the City's project management framework, relevant stakeholder consultation was thoroughly conducted during initiation and concept design phase of the projects. This extensive engagement process included key internal departments as well as external parties, ensuring a broad and inclusive range of perspectives were considered.

Administration will continue to consult with relevant stakeholders during design development phase including key stakeholders (Brigades and State Emergency Service representatives), internal departments and external parties as required.

Following the contract award and throughout the design phase, the Administration will provide regular progress updates on key project milestones. This information will be disseminated through various platforms, including City's official webpage and other media outlets, in accordance with the City's established communication protocols.

Comment

The tender submission from Bollig achieved the highest ranking and it satisfies the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

Administration recognises the obligation of Federal and State funding for the construction of WESP. As such, necessary governance, monitoring and reporting provision will be in place to ensure the Federal and State funding requirements are met.

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

4.2 - 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.

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	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	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	2.3 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	9.4 Project Management	Medium
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

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 Bollig Design Group Pty Ltd ATF the BDG Trust has been assessed with the financial capacity to meet the requirements of the contract.

Performance Risk
Bollig has successfully completed several local government projects across Western Australia including Southern Districts Bush Fire Brigade for City of Mandurah, Belmont Hub for City of Belmont and Halesworth Sporting Facility for City of Wanneroo.

Independent reference checks have also indicated that the recommended tenderer has the capacity and experience to undertake a contract of this nature.

Policy Implications

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

Financial (Budget) Implications

The table below summarises the funding structure for this contract.

PR-4378 - PMO22032 Wanneroo Emergency Services Precinct and PR-4381 - PMO22041 Caraway Park Two Rocks Upgrade Bushfire Brigade Station		
Description	**Expenditure**	**Budget**
Budget:		
Capital Works Budget for 2025/26 (PR-4381)		$1,600,448.00
Capital Works Budget for 2025/26 (PR-4378)		$1,601,067.00
Expenditure:		
Expenditure incurred to date (2025/2026)	$17,800.98	
Commitment to date	$838.00	
Project expenditure including tenderer's lump sum price, other design fees, project management and contingency.	$1,906,921.95	
Total	**$1,925,560.93**	**$3,201,515.00**

Any potential project surplus for the current financial year will be identified and reviewed as part of the mid-year budget review.

Subject to Council's further decisions, the WESP will receive $17.5m election commitment funding from Federal and State Governments and Administration intends to keep the construction cost within the available budget subject to market demand.

The construction cost of Two Rocks BBESS is deemed to be equivalent to the construction cost of WESP. However, the construction of Two Rocks BBESS is subject to upcoming funding opportunities.

The funding requirements identified for the projects above have been included in the City's draft Long Term Financial Plan.

Voting Requirements

Simple Majority

Recommendation

That Council: -

1. **ACCEPTS the tender submitted by Bollig Design Group Pty Ltd ATF the BDG Trust for Tender No. 25096, for the Provision of Consultancy Services for Wanneroo Emergency Services Precinct and Two Rocks Bushfire Brigade and Emergency Services Station for the fixed lump sum price as defined within Confidential Memo (Attachment 1) in accordance with the terms and conditions specified in the Request For Tender documents; and**

2. **AUTHORISES Administration to release the information contained in the Confidential Memorandum No 2 (Attachment 2) via the City's website after a formal letter of Tender Award is issued to the successful tenderer (as per item 1 above).**

These attachments are confidential and distributed under separate cover to all Council Members.
RFT 25096 - Attachment 1 - Confidential Memo No 1 - Council Report - Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station
RFT 25096 - Attachment 2 - Confidential Memorandum No 2 - Council Report - Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station

Attachments:

1.	*RFT 25096 - Attachment 1 - Confidential Memo No 1 - Council Report - Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station*	*Confidential*
2.	*RFT 25096 - Attachment 2 - Confidential Memorandum No 2 - Council Report - Provision of Consultancy Services for Wanneroo Emergency Services Precinct & Two Rocks Bushfire Brigade and Emergency Services Station*	*Confidential*

4.6 Tender No. 25118 Construction of Sports Amenities Building Abbeville Park Mindarie

File Ref: 41352V002 – 25/352106
Responsible Officer: Director Assets
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider Request for Tender No. 25118 for the Construction of Sports Amenities Building Abbeville Park, Mindarie.

Background

The City as part of its 2025/2026 Capital Works Program, is progressing the Construction of Sports Amenities Building Abbeville Park, Mindarie. The scope of works to be undertaken will include:

- Stage 1 – Construction of Changerooms, Referees Room, First Aid Room, Storeroom.
- Stage 2 – Construction of Multipurpose Room, Char Storage, Extension to Kitchen, Male and Female Toilets, Internal and External UAT.

Detail

Tender No. 25118 for Construction of Sports Amenities Building Abbeville Park, Mindarie was advertised on 16 August 2025 and closed 9 September 2025. Five addenda were issued to provide additional information, including an extension of time.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Works Contract
Contract Type	Lump Sum
Contract Duration	35 weeks construction followed by 12 months DLP
Commencement Date	Jan 2026
Expiry Date	DLP End Date of September 2027
Extension Permitted	No
Rise and Fall	No

Tender submissions were received from:

Legal Name	Trading Name	Abbreviation
A.E. Hoskins Building Services Pty. Ltd.	A.E. Hoskins Building Services PL	Hoskins
Buildon Construction Pty Ltd	Buildon Construction Pty Ltd	BC
Element Construction WAP Pty Ltd	Element Construction Pty Ltd	Element
Hickey Construction Pty Ltd	Hickey Construction Pty Ltd	Hickey
LKS Construction (WA) Pty Ltd	LKS Construction (WA) Pty Ltd	LKS
MCL Contracts	MCL Contracts Pty Ltd	MCL
Orixon Pty Ltd	Orixon Pty Ltd	Orixon
Schlager Group Pty Ltd	Schlager Group Pty Ltd	Schlager
Swan Group WA Pty Ltd	Swan Group WA Pty Ltd	Swan

The submission from MCL Contracts was considered non-conforming and did not proceed for further evaluation.

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 and Evaluation Plan (**PEP**). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 5% d) Access and Inclusion 5%	25%
2	*Work Health & Safety (WHS)	20%
3	*Methodology	30%
4	*Organisation Experience	25%

All Tenderers must meet the City's minimum requirements for each of the qualitative criteria detailed above (*) to be considered for further evaluation.

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

Evaluation Criteria 1 – Overall Sustainable (Corporate Social Responsibility) 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 tender documentation.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Swan	1
Hickey	2
Schlager	3
Hoskins	4
Buildon	5
LKS	6
Element	7
Orixon	8

Sub Criteria a) – Environmental Considerations (5%)

An assessment was made to determine the ranking based on the responses provided, detailing the following information:

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
LKS	1
Schlager	1
Swan	3
Hickey	3
Hoskins	3
Orixon	3
Buildon	7
Element	8

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 tender offices and workshops;
- Residential municipality of staff and subcontractors; and
- Requirement for new employees arising from the award of the contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Swan	1
Hickey	1
Buildon	3
Schlager	3
Hoskins	3
LKS	6
Element	6
Orixon	8

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 – 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.

Tenderers provided information specifying differing levels of actions in relation to indigenous reconciliation action with assessment resulting in the following ranking:

Tenderer	Ranking
Element	1
Schlager	1
Swan	3
Hoskins	3
Buildon	5
LKS	5
Hickey	5
Orixon	5

Sub Criteria d) – Disability Access & Inclusion (AIP) (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 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
Swan	1
LKS	1
Hoskins	1
Buildon	4
Hickey	4
Element	4
Schlager	4
Orixon	4

Evaluation Criteria 2 – Tenderer's Work Health and Safety Management Systems (20%)

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

All tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
Swan	1
Orixon	2
Hoskins	3
Hickey	4
Element	5
LKS	6
Buildon	7
Schlager	8

Evaluation Criteria 3 – Methodology, Resources & Capacity (30%)

The tenderers proposed methodology, schedule and risk management decisions required to manage the contract presented in their submission were assessed to evaluate their understanding of the scope. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Buildon	1
LKS	2
Schlager	3
Swan	4
Element	4
Hoskins	6
Hickey	6
Orixon	8

Evaluation Criteria 4 – Organisation & Key Personnel Experience (25%)

The tenderers past organisational and key personnel experience with similar projects as presented in their submission was assessed to ascertain their ability to successfully undertake the works. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Buildon	1
Swan	1
Hickey	3
LKS	4
Schlager	4
Hoskins	4
Element	7
Orixon	8

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, and safety management systems to undertake the works.

The overall qualitative weighted assessment resulted in the following ranking:

Tenderer	Ranking
Swan	1
Buildon	2
Hickey	3
Hoskins	4
LKS	5
Schlager	6
Element	7
Orixon	8

Pricing for the Works Offered

An assessment was made to determine the ranking based on the fixed lump sum pricing provided with the tender documentation.

Based on the lump sum pricing information provided, tenderers are ranked as follows:

Tenderer	Ranking
Orixon	1
Hickey	2
Schlager	3
AE Hoskins	4
Swan	5
Element	6
LKS	7
Buildon	8

Overall Value for Money Assessment

The submission from Orixon satisfied the overall Value for Money (**VFM**) assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

Tenderer	Ranking
Orixon	1
Hickey	2
Swan	3
Schlager	4
Hoskins	5
LKS	6
Buildon	7
Element	8

Consultation

Community engagement was undertaken from 10 to 28 June 2024. An information letter including concept design was sent to 1253 residents/homeowners. At the close of the consultation period, the City received four responses from the community. As no negative feedback was received the City has progressed with the project.

Comment

The Confidential Memorandum 2 (**Attachment 2**) provides further detail relating to the tenderers' lump sum pricing, VFM assessment, and further information supporting the recommendation.

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.

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	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.2 Procurement	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	2.3 Contract Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

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

Financial Implications

Financial Risk

A financial risk assessment was recently undertaken by Equifax Australasia Credit Ratings Pty Ltd as and the outcome of this independent assessment advised that Orixon has been assessed with the financial capacity to meet the requirements of the contract.

Performance Risk

Attachment 2 provides detail relating to the recommended Tenderer's performance.

Description	Expenditure ($)	Budget ($)
Budget:		
Capital Works Budget for 2025/26 (PR-4300)		471,424
Listed Capital Works Budget for 2026/27 (PR-4300)		2,615,734
Expenditure:		
Expenditure incurred to date (2025/2026)	21,673	
Commitments	18,740	
Construction Costs including Tenderers Price, Project Management and Contingency	3,046,745	
Total	**3,087,158**	**3,087,158**

Acceptance of Tender No. 25118 Construction of Sports Amenities Building Abbeville Park Mindarie 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.

If a budget adjustment is required to the 2025/26 FY, this will be funded through the City's Asset Replacement and Enhancement Reserve.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS the tender submitted by Orixon Pty Ltd. for Tender No. 25118 Construction of Sports Amenities Building Abbeville Park Mindarie for the fixed lump sum price as identified with Confidential Memorandum 2 (Attachment 2) subject to completion of contract condition negotiations and in accordance with the terms and conditions specified in the tender;**

2. **AUTHORISES Administration to release the information contained in the Confidential Memorandum 3 (Attachment 3) via the City's website after a formal letter of Tender Award is issued to the successful tenderer (as per item 1 above); and**

3. **LISTS funds totalling $2,615,734 for allocation in the Financial Year 2026/2027 budget to fully undertake the scope of works included in Tender No. 25118.**

These attachments are confidential and distributed under separate cover to all Council Members.
Tender No. 25118 Confidential Memorandum 1 - Construction of Sports Amenities Building Abbeville Park Mindarie
Tender No. 25118 Confidential Memorandum 2 - Construction of Sports Amenities Building Abbeville Park Mindarie
Tender No. 25118 Confidential Memorandum 3 - Construction of Sports Amenities Building Abbeville Park Mindarie

Attachments:

1.	*Tender No. 25118 Confidential Memorandum 1 - Construction of Sports Amenities Building Abbeville Park Mindarie*	*Confidential*
2.	*Tender No. 25118 Confidential Memorandum 2 - Construction of Sports Amenities Building Abbeville Park Mindarie*	*Confidential*
3.	*Tender No. 25118 Confidential Memorandum 3 - Construction of Sports Amenities Building Abbeville Park Mindarie*	*Confidential*

4.7 Tender No. 25200 Services Upgrades Brazier Road Yanchep

File Ref: 43976 – 25/391580
Responsible Officer: Director Assets
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

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.

The project is also being coordinated to be undertaken ahead of the delivery of Brazier Road, Yanchep, New Pathway and Traffic Treatments.

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	November 2025
Expiry Date	April 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 1)** 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.

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.

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	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	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		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 3) 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.**

These attachments are confidential and distributed under separate cover to all Council Members.
Attachment 2 - 25200 Confidential Memo 1
Attachment 3 - 25200 Confidential Memo 2

Attachments:

1⇩.	*Attachment 1 - Brazier Rd Services Upgrade Location*	*25/420896*
2.	*Attachment 2 - 25200 Confidential Memo 1*	*Confidential*
3.	*Attachment 3 - 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.

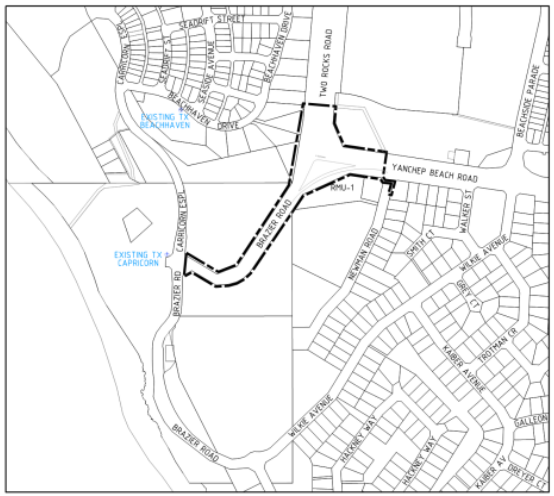
WESTERN POWER SCOPE OF WORKS

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.

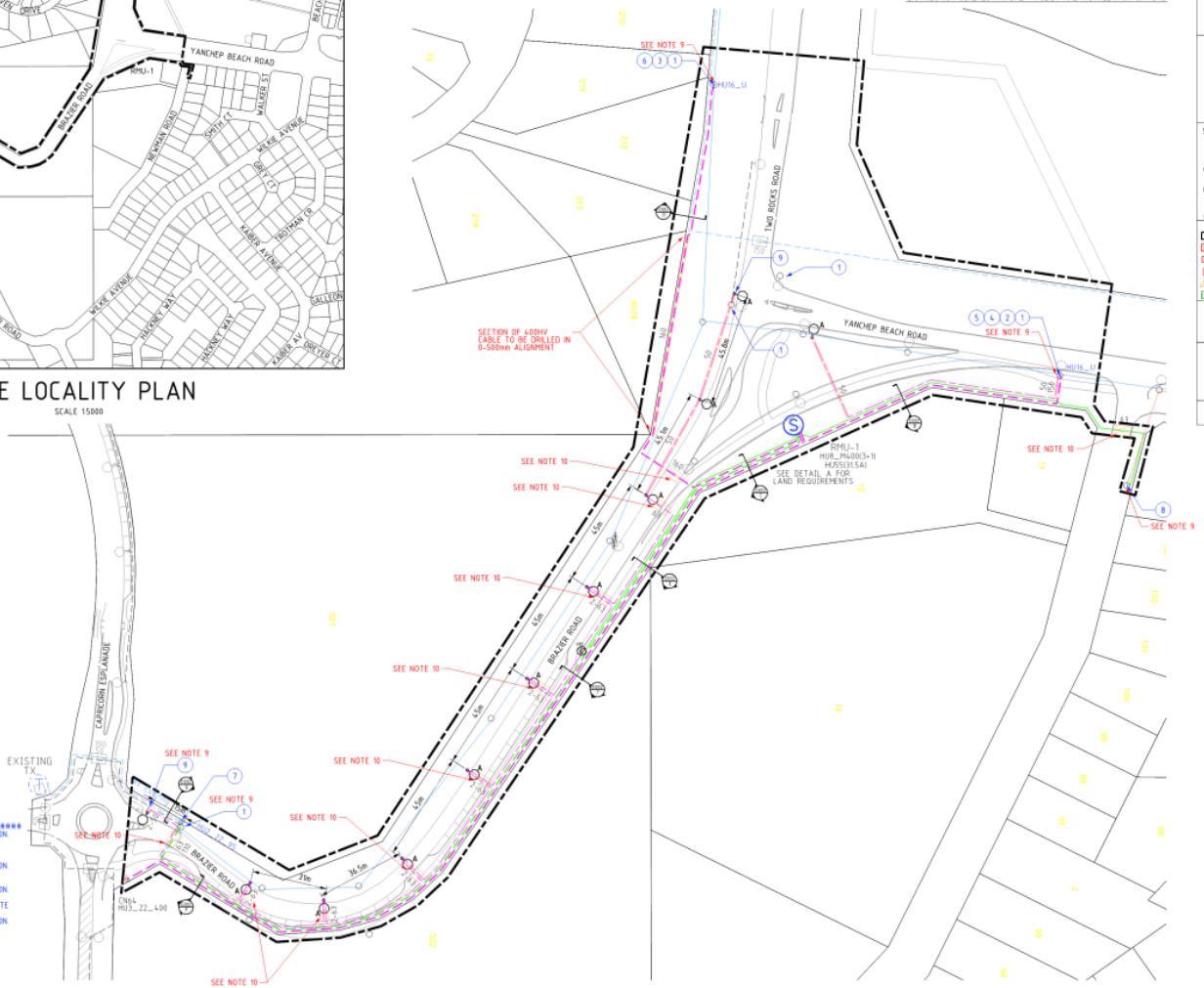
Dimensions and scales to be checked prior to measuring cable lengths. (Scale bar only valid for sections of drawing that are as per specified scale)

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



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
JDSi PROJECT No.: JDS242368.01	DRAWING No.: E001		REVISION: -

Community & Place

Cultural Development

4.8 Library Fees

File Ref: 5918V04 – 25/310310
Responsible Officer: Director Community & Place
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the approval to write off outstanding library Administration, Damaged and Lost Item fees accrued and remaining on the Library Management System since 29 June 2000.

Background

At the Audit & Risk Committee Meeting of 21 July 2025 (Item 4.1), the Audit & Risk Committee unanimously recommended that Council approves the following:

1. *Write off all outstanding library administration fees since 2012 to the value of $157,782;*
2. *Write off all outstanding lost and damaged item fees reflected in the Library Management Systems since 29 June 2000 to the value of $584,402; and*
3. *Retrospective APPROVAL of $78 in library fees waived since 2021/22.*

Prior to 30 June 2025, key components of the Conditions of a library membership stated:

- Membership may be suspended if you have overdue items and outstanding charges; and
- The City of Wanneroo Libraries also abide by the *Library Board of Western Australia Act 1951* and the *Library Board (Registered Public Libraries) Regulations 1985*.

The *Library Board of Western Australia Act 1951* and Regulations states that libraries may apply fees relative to the non-return of an item past a designated loan period and/or for lost and damaged books.

The City of Wanneroo Library Services like many Local Government Authorities has applied fees to customers who have had late return/s, loss or damage of items (books, DvDs, and other formats) for more than 20 years. The fees have specifically been referred to as ‘Administration’, ‘Damaged Item’, and ‘Lost Item’ fees. Administration Fees were applied at $15, Damaged Items and Lost Item Fees were varied, traditionally applied based on the replacement value of the missing or damaged item. Fees have accrued over this time, including a transition of outstanding charges from the previous Library Management System (accrued prior to 2007) onto the new Library Management System, Spydus in 2007 up until now.

On occasion in accordance with the Delegation Register relating to Delegation Number 1.1.23 Waiver, Grant of Concession or Write Off of Monies Owing, some fees applied to customers were waived on grounds of hardship.

On three occasions, fees to the value of $78 in total were incorrectly waived, failing to follow due process aligned to delegated authority.

During this period up until 30 June 2025, a total amount of $522,520 was paid by customers in relation to money owed for Administration Fees, Lost or Damaged Item Fees.

The report is seeking:

a) Approval to write off all outstanding Administration Fees since 1 January 2012;
b) Approval to write off all outstanding Lost and Damaged Item Fees reflected in the Library Management Systems since 29 June 2000; and
c) Retrospective approval of the $78 of fees waived since 2021/22, due to non-compliance with the Delegated Authority Register, Delegation Number 1.1.23.

Detail

History of Library Fees

Historically, items deemed to be lost, damaged or returned 21 or more days overdue would generate a replacement charge relative to the cost of the item. At the same time, a $15 Administration Fee was applied which was introduced in 2012. In case of lost/overdue items being returned, the replacement charge of the item/s would be removed from the customer's account, however the Administration Fee was still applied.

Since 2020, there have been positive changes applied, to minimise the extent to which Administration Fees and Lost Item Fees have been applied:

Auto-renewal

In 2020, an auto-renewal function was applied enabling members to have their borrowed items auto-renewed on five consecutive occasions, potentially resulting in a 3-week loan, becoming an eighteen-week loan period. This introduction resulted in a significant reduction in the application of Administration Fees, with library members afforded greater opportunity to return over the extended period.

During the four-year period from 2016 to 2019 inclusive, Administration Fees charged totalled $145,602. In contrast, following the introduction of the auto-renewal function, for the four-year period from 2020 to 2023 inclusive, Administration Fees charged totalled $50,340.

Change in Depreciation and Impact

Following the State Library WA's decision to transfer ownership of the State Library WA stock to the City in 2021, the City's Finance Service Unit reviewed practices of other Local Government Authorities, presenting a case to assign new stock items a $0 value at the end of each financial year rather than depreciate it on a reducing balance basis. This was based on the reasoning that stock item usage and turnover is highest during the initial year of ownership. Hence, since the 2022/23 financial year, stock items are 100% depreciated within the Library Management System (Spydus) after 12-months. Customers are not charged for items of stock older than 12 months that are damaged or lost.

Accrued Fees and Proposed Write Off

The table below illustrates the outstanding accrued charges as reflected in the Library Management System since 1 July 2007 to 30 June 2025, noting these include some fees accrued prior to this date which were carried forward from the old Library Management System into the new system, Spydus, on its introduction in 2007:

Administration Fees	$157,782
Lost and Damaged Item Fees	$584,402
Total:	$742,184

It should be noted that with the application of items being depreciated to $0 value after 12 months and reviewing the charges applied over the previous financial year, the total value of lost and damaged item fees for 2024-25 was less than $10,000.

Since the transition to Spydus as the current Library Management System, there has been no process to undertake periodic write offs. The outstanding fees have remained on the system with no process of debt collection applied.

In consultation with other Local Government Authorities, in recent years some have introduced periodic write offs for every five or seven years, so it is good practice to now write off these outstanding fees. Most Local Governments Authorities do not have debt collection relative to library fees.

The City's previous Library Services Policy that was repealed in 2019 referenced that if the value of unreturned and damaged items exceeded $150, legal action may be instigated for recovery. This was never enacted whilst the policy was in place.

In a further review across Local Governments Authorities, it has been identified that the Town of Cambridge and the City of Stirling wrote off $77,000 and $81,000 worth of library fines respectively, in 2022.

Rationale for Removal of Library Fees in 2025/26

In reviewing outstanding charges yet to be paid on the Library Management System prior to June 2025, 13,521 customers with charges applied to their accounts before this date have not used their card to borrow again. This is a significant cohort in view of the City's overall library membership of approximately 85,000 people, 48,000 of whom have actively used our services within the past two years.

In reviewing these customers with charges applied to their accounts, the below presents a breakdown of the number of customers against prescribed fee ranges:

Fee Range ($)	**Customers (No.)**
$0 – 50	9,607
$51 – 100	2,236
$101 - 150	846
$151 +	832

Based on the above table 71% of customers have charges applied to their accounts to a value of less than $50, in contrast to 12% of customers that have charges totalling more than $100. With respect to the overall accumulated fees, the average cost per customer equates to approximately $55.

In considering this disengagement of customers with outstanding charges, the depreciation of items to $0 value after 12-months, and significant reduction of Administration Fee charges since the auto-renewal introduction, the value of continuing fees is disputed.

Since Council approval of the 2025/26 Fees and Charges Schedule, the City has begun trialling the removal of Administration, Lost Item, and Damaged Item Fees in line with contemporary library practices. The intent is to break down the barriers of customers choosing not to access our libraries due to largely minor indiscretions of overdue, damaged or lost items, noting that the impact of fees disproportionately affects the most disadvantaged community members.

Consultation

Guidance from the City's Governance and Legal teams, as well as the Audit and Risk Committee was sought in developing the recommendations for this report.

Advice was sought from the City's Finance team with respect to debt collection policies, processes and associated costs, as well as appropriate terminology within the recommendations which support a write off vs fee waiver process. There is currently no minimum amount referenced with respect to debt recovery, that is largely related to the collection of rates and service charges.

The Minister's Office was also consulted and has confirmed that it is the Local Government Authorities responsibility to make decisions with respect to fees and any write offs, with no need for escalation to the Minister's Office.

Feedback was sought from other Local Government Authorities in respect to library service fee structures and their handling of outstanding debts. Cities of Swan and Cockburn both indicated that the annual loss of unreturned or damaged books was negligible in the context of 100,000+ items of stock. City of Cockburn emphasised that the transition to no fees has been positive in terms of customer interactions and front-desk morale in general, having a positive impact on the customer return rates and general satisfaction of service in respect to borrowing books.

Comment

Based on the background and issues raised, this report is seeking to write off outstanding Administration, Lost Item, and Damaged Item Fees reflected in the Library Management System since 29 June 2000 to the total value of $740,787 (refer **Attachment 1**). It is worth noting that during the same period $522,520 in Administration Fees and Lost or Damaged Item Fees has been paid by customers.

In addition, the report acknowledges administrative oversight and non-compliance due to the incorrect application of fee waivers on three occasions to the total value of $78 (refer **Attachment 2**)**.** These occasions when fines were incorrectly waived have been due to administration error of not progressing to Director level.

There is a small percentage of customers with accrued fees of more than $150.The significant costs of a debt recovery process mitigates the value of pursuing these debts.

The abolition of library fees in 2025/26 is an opportunity for City libraries to maximise use and re-engage marginalised community members. Members with accrued fees when returning to borrow will not be charged as a result.

With customers unable to borrow items until overdue items are returned, the removal of the Administration Fees is likely to be a positive step towards ensuring overdue items are returned. Customers are likely to be less deterred, knowing that there are no fee consequences when returning their items.

The current library management system has mechanisms that will be applied to monitor the prospect of any outlier customers consistently not returning items by claiming they are lost. Temporary bans can be considered and applied to such customers. Further, should the City receive notification that a library member has passed away, the library management system is updated and the membership is expired, ensuring no further communication. These mechanisms will enable the associated number of items not returned to be assessed over this initial 2025/26 pilot period of no fees, and associated processes and conditions reviewed.

The Australian Library and Information Association (**ALIA**) in support of the removal of fees in public libraries indicated that this is in line with a global movement to make libraries more accessible. They advocate that the collection of such fees is resource intensive and are a distraction from the core work of public libraries: Lending items, encouraging reading, and facilitating free access to information.

Removing library fees promotes inclusivity and encourages broader library use. It will increase usage amongst the community and improve patron relations, given the negative impact of fee discussions.

Free access to library resources for leisure reading and learning purposes remains essential for our communities, especially in today's challenging economic environment.

Statutory Compliance

Section 6.12 of the *Local Government Act 1995* empowers local governments to grant discounts, waive, or write off debts.

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	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		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

This report has reference to the Fee Waivers, Concessions and Debt Write-Off Policy, with specific reference to the Delegated Authority Register, Delegation Number 1.1.23. Governance have advised that no changes to the Fee Waivers, Concessions and Debt Write-Off Policy or the Delegated Authority Register are required as a result of the recommendations contained within this report.

Financial Implications

Accrued Administration Fees since 1 January 2012 to the value of $157,782 is proposed to be written off.

Accrued Lost and Damaged Item Fees reflected on the Library Management System since 29 June 2000 to the value of $584,402 is proposed to be written off noting that the change in depreciation application to library stock items in recent years diminishes this figure to a much smaller amount.

In consultation with the City's Rates team, the approximate cost per head to engage an external debt recovery agent to progress a letter of demand on the City's behalf is $100 per occasion. If ineffectual, the associated cost to then proceed with a General Procedure Claim through the Magistrates Court is approximately $600.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES by simple majority the following, as recommended by the Audit and Risk Committee;

1. **Write off of all outstanding library Administration Fees reflected in Library Management Systems since 1 January 2012 to the value of $157,782;**

2. **Write off of all outstanding Lost and Damaged Item Fees reflected in Library Management Systems since 29 June 2000 to the value of $584,402; and**

3. **Retrospective waiver of $78 in library fees since 2021/22 as outlined in Attachment 2.**

NOTE – Due to its size, attachment 1 has been provided in a separate attachments document (Excluded) published on the City's Website in the same section as the Agenda.

Attachments:

1⇨.	*Attachment 1 - Library Fees Proposed for Write-Off*	*25/252646*	*Excluded*
2⇩.	*Attachment 2 - Incorrectly Waived Fees*	*25/252792*	

Attachment 2 - Incorrectly Waived Library Fees

Date	Item	Membership No.	Amount
20/12/2018	Administration Fee	CL110W343963XD	$15.00
23/09/2021	Administration Fees & Charges	CL110W35614XD	$48.00
24/03/2024	Administration Fee	CL110W274506XD	$15.00
			$78.00

Community Safety & Emergency Management

4.9 Dogs on Lead in Nature Reserves and Response to PT01-07/25 Scenic Park

File Ref:	2019V02 – 25/238961
Responsible Officer:	Director Community & Place
Attachments:	4
Previous Items:	CB04-09/14 - Dog Exercise Areas And Places Where Dogs Are Prohibited - Ordinary Council - 16 Sep 2014 7:00pm CR01-03/24 - Motion on Notice - Mayor Linda Aitken - Ordinary Council - 19 Mar 2024 6:00pm CP06-12/24 - Dogs on Leads in Nature Reserves - Ordinary Council - 10 Dec 2024 6:00pm CP01-04/25 - Dogs on lead in Nature Reserves - Ordinary Council - 22 Apr 2025 6:00pm 3.1 - Dogs on lead in Nature Reserves - Concept Forum - 01 Jul 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider revoking off lead dog exercise provisions in 20 nature reserves and parks and require dogs to be exercised on lead at all times in these areas.

Background

At the Ordinary Council Meeting (**OCM**) on 19 March 2024 a Motion on Notice was raised requesting an investigation into 'Dogs on lead only within the City's Nature Reserves' where it was resolved;

"That Council:-

1. *REQUESTS Administration undertake city wide community consultation as a matter of priority on proposed changes to dog exercise provisions, restricting dogs to be on lead only at all times in 28 specified nature reserves and parks.*

2. *REQUESTS Administration provide a report to Council forum for July 2024 regarding the results of the community consultation."*

In response to part 1 of Council's resolution, community consultation was undertaken which found that residents were supportive of dogs being on leads in the 28 nature reserves and parks where cats are prohibited. Of all the respondents, 52% supported the proposal, 10% neither agreed or disagreed and 38% did not support the proposal. If we look just at City of Wanneroo residents, 56% supported the proposal, 10% neither agreed or disagreed and 34% did not support the proposal. Consultation results expressed concern over Lake Gnangara as some respondents preferred this remain a dog exercise area.

Of the 28 nature reserves and parks consulted on, eight are foreshore reserves where dogs are already prohibited, therefore can be excluded from consideration. This leaves 20 nature reserves and parks for consideration for revoking the off lead dog exercise provision.

There being no opposition to this proposal, it was therefore recommended that Council formalise this arrangement and revoke off lead dog exercise provision for the 20 nature reserves and parks shown in **Attachment 1**.

These results were presented to the 10 December 2024 OCM where it was resolved;

> *"That Council:*
>
> 1. *NOTES community consultation evidenced limited support (56%) for revoking the dog exercise area status of 19 reserves shown in Attachment 2 that are currently also prescribed as Prohibited Cat Areas in Schedule 1 of the City of Wanneroo Cats Local Law 2023; and*
>
> 2. *REQUESTS a local public notice be given, in accordance with section 31(3C) of the Dog Act 1976, of the City of Wanneroo's intention to revoke the dog exercise area status of the 19 reserves shown in Attachment 2."*

There was general discussion amongst Councillors at this OCM meeting around Lake Gnangara due to the consultation results above. Consensus at the meeting was that this area should be included in the dogs on lead proposal. **Attachment 2** noted in the resolution included this reserve, but unfortunately the resolution was not updated to show 20 reserves and remained at 19.

In accordance with part 2 of Council's resolution, public notice of the dogs on lead proposal for the 20 nature reserves and parks was provided in three ways in accordance with Section 1.7 of the *Local Government Act 1995* – via social media, the City's website and via public notice in a local newspaper. At the conclusion of the comment period, no comments were received.

At the OCM on 22 April 2025 Council considered a report to revoke exercise provisions for the 20 identified nature reserves and parks after public notice had been given of the City's intent. In public question time, submissions were made from four residents speaking against the matter. When the matter was discussed, a procedural motion was raised and Council resolved as follows:

> *"That the Motion be deferred for Administration to seek further community consultation with a report to be presented to a Concept Forum for discussion. Administration to present a report to Council for consideration by July 2025."*

Following this, further consultation occurred with concerned residents as discussed in the consultation section below.

Detail

In 2014, Council determined in accordance with Section 31(3A) of the *Dog Act 1976*, that all nature reserves and parks within the City would be specified as Dog Exercise Areas, with the exception of those that were specified under s.31(2B) as dogs prohibited places (Council Report CB04-09/14 relates).

Council noted that the exercise provisions specified in accordance with Section 31(2)(a) of the *Dog Act 1976* need to be revoked in order for dogs to be required to be on lead (in accordance with Section 31(1) of *Dog Act 1976)*. This will allow the City to enforce that dogs are required to be on a lead in the 20 specified nature reserves and parks as per **Attachment 1**.

Allowing these changes to the nature reserves and parks would assist in the control of the high biodiversity natural habitat. Dogs without leads can cause a stressful environment to local wildlife when not controlled, which can lead to attacks on birds, mammals and reptiles. It is difficult to quantify the number of these occurrences using existing City systems, as dog attacks on non-domesticated animals are not the responsibility of City's Officers.

Administration is aware through working relationships with the Department for Biodiversity Conservation and Attractions (**DBCA**) that the Department is seeking the City of Wanneroo's and City of Joondalup's cooperation in controlling access by dogs in the Lake Joondalup and Yellagonga Regional Park to improve flora and fauna outcomes.

The City has also received information from wildlife carers having dogs on lead in these areas would be beneficial to local wildlife.

Consultation

Following the 19 March 2024 Motion on Notice, community consultation was undertaken. The results from the community consultation with residents were supportive of dogs being on lead in the 28 nature reserves and parks where cats are prohibited. Of all the respondents, 52% supported the proposal, 10% neither agreed or disagreed and 38% did not support the proposal. If we look just at City of Wanneroo residents, 56% supported the proposal, 10% neither agreed or disagreed and 34% did not support the proposal. At its meeting on 10 December 2024, Council resolved to formally change dog exercise provisions to require dogs to be on lead at all times in 20 nature reserves and parks, and to give local public notice, as required by the *Dog Act 1976*, of its intention specified in **Attachment 1**. There were no submissions received during this submission period.

Between 22 April 2025 and 22 May 2025 the City received feedback via CRMs from four residents. These residents were part of a group of dog walkers that frequent the nature reserves and parks located along Scenic Drive that are proposed to be dogs on lead areas. A meeting was held with a representative group of these residents at the City on 22 May 2025 to further explore the residents' concerns and provide feedback for consideration by Council.

The following is a summary of the concerns of the dog walking group raised at the meeting with the dog walking group:

- There are significant social and mental health benefits associated with dogs being exercised off lead and the interaction with owners that would not be available on lead.
- Other available off lead parks in the area do not provide the same exercise benefit as those on the lakeside of Scenic Drive, as they are not wide, open, expansive or as connected.
- They were critical of the Have Your Say survey citing they considered it poorly worded, not advertised extensively and not representative.
- There are health benefits for dogs being able to be exercised off lead that cannot be achieved on lead and dogs are less stressed.
- They advised they had not witnessed any dogs attacking wildlife and that there was fencing along the lakeside that already restricted access into sensitive environmental areas.
- They acknowledged other park users and proposed a compromise that some reserves be retained as off lead areas, specifically lots 40,41, 139 and 501 – from Ariti Ave north to Neville Drive (**Attachment 2**).
- One of the residents was prepared to donate $10,000 to provide for dog behavioural education.
- It was suggested that the City organise possible dog control events similar to the "Million Paws Walk" done by RSPCA.

Administration clarified with the group that the proposed change in exercise provision only related to 20 identified nature reserves and parks in the City, however 10 of these parks bordered Lake Joondalup in Wanneroo. Of these 10 nature reserves and parks, the dog walking group regularly used the four parks located between San Rosa Road and Neville Drive, namely Lake Joondalup Park, Rotary Park, Scenic Park and the Lake Joondalup Foreshore, as shown on **Attachment 2**.

The group uses the parks in the morning and late afternoons to meet and socialise and found significant personal mental health benefits from the activity which they would like to be able to maintain.

In discussion on alternative nature reserves and parks in the area, they advised other nature reserves and parks did not provide the same benefit as those along Scenic Dr which are large, open and well connected. As a compromise the group suggested that rather than revoke the exercise provision on all parks, the City should consider retaining a small number as off lead exercise areas that would facilitate ongoing dog walking and socialisation activities (**Attachment 2**).

In support of the above, Petition *PT01-07/25 Scenic Park* was tabled and accepted at the 22 July 2025 OCM. The petition requests:

> *"To grant an exemption to the proposed dogs on leash only proposal for Scenic Park, Wanneroo. We respectfully ask that the area from Ariti Avenue to Neville Drive remain off leash with dogs under effective control".*

The petition contains 1100 signatures, of which 173 (15.5%) reside within the City.

Additionally, Administration reviewed social media posts made between the 22 April 2025 OCM and 8 May 2025 (screen shots shown in **Attachment 4**). It was identified that there was a large amount of support for dogs on leads in all nature reserves and parks. Although the original Council Motion on Notice was initially centred around protecting wildlife, the comments on community posts talked a lot about dogs off lead and dog attacks, along with them not being under effective control. In reading through the comments, there were no other reserves or dog walking groups that appeared to be identified as being impacted.

The City also received a deputation from Tessa Reptile Service at the OCM on 10 December 2024 in support of the recommendation to revoke exercise specification for nature reserves due to the impact on native wildlife.

Comment

Further consultation has occurred in accordance with the procedural motion raised at the 22 April 2025 OCM. Administration's recommendation stands that Council continue with requiring dogs to be on lead in the 20 listed nature reserves and parks as per **Attachment 1**.

Consultation on this matter following the March 2024 Motion on Notice showed community support for the 20 nature reserves and parks to be dogs on leads.

Wildlife carers and DBCA have also shown support for these nature reserves and parks to be dogs on leads.

Review of social media following the April 2025 Council meeting showed extensive community support for dogs to be on lead in all City nature reserves and parks. Administration is not proposing to go this far, rather to make dogs on lead in the proposed 20 nature reserves and parks.

Administration has reviewed the nature reserves and parks in the Central Ward (**Attachment 3**). Parks where dogs are currently permitted off-lead (shown in green) and highlight the many options available to local residents for exercising their dogs off-lead, when compared to the areas proposed as requiring dogs to be on-lead (shown in red). It is to be noted that the Wanneroo show grounds is already off limits to dogs and is shown on this map in red.

Statutory Compliance

"Section 31(1) of the Dog Act 1976 states that:

A dog shall not be in a public place unless it is —

(a) held by a person who is capable of controlling the dog; or

(b) securely tethered for a temporary purpose, by means of a chain, cord, leash or harness of sufficient strength and not exceeding the prescribed length.

Section 31(2)(a) states that:

A dog is exempt from the requirements of subsection (1) if —

(a) it is in a dog exercise area specified under subsection (3A)

Section 31(3A) of the Dog Act 1976 states that:

A local government may, by absolute majority as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.

Section 31(3C) of the Act states:

At least 28 days before specifying a place to be —

(a) a place where dogs are prohibited at all times or at a time specified under subsection (2B); or

(b) a dog exercise area under subsection (3A); or

(c) a rural leashing area under subsection (3B),a local government must give local public notice as defined in the Local Government Act 1995 section 1.7 of its intention to so specify."

Strategic Implications

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

1 ~ A Safe City

1.1 – Work together for a safe Wanneroo

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.

Improving animal management and community safety within the City may require short-term challenges to achieve long-term benefits, that carefully balance community needs, including the restriction of dog exercise areas where necessary to achieve greater long-term community safety outcomes.

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

Policy Implications

Nil

Financial Implications

If Council decide to progress with the recommendation, there would be costs to install signage at the 20 nature reserves and parks indicating that dogs must be on lead at all times. This will require a budget of approximately $20,000 which would be sought through the 2025/26 mid-year review process.

Administration would also need to provide a community education campaign by means of the City's internet and socials pages. This could be met through existing operational budgets.

Should the decision be made to proactively patrol dogs to be on leads in the 20 nature reserves and parks, additional resources would be required.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **REVOKES by ABSOLUTE MAJORITY the specified exercise status for the 20 nature reserves shown in Attachment 1, granted under the provisions of section 31(2)(a) of the *Dog Act 1976* adopted by Council (CB04-09/14) on 14 September 2014 where it was specified that all public reserves vested in or under the care, control and management of the City of Wanneroo, excluding road and street reserves, were designated as dog exercise areas for the purposes of the *Dog Act 1976*; and**

2. **REQUESTS Administration advise the lead petitioner of PT01-07/25 that an exemption has not been granted for Scenic Park to be removed from the reserves where dog exercise provisions are to be revoked.**

Attachments:

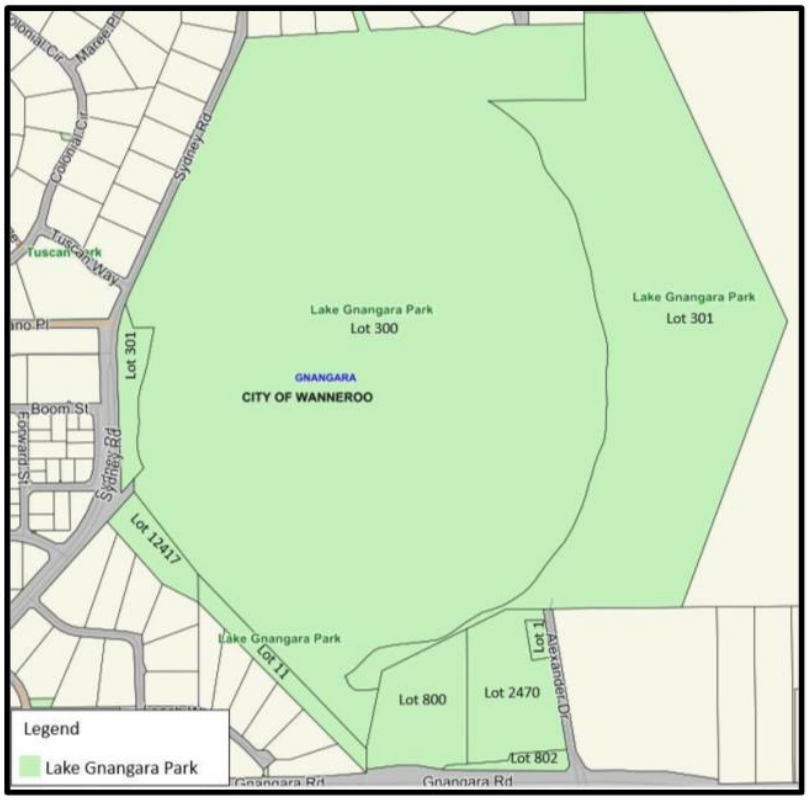
1⇩.	*Attachment 1 - Proposed 20 Dog on lead Nature Reserves*	*25/240566*
2⇩.	*Attachment 2 - Scenic Drive Nature Reserves and Parks - Dog walking group compromise*	*25/394358*
3⇩.	*Attachment 3 - Central Ward Parks Map - Off lead and proposed on-lead areas*	*25/388295*
4⇩.	*Attachment 4 - Scenic Park Dogs on Lead - ABC FB Post - Public Comments*	*25/395844*

Attachment One

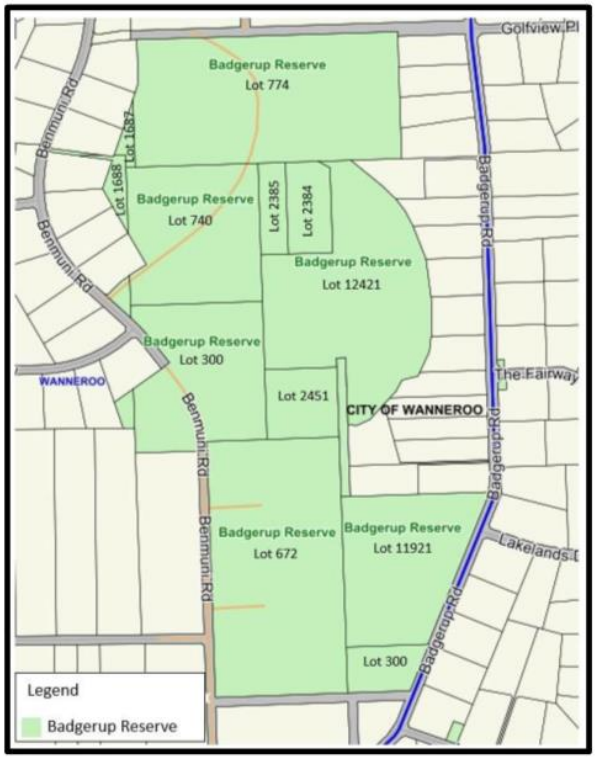
Proposed 20 Dog on lead Nature Reserves

Common Name	Reserve/Lot Number	Location (bound by or accessed from)
Lake Gnangara Park	As shown in Map 1	Sydney Rd, Gnangara Rd, Alexander Dve, Vintage Lane, Heritage Tce
Badgerup Reserve	As shown in Map 2	Badgerup Rd and Benmuni Rd
Lake Adams	As shown in Map 3	Neaves Rd, Lee-Steere Dve and Coogee Rd
Koondoola Open Space & Reserve (including Waddington Park & Rendell Park)	As shown in Map 4	Alexander Dve, Waddington Cr, Beach Rd, Koondoola Ave and Marangaroo Dve
Chancellor Park & Marangaroo Golf Course	As shown in Map 5	Le Grand Gdns, Caroline Grn, Decourcey Way, Chancellor Rise and Hepburn Ave
Lake Joondalup Foreshore	As shown in Map 6	Scenic Drive, Poinciana Pl, Ocean Reef Rd, Tyne Cr, James Spiers Dr, Banyandah Bvd, Donnelly Rmbl,
Pinjar Park	As shown in Map 7	Old Yanchep Rd, Pederick Rd, Trandos Rd
Landsdale Park	As shown in Map 8	Hepburn Av, Lansdale Rd
Hepburn Park	As shown in Map 9	Hepburn Av, Lansdale Rd, Alexander Dr, Candlestick Av
Donnelly Park	As shown in Map 10	Donnelly Rmbl
Banyandah Park	As shown in Map 11	Banyandah Bvd, Scenic Dve, Donnelly Rmbl
Lake Joondalup Park	As shown in Map 12	Scenic Dve
Scenic Park	As shown in Map 13	Scenic Dve
Rotary Park	As shown in Map 14	Scenic Dve
Studmaster Park	As shown in Map 15	Tyne Cr, James Spiers Dr
Panzano Park	As shown in Map 16	Woodvale Dr, Panzano Cct, Cosimo Dr

Rosso Park	As shown in Map 17	Rosso Mndr, Solaia Loop
Solana Park	As shown in Map 17	Rosso Mndr, Solaia Loop
Quinns Foreshore Reserve	As shown in Map 18	Seaham Way, Kinsale Dr, Quinss Rd
Poinciana Park	As shown in Map 19	Poinciana Pl, Scenic Dr
Kinsdale Park	As shown in Map 20	Caldale Cl, Kinsale Dr, Duncannon Rise, Seaham Way, Chalmers Ct



Map 1 – Lake Gnangara Park



Map 2 – Badgerup Reserve



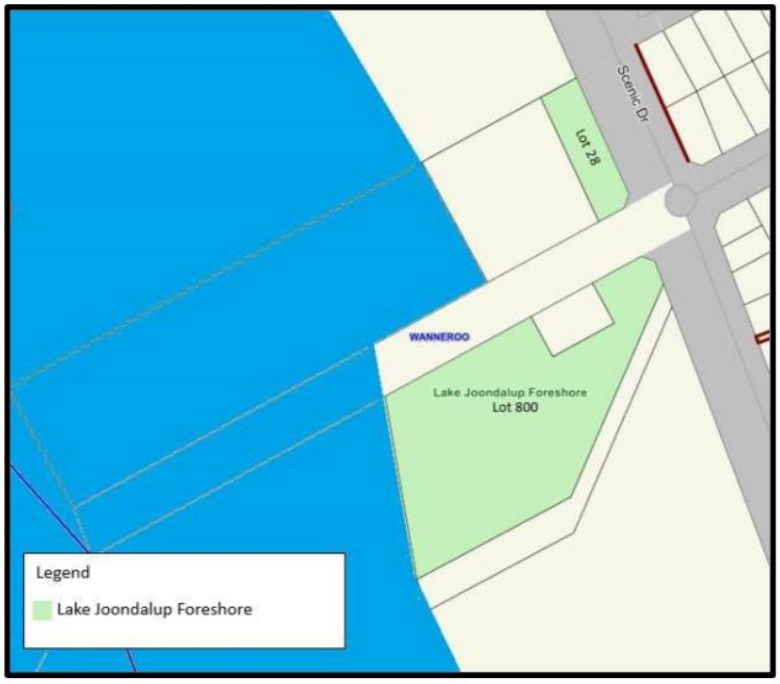
Map 3 – Lake Adams



Map 4 – Koondoola Regional Open Space & Reserve Waddington Park & Rendell Park



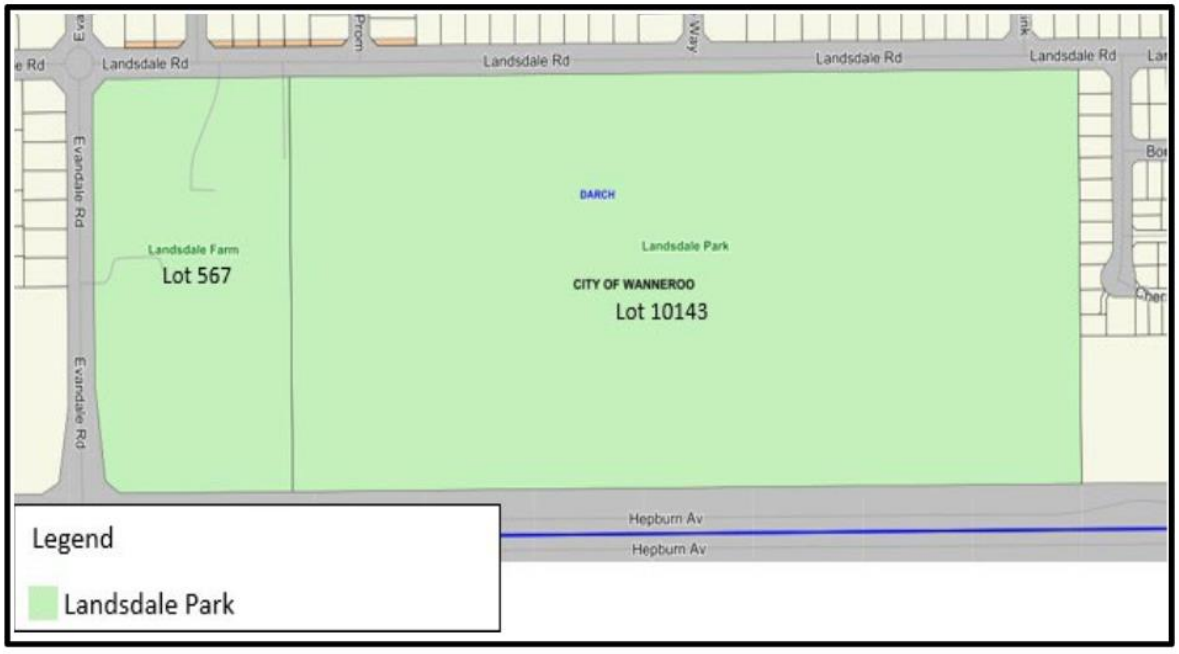
Map 5 – Chancellor Park & Marangaroo Golf Course



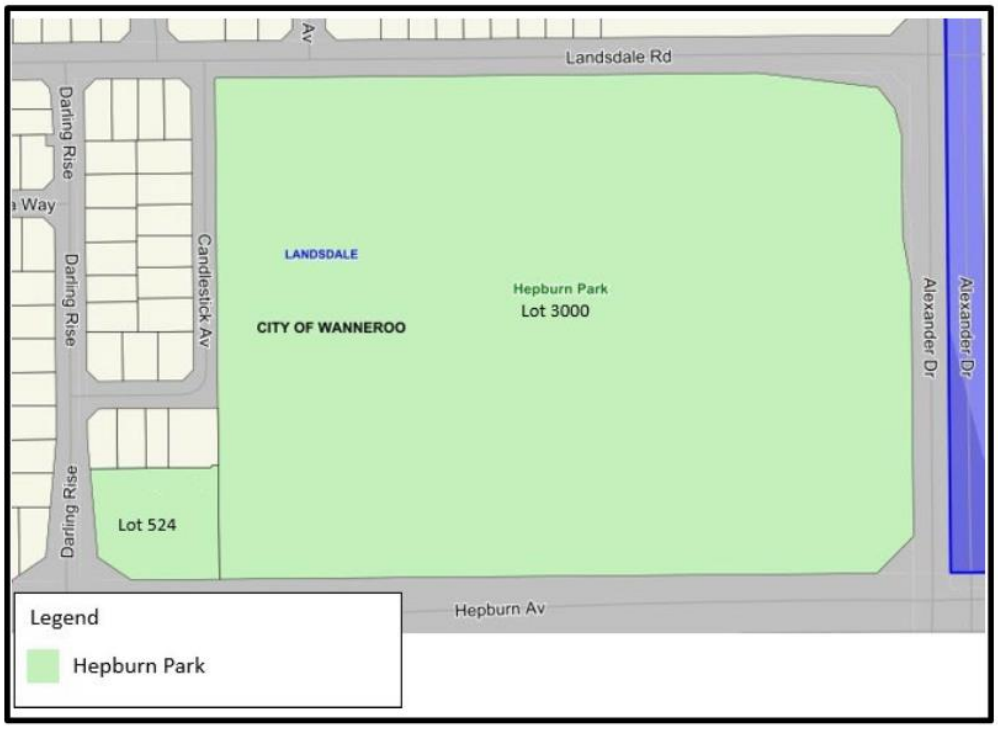
Map 6 – Lake Joondalup Foreshore



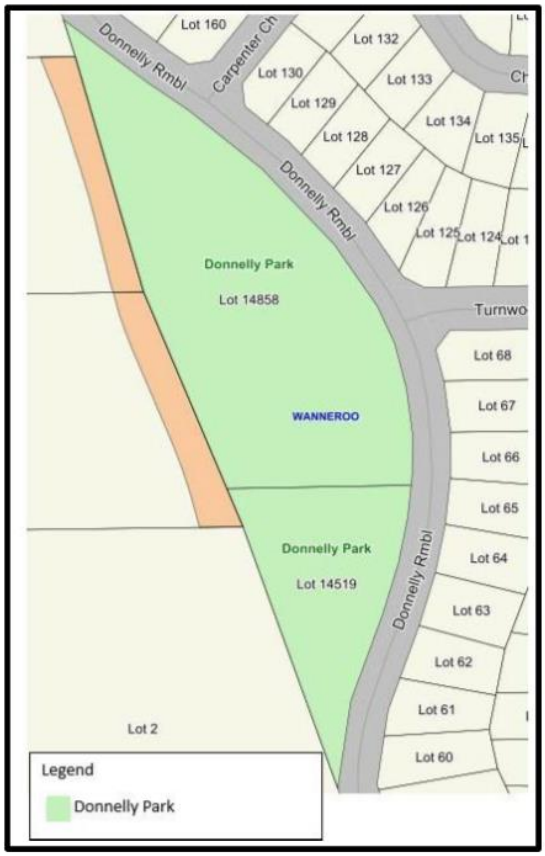
Map 7 – Pinjar Park



Map 8 – Landsdale Park



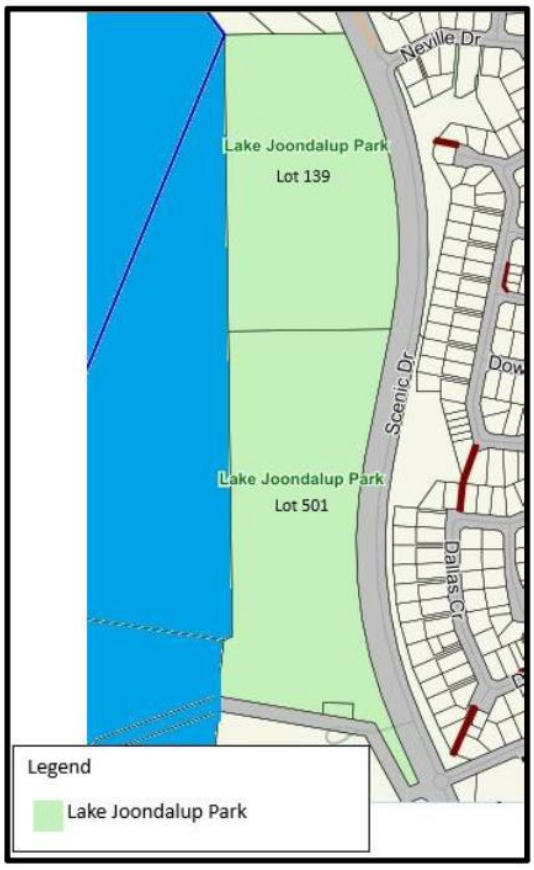
Map 9 – Hepburn Park



Map 10 – Donnelly Park



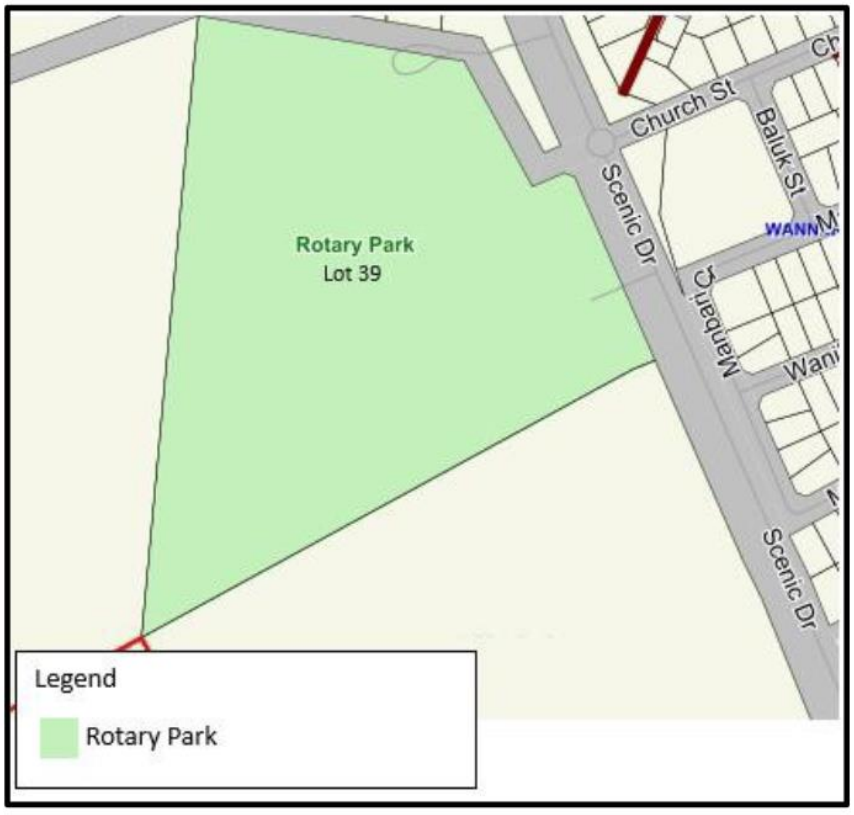
Map 11 – Banyandah Park



Map 12 – Lake Joondalup Park



Map 13 – Scenic Park



Map 14 – Rotary Park



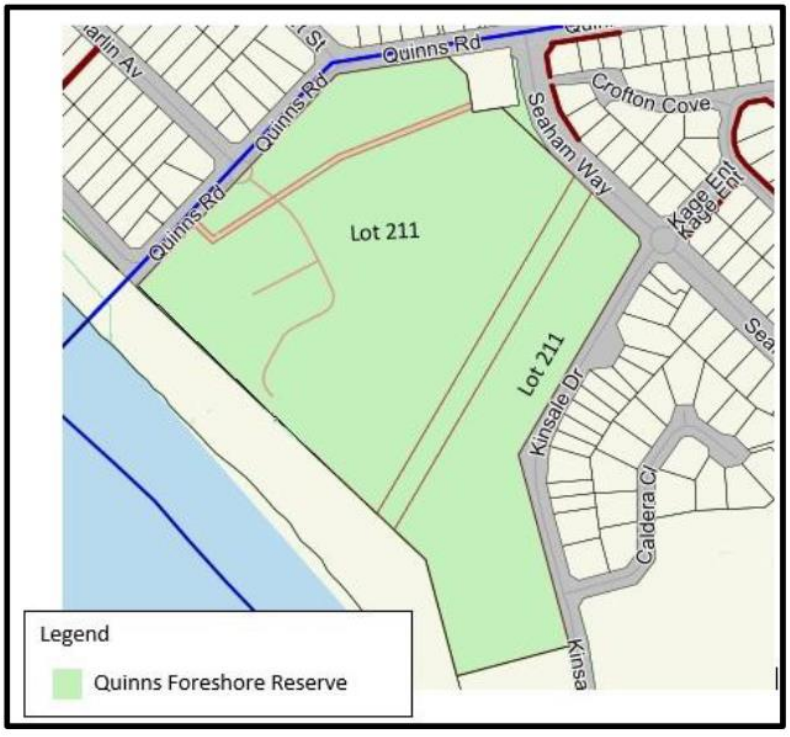
Map 15 – Studmaster Park



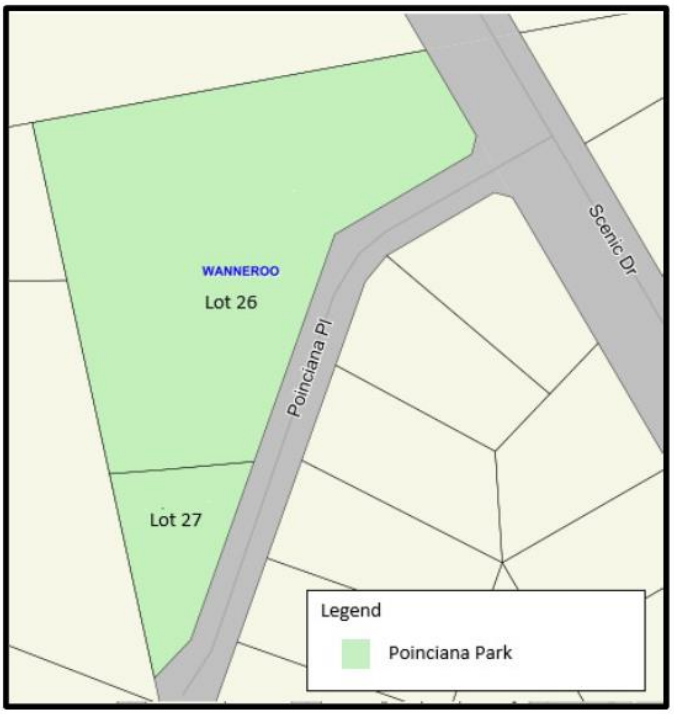
Map 16 – Panzano Park



Map 17 – Rosso & Solana Park



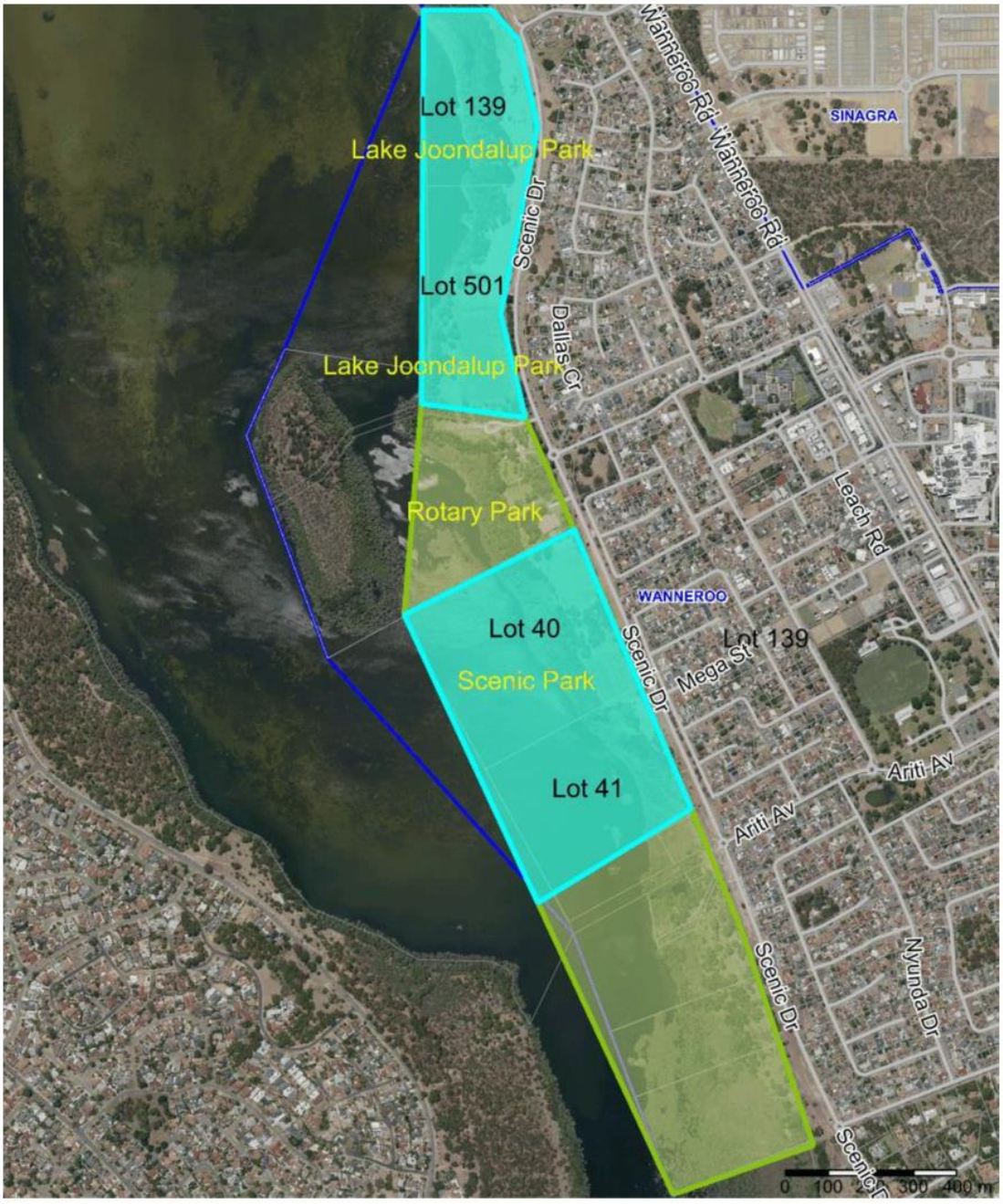
Map 18 – Quinns Foreshore Reserve



Map 19 – Poinciana Park



Map 20 – Kinsale Park



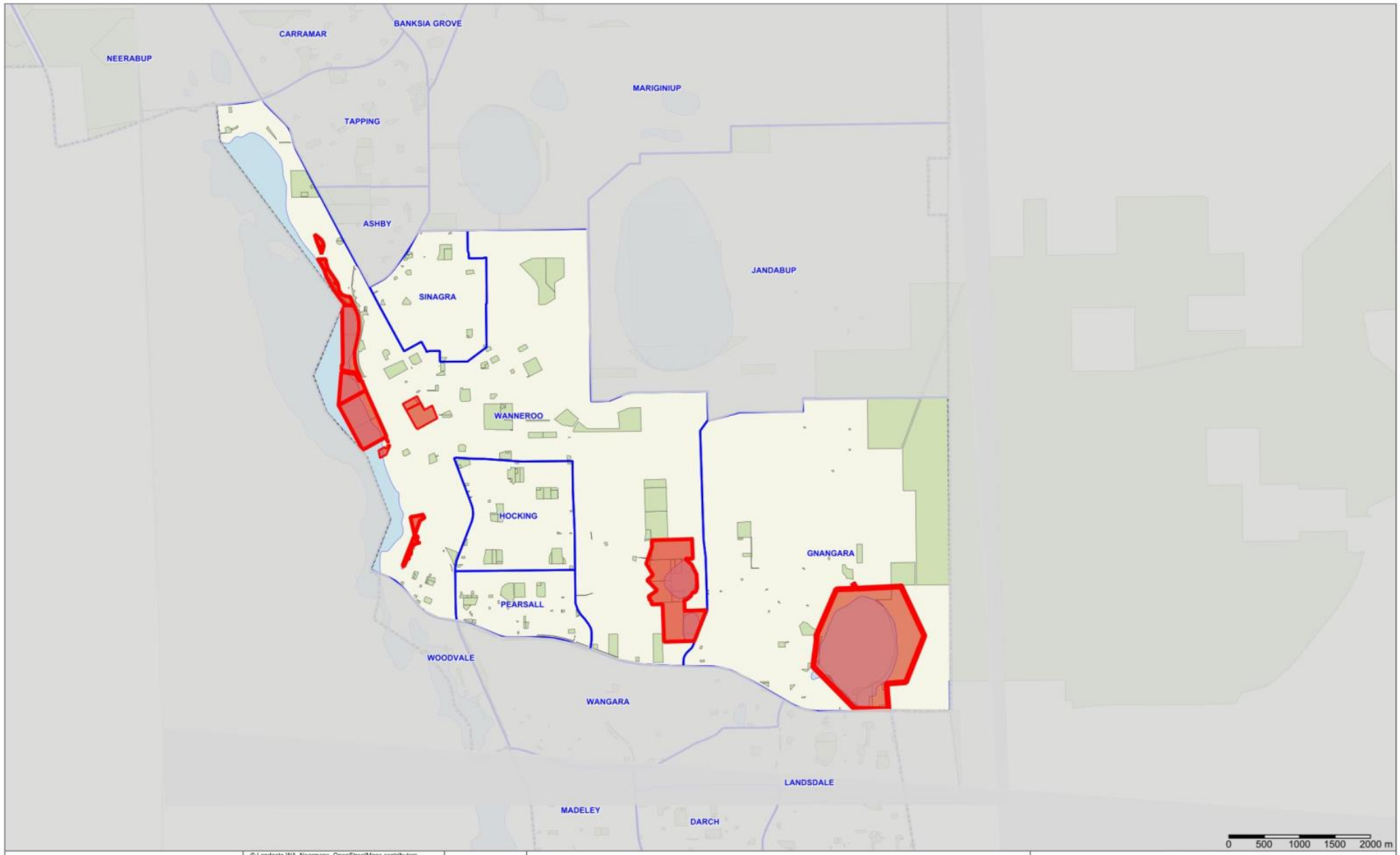
Attachment 2
Total area currently used by dog walking group
Blue: Areas sought to be used as a compromise

Date: 15/10/2025

Printed by Lowenhoff, Michal

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CARRAMAR
BANKSIA GROVE
NEERABUP
MARIGINIUP
TAPPING
ASHBY
JANDABUP
SINAGRA
WANNEROO
HOCKING
GNANGARA
PEARSALL
WOODVALE
WANGARA
LANDSDALE
MADELEY
DARCH
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City of Wanneroo
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N
CENTRAL WARD
Green parks denote areas where dogs can be exercised off lead.
Red denotes proposed dogs-on-lead areas
Date: 10/10/2025
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Scale = 1:51921

ABC Perth's post

ABC Perth
7 May ·

The City of Wanneroo has postponed its decision to implement a ban on off-lead dogs in 28 parks throughout the city.

These proposed changes were introduced as part of the city's efforts to protect local wildlife, but local dog walkers have expressed their concerns regarding the 'blanket ban.'

John, who owns two dogs named Camino and Muriel, believes that the current law is fair.

"Camino, she's only a young dog, and she really needs to run and she's what we call under effective control, which is the way the law stands, as long as your dog is under effective control, well, then they can be off lead," he told ABC Radio Perth reporter Kate Leaver.

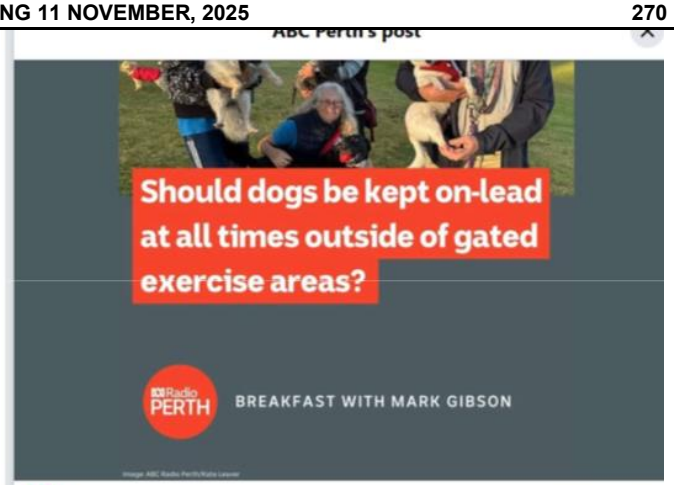
"We're certainly not advocating that every dog should be off the lead. There's plenty of dogs here that are puppies that are on the lead because their owners realise they're not under effective control until they reach that stage you've got recall and they'll come back to you."

John also mentioned that some of his neighbours with health issues rely on the off-lead areas to exercise their pets.

"There's other people that come down here that can't walk very far. They've got emphysema and things like that. So they can bring their dog down here and it can run freely."

The proposed changes will be tabled until the end of July to allow for more community consultation.





303 372 comments 19 shares

Like Comment

Most relevant

[redacted]
Definitely not. Dogs and their responsible owners need open spaces to walk their dogs off lead. Some dogs are actually reactive on-lead and are perfectly fine off-lead. They can feel trapped and anxious on-lead making it very difficult to exercise them. Many, many dog owners actually avoid enclosed dog-parks due to the stress and fights it causes. As always, education and a sensible non-nanny state approach is required.

I purposefully moved to a suburb
which had wonderful off-lead opportunities. My dog and I would be devastated if our off-lead parks became restricted.

23w 42

[redacted] clay from 2 nights ago on the Woodvale residents page

I just witnessed 2 or 3 dogs chasing 2 kangaroos across Woodvale Drive . Why don't people keep their dogs on a lead down around the lake ? 1 kangaroo got across successfully, I'm not sure about the other one . I think one of the dogs injured itself running into a fence . It was horrible to see. Please people keep your dogs on the lead down there . It's not fair to your dogs or the kangaroos not to .

23w 4

[redacted] part of the problem is the dwindling block sizes. I've seen people with young working dogs on 350sqm blocks and most of that block is house.

We've been renting while our house is fixed. On a similar as above situation and even though my dog is very old she hates it because all she has are four walls outside. We came from a block more than twice this size where she could run a lot and really stretch her legs if she wanted to and she could see things. The infill isn't suited to most dog breeds because there's no space for them and I agree. Wildlife is paying the price. Just look at the duck pond at the end of Frederick street. So many off leash dogs rush at the reeds and spook the birds there. But on that note if we leash dogs on the grounds of wildlife then cats should have been banned from roaming first because we know cats are doing far more damage than dogs are.

23w

[redacted] I've been asking for cats to be banned for years from roaming . I used to own a kelpie , this time I went for a lazy lap dog , people need to stop breeding farm breeds to keep in Jena areas as pets , or walk them on a lead around their areas and wear them out , unfortunately our state government is reducing our bush areas at the cost of housing and our wildlife hqve no options but the tiny pockets we are leaving them , they do have a right to exist in them peacefully

23w 2

[redacted] wildlife rehabilitators and wildlife centres are footing the bill for all the injured wildlife attacked by dogs off lead, we should be able to have a say. Dogs have a safe place at home to exist on people's properties, our wildlife are suffering with ever reducing bush spaces because of development, they should have a right to exist in those areas without being chased, bitten , stressed or left to die with injuries , some suffering for days after dog bites. People complain about snakes when they're animal is bitten but they couldn't care less if their dogs attack wildlife, they turn around and walk off . Our wildlife should be allowed to exist in peace in their own habitat like our pets do in our own homes . Pet owners wouldn't tolerate something attacking their pets in their homes , the same should go for wildlife in their home areas which is our reserves and bush spaces

23w 8

[redacted] is that supposed to be some sort of insult...
If you are local to CoW, you'd be aware of the volume of work that Tessa does for both the local wildlife and is generally the first person recommended should someone be after a snake catcher. Hardly the person to be one of Uncle Klaus' WEF allies.

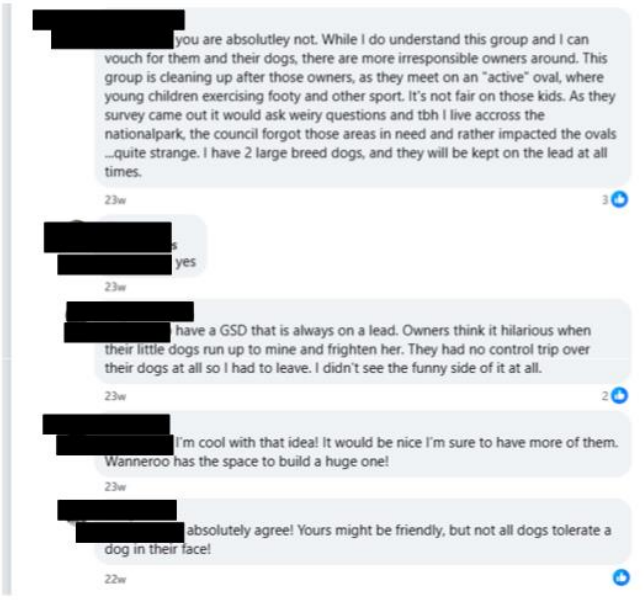
I think the fact many people are missing due to not reading the detail is that this proposed local law amendment refers to 28 environmentally sensitive reserves and not a blanket ban all over CoW reserves. So the majority of PoS is not impacted and stays as is.

23w 5


this is so sad and scary.
22w
but they do go unsupervised, people let them run around through the bush , off paths , stare at their phones etc etc , you speak for a minority of responsible owners , I speak for the wildlife that no one advocates for , two different perspectives
22w
2
And which lake is this. I'm not aware of any off-lead lakes up there?
22w
well a lot of peeps seems to treat yellagonga as one
22w
yes but NOT in a nature reserve. It's absurd the number of people that don't control their dogs and wildlife carers clean up the after math. Why should a pet be given more rights in a nature reserve when it is known that wildlife aren't considered, pushed into smaller areas due to development and devalued to the point where dogs running around their home is considered necessary. Lobby for what you need by all means for dogs but nature reserves should be a protected wildlife space.
22w
"Most relevant" is selected, so some replies may have been filtered out.
Unfortunately a blanket yea on lead is required- due to the minority that can't or won't control their dogs when let them off .
23w
82


or majority from what I see locally!
23w
18
I agree. Majority have no recall over their dogs at all. The -it's ok she's friendly
23w
19
this is like saying all children should be on-lead because a few are delinquents. Dog owners should be up in arms about this. The councils never even enforced the Dangerous Dog Act so why all of a sudden have they got a bee in their bonnet with this? Totally inappropriate for a council to make laws on dogs outside of state legislation.
23w
14
wildlife rehabilitators and wildlife centres are footing the bill for all the injured wildlife attacked by dogs off lead, we should be able to have a say. Dogs have a safe place at home to exist on people's properties, our wildlife are suffering with ever reducing bush spaces because of development, they should have a right to exist in those areas without being chased, bitten , stressed or left to die with injuries , some suffering for days after dog bites. People complain about snakes when they're animal is bitten but they couldn't care less if their dogs attack wildlife, they turn around and walk off . Our wildllife should be allowed to exist in peace in their own habitat like our pets do in our own homes . Pet owners wouldn't tolerate something attacking their pets in their homes , the same should go for wildlife in their home areas which is our reserves and bush spaces
23w
6
I have never seen that in my whole life.
23w
2


Well said
23w
try looks at how many elderly or young children are harmed by dogs with no recall
23w
it's the irresponsible owners that need a ban.
22w
"Most relevant" is selected, so some replies may have been filtered out.
Yes!
But then, also increase the number of fully fenced designated dog exercise areas around the city so that "well behaved" and "under effective control" dogs can run around while their owners yell "don't worry.. he's friendly" to their hearts content and nowhere near me!
23w
38
oh yes the old "he's friendly" gets my goat. I couldn't care less if it's friendly, keep it on a lead and away from me.
23w
20
glad I'm not the only one!
23w
5


you are absolutley not. While I do understand this group and I can vouch for them and their dogs, there are more irresponsible owners around. This group is cleaning up after those owners, as they meet on an "active" oval, where young children exercising footy and other sport. It's not fair on those kids. As they survey came out it would ask weiry questions and tbh I live accross the nationalpark, the council forgot those areas in need and rather impacted the ovals ...quite strange. I have 2 large breed dogs, and they will be kept on the lead at all times.
23w
3
yes
23w
have a GSD that is always on a lead. Owners think it hilarious when their little dogs run up to mine and frighten her. They had no control trip over their dogs at all so I had to leave. I didn't see the funny side of it at all.
23w
2
I'm cool with that idea! It would be nice I'm sure to have more of them. Wanneroo has the space to build a huge one!
23w
absolutely agree! Yours might be friendly, but not all dogs tolerate a dog in their face!
22w



The issue is that the majority (yes I said majority) of dog owners do NOT have effective control and this poses a serious safety concern to other dogs and people. Take them to a fenced dog specific park if you want them to run free and be a nuisance. And there has been a big increase in people walking along footpaths with their dogs off leash too.
23w 69

[redacted] 100% correct.
23w 3

[redacted] Not my experience. Our local off-lead areas are populated with very responsible owners and well-trained dogs. Areas such as Joondalup and Carine have massive, cheap dog training programmes which are well used by the locals. Education is the key.
23w 7

[redacted] I think other people should be the main concern too over other dogs. Too many are allowed to just run up to people with the "he's friendly" response, when often they're not.
23w 10

[redacted] walking off-lead outside of a dog off-leash area is already covered in the Dog Act and is not under discussion here. They want to move outside of the Dog Act and dissallow any off-lead excercise in dog exercise areas. This effectively means there are no dog parks!
23w 2

[redacted] unfortunately they just ignoring the signs that are at the area. the footpath is on lead, just nobory inforces the rule
23w 3



[redacted] yes I'm aware. The reason they are looking at changing the act is because of irresponsible owners who do not have effective control. That's the point I am making. In order to stop the problem they are looking at making all areas on-leash only.
23w

[redacted] we have had very different experiences with both Carine and Joondalup areas then because pretty much every time I take my dog for a walk I'm telling someone to not let their dog rush up to my on leash dog. Carine open space is a shocker for uncontrolled dogs.
23w

[redacted] footpaths are for pedestrians and pedestrians with dogs on leads.Not for anything else and certainly not for bikes and scooters which are vehicles and very rarely ring a bell.
23w

[redacted] Come to my dog park, de Lacy. Dozzens of dogs off-lead every day and no problems
23w

[redacted] is it a fenced dog park or just a public park? I have no issue with the dog specific fenced parks. Individual choice to take your dog there. I personally would never risk it. Just my personal opinion. Glad you haven't had any problems there.
22w



[redacted] This is ludicrous. They should be fencing all parks first so that dogs can safely be off lead and be no threat to wildlife. The only areas where this may be a risk is where a lake with waterfowl is near an off-leash area. The council is seriously over-reaching here and of course would mean dogs would have to be on-leash on dog beaches. If the council was serious about protecting wildlife they would be trapping stray and feral cats and enforcing the Cat Act. I don't know of any councils actively doing so.
23w 6

[redacted] 100% this
23w

[redacted] they chase bobtails , kangaroos, snskes , quendas . Etc , it's not just birds X I have 40-50 bobtails coming in per year feom nature reserves from dog bite injuries, most so severe they require euthanasia, harmless bobtails ripped in half , eviscerated and legs hanging off and holes everywhere chewed like a dog toy
23w 3

[redacted] And foxes are innocent?
22w

"Most relevant" is selected, so some replies may have been filtered out.

[redacted] I have a dog who is always on lead in public places, I live across the road from a nature reserve and see dogs off lead all the time. Most of them are controlled, but it makes me angry when people who cannot control their dogs have them off lead thinking it is perfectly ok for their dog to go into scrub where birds nest.
23w 23



[redacted] Robyn Schroder agree that it's not OK to have a dog off-lead in a nature reserve unless you have absolute confidence in your dog's training. This blanket ban is too widesweeping and history shows rules are only as good as their enforcement which is close to zero with all the current laws around dogs.

[redacted] Greg Smith
Robyn Schroder unfortunately , true

Spammi Thorley
Yes, dogs run and sometimes get hit by cars. People should always have their dog on lead for its safety
23w 16

[redacted] They're also been known to chew children's faces off.
23w 8

[redacted] yeah that also
23w

[redacted] , same with children...
23w

[redacted]
A dog is an animal and despite beliefs to the contrary they don't always do what you want them to, despite how much 'control' you think you have.

I'd want to see some kind of liability/accountability being enforced for when dogs attack and injure other dogs or owners.
23w 36

[redacted] pretty sure it's law
23w

Top fan
[redacted]
It is, but how much of a rats do you think a council have for chasing that up, or police for that matter.
23w

[redacted] some pet insurance has liability coverage. Should be compulsory
23w 2

Top fan
[redacted]
That's kinda what I was thinking. If you've got a registered pet, you should have insurance too
23w 2

[redacted] pretty sure covered under your contents insurance away from home
23w

[redacted] I'd to see rangers at off leash parks to conduct recall tests. I've only seen two people with total control. If you can't recall your dog within the appropriate time it has to be leashed.
23w

[redacted] yep! Accountability = Responsibility
23w

[redacted] a fine perhaps! Because you haven't demonstrated effective control.
Be nice though if nuisance cats got dealt with too and kept on their own property. All this focus on dogs when cats are a far bigger issue.
23w 2

[redacted] I thought there already was liability accountability in place. If your dog attacks, injures another dog person other then you are liable for costs & the dog can be put down.
22w

"Most relevant" is selected, so some replies may have been filtered out.

[redacted]
So unfair for dogs who are well trained and under effective control. Enclosed dog parks are an absolute fight night. Full of out of control dogs whos owners can't be bothered putting the work in to have a well behaved dog and sit on their phones chatting while their dogs all beat each other up.
23w 11

[redacted] usually they're having a wine ! Very clicky place near me. Won't go back unfortunately
23w

[redacted] what % are " well trained and under effective control " ?
10 %
22w

[redacted]
5%
22w

[redacted] 10 % - optimistic ?
22w

22w

[redacted] 5% realistic.
22w

[redacted]
I walk with a group of owners and dogs every morning and they are all of the lead. We put their leads on if needed. But they need to have exercise off lead. It's much better for them than lead walking. We also walk as a pack which is much better than taking them to a closed in dog park.
23w 11

[redacted] that's great if you have recall of your dogs. Majority of people I've seen have no recall at all.
23w 7

[redacted] how is it better? For humans walking is better than running. Exercise is exercise
23w

[redacted] they use different muscles running around and playing with other dogs. Also it has so good for my two for socialising. They are completely different on a lead.
23w 2

[redacted] dogs who are confined all the time can get frustrated. Many dogs are aggressive to other dogs approaching but totally fine off leash
23w

23w

[redacted]
There have been a lot of dog attacks lately from dogs off leash approaching other dogs and owners have no control and or just walk away.
23w 6

[redacted]
Keep them on a lead.
23w 19

[redacted]
Unfortunately yes because some dogs aren't trained well and the humans don't really have control of the dog
23w 10

[redacted]
I've had 5 incidents of off lead dogs try and attack my dog. I'm so sick and tired of people saying oh but they are friendly, the bam their dog attacks mine. The last incident ended up with 3 dogs with no leads or collars savage my dog to pieces. 4 hours of surgery to repair the damage. Now him and I are so hypersensitive to any dog of lead.
23w 27

[redacted] it's terrifying.
23w

[redacted] my dog (on a lead) was attacked by an off lead dog for no reason other than "oh sorry my dog doesn't like male dogs" no apology just walked off with her dog still under no control, people don't care!
23w 3

[redacted] why do dog owners make such pathetic excuses for their dogs. I am going to buy a collar that says no dogs on it. Not that ignorant dog owners will care.
23w 2

[redacted] I'm so traumatised by the incident I go into panic mode when ever I see a dog off lead.
23w

[redacted] they won't they'll just say "oh my dogs friendly" seems to be the solver of all problems!
23w 2

[redacted] yeah they are friendly until they are not.
23w 2

[redacted] so sick of hearing that -oh it's ok they're friendly. Yeah well mine isn't
23w

[redacted]
The number of wildlife who come into care attacked by dogs off lead has rapidly increased the last few years , most dogs owners don't watch their dogs and it's wildlife that gets injured and stressed, they should have a safe space to exist , go to an enclosed dog park area if you want them off lead has
23w 10

[redacted] Could not agree more Tessa
23w 2

[redacted] wildlife rehabilitators and wildlife centres are footing the bill for all the injured wildlife attacked by dogs off lead, we should be able to have a say. Dogs have a safe place at home to exist on people's properties, our wildlife are suffering with ever reducing bush spaces because of development, they should have a right to exist in those areas without being chased, bitten , stressed or left to die with injuries , some suffering for days after dog bites. People complain about snakes when they're animal is bitten but they couldn't care less if their dogs attack wildlife, they turn around and walk off . Our wildllife should be allowed to exist in peace in their own habitat like our pets do in our own homes . Pet owners wouldn't tolerate something attacking their pets in their homes , the same should go for wildlife in their home areas which is our reserves and bush spaces
23w 3

[redacted]
I love dogs but don't believe they should be off leads in public. A way to overcome this wd b to make it mandatory for dogs to b muzzled if off a lead. Much safer
23w 9

[redacted]
I think that every new dog owner needs to do at least 6 months training at a dog obedience training club to learn the basics on how to effectively control their dog. It should be part of the dogs council registration.
23w 3

[redacted]
A blanket ban would be a good idea. Many owners, in my experience with parks of any sort, think they have control of the dog if not on a lead but they don't. I have actually been followed by dogs, whilst walking my own dog, by dogs from a dog park with no owner in site.
How they police the matter is another thing.
23w 12

[redacted]
Yes
Espically on fields that kids and adults play sports on!!
I'm a dog owner but I see when people have their dogs off the leash they are less responsible!!! Espically in picking up their dogs business!!!
Keep them on leashes!!!
23w 11

[redacted]
Yes not just protect wildlife but dogs from other dogs that owners do not have recall for.
23w 18

[redacted]
Why is this even a question? Of course they should be on a lead. They are animals and despite what people may think, they can be unpredictable and hurt either intentionally or unintentionally.
23w 8

[redacted]
There are fenced dog parks for a reason.
Many owners do not understand what effective control means. Yelling out that your dog is friendly IS NOT ok!!
I am a dog owner & 100% back the city of Wanneroo!
It is safer for dogs & especially wildlife for dogs to be on leads.
Keep them leashed unless in a specific off lead area!!
23w 32

[redacted]
No, I don't believe they should entirely.
In nature reserves, yes I see reasoning, however, for other parks and reserves i believe it should stay as it currently stands in **City of Wanneroo** policies and the Dog Act.
I agree with having dogs on lead when walking in a public place (ie local streets, footpaths etc) on their way to a park or reserve, but having a blanket "on lead" requirement for all areas that are not enclosed is ridiculous.

Don't let the minority ruin it for those who ARE responsible and do have their dog under control.

I avoid enclosed dog parks as it's generally a ticking time bomb of unruly, untrained dogs whose owners use it as an easy way out to exercise their dog without paying attention (usually with head buried in their phone)
And as for recall in these spaces..... what recall! It's not needed as their dog can't get out, so "no worries" I'll just go and chase it when I'm ready to go home.

My dogs ARE well trained, always return when called, and don't really care who or what is around, however, I will always walk them on lead when walking around the suburb and only let them off once we're on a reserve or park area.
23w 8

[redacted]
The problem isn't having dogs off the lead, it's that they're not under effective control. If your dog is going up to people and other dogs while off lead, and can't be called away, then it shouldn't be off lead in the first place But I understand this is hard to enforce/regulate.
23w 6

[redacted]
Yes always on lead in public places. It is safer for everyone including the dog.
23w 7

[redacted]
No. Forcing random dogs into fenced spaces to exercise is a recipe for trouble. I had a dog that was scared of other dogs so we avoided them as much as possible. He had excellent recall and had off lead time time at the park. When any people or dogs came along he'd go on the lead.
23w 8

[redacted] Exactly! There are way more incidents in enclosed dog parks than open spaces where the dogs don't feel trapped!

23w 3

[redacted] where do you get your statistics on that . Sounds like it's a small space and claustrophobic for the dogs. Load of BS. It's not the space being fenced . It's the natural response from the dogs to attack other dogs or perceived threats or prey. Dogs can attack humans. NOT an acceptable risk.

23w

Top fan

[redacted]

No, most dogs are well behaved off lead in the parks I go to and unfortunately there are too few gated dog parks in the metropolitan area.

23w

[redacted]

Yes I have owned 3 german shepherd all on leads those pesky off leashes have caused me multiple problems

23w 13

[redacted] especially the little dogs. And the owners think it's funny

23w

[redacted] so true I take my new one to private now the old boy used get attacked he was gentle but 56 kilo strong I had to hold onto him and being 5ft nothing

23w

[redacted] that's the problem though it only takes 1 news story of an attack by a GSD and everyone thinks they're all like that. Anyone who's a responsible GSD owner makes sure they are trained, it's an everyday thing with them, as I'm sure you know. The most beautiful, loving and goofy breed.

23w

[redacted] s my GSD was attacked by two big off lead dogs. The owner had no control over them at all. It was terrifying

23w

[redacted]

Well we have just spent $7000 to put our little girl back together after a big dog no lead mauled her . So leads on please

23w 11

[redacted]

Yes they should be always on a lead when outside of a exercise area

23w 4

[redacted]

No, start enforcing the laws already in place and start charging people!!! There is absolutely NO POINT in doing this if there is no enforcement.

I have read and heard so many horror stories locally and next to nothing has been done. One pair of dogs after multiple attacks, video and photographic evidence of them killing other peoples animals in their own yards finally deemed dangerous dogs only to continue to be left to roam free WITH more photographic evidence produced to support witnesses and still nothing done by COW. People were petrified to walk their animals.

More needs done to ensure registration, microchipping, sterilisation and that current laws are enforced. How many fines have actually ever been issued for failing to pickup excrement, not having effective control, failing to have dog registered or secured in areas they are supposed to be. A blanket rule is actually lazy governing

22w

[redacted]

Dogs should be on a lead
At all times..
Sick to death hearing owners say how wonderful there dogs are till one day some one is hurt whilst of a leash
They are dogs not humans

23w 12

[redacted]

I'm gonna say yes... only cause my dog is a reactive doggy to other dogs. He is always on a lead, but it would help if other dogs were to. Mainly for the dogs that maybe don't have the best recall etc. even if they're friendly it's not good for reactive dogs, and I love all dogs

22w

[redacted]

Not to mention the risk to young children playing in these areas. Even 'good' dogs can be unpredictable around children, and anyone who's known at least one child knows how unpredictable children are. A dog on a lead is safest - children have the right to be safe.

22w

[redacted]

Yes I come across too many dogs with no recall. They are a menace. We have just had another incident of loose dogs chasing kids playing soccer & a child was mauled in the process.
So many people do not train their dogs or take responsibility in public

23w

[redacted]

Yes because some owners do not take any notice of the rules. They do care when it is NOT a dog exercise area.

22w

[redacted]

So many people do not have effective control of their dogs. If they cannot recall their dog on command immediately, then the dog should be on lead. My dog is on lead as I do not have that control. I get so fed up with other people's dogs running up to her. To those people, keep your dog away and under control and I won't have to swear at you.

23w

[redacted]

I used to work at a school. The oval was outside the school security fences. It was obvious it was a school. People would walk their dogs off lead whilst we were doing morning fitness. And not clean up after their animal. Perhaps more gated facilities for dogs would be a good idea. Not less parks they can run their animals.

22w

[redacted]

No definately not, I have trouble walking distances but like to let my dog have a run, he just wanders around sniffing & peeing, why penalise all dogs because their owners are irresponsible.

22w

[redacted]

Rather than punish everyone how about proper patrolling and fines for those who break the rules - it's not right to punish dogs and responsible owners.

22w

[redacted]

Yes not all people are responsible enough. I always have mine on lead and we have reported 5 dog attacks by 2 dogs in the last 5-6 years.

23w 4

[redacted]

Dogs need to be on a leash when in general public areas- I love animals but having been bitten by a dog I get really frightened by a dog approaching me that is not restrained

23w 2

View all 2 replies

[redacted]

I think more humans should be on a lead to be honest!

22w

[redacted]
Yes such a predicament given the really poor knowledge of too many dog owners.
I had a dog expected to grow into a very large, strong dog. I made sure he did two full courses of training till he achieved Advance Level. He was the most trusty dog I had. Obedient, off lead.
When taking him... on lead ... for a walk along a popular river park, some young ladies with three small toy dogs.. chihuahua X came walking towards me, the three small dogs - - off lead came charging at my Big Boy yapping, in fierce attack mode. We stopped and I held firm talking to him gently ... not enough they charged him snapping and yapping, running right under him. I just froze, their owners giggling, yelled and added to the noise. I was never as proud of my dog as on that unforgettable encounter,the owners who had been some distance away stood around too frightened to approach us as their little Brave-hearts continued their noise attack!
I calmly and carefully directed them how to get their little mutts away.
Another dog owner who had witnessed the whole episode stomped up to those ladies, dogs in their arms, and gave them SUCH a dressing down. I was grateful as they did need to realise how close to a very bad outcome they had been.
He was a magnificent dog, sadly the first time he did not return to my call out I realised he had suddenly gone deaf, vet confirmed my fears he had developed Cancers, and died as a result shortly after.
A well trained, obedient dog is such a joy to have.
23w 5

[redacted] people think it's hilarious when their little yappers frighten my GSD. I can assure them there is nothing funny about it
23w

[redacted]
Some owners should be on a leash.
23w 8
View 1 reply

[redacted]
Some owners should be on a leash.
23w 8

[redacted] 100%
23w 2

[redacted]
Depends on the dog, and the person controlling him/her. Hard to manage. Quite a predicament.
23w 5

[redacted]
NO. Unless your a irresponsible dog owner without control of your recall or reactivity issues.
Instead of wasting time with dogs, you should be registering/chipping CATS and not allow them outside without being on a leash by so many irresponsible cat owners..... they do far worse on wildlife.
23w

[redacted]
Haven't had any issues with dogs off leads. Just people being too precious.
23w

[redacted]
Yes, I think dogs should be on leads when walking along roads; only off lead when in a designated off lead dog area. Even then they should be on lead if they chase birds or other dogs. My large groodle is not always well behaved and I do not hesitate to put him on lead if he isn't listening.
23w 2

[redacted]
So we can expect a properly designed and constructed , appropriately sized fenced off leash area in each of the parks then can we? I'll believe it when I see it.
23w 5

23w 5

[redacted]
YES, why is this a question.
22w

[redacted]
Restrictions after restrictions after restrictions
23w 5

[redacted]
People have spoken but councils still can't make a decision
23w 2

[redacted]
ABC Perth the information your sharing is incorrect. It's 20 not 28, nature reserves not parks and it's not a blanket ban. Maybe get the information right to not confuse locals.
23w 6

[redacted]
Yes unless it's a working dog (such as a police dog). Even the most well behaved dog can react badly if spooked or faced with an off lead aggressive dog.
23w

[redacted]
If you can't control your dog keep it on a lead
23w 5

[redacted] problem is there idea of control
Is not total recall. I've seen very few people be able to call their dog back immediately.
23w

[redacted]
Can dog owners also remember that not everyone is okay with having dogs come up to them or their kids? Why on earth should I have to trust that you say your dog is friendly when dog attacks are on the rise, I do not want an off leash dog near me at a playground
23w 3

[redacted]
Problem is so many dogs don't have "recall". Poor training and owners who are too lazy to put in the work!.
22w

[redacted]
100% they should.
23w

[redacted]
No! This is ridiculous
23w 2

[redacted]
Only for untrained dogs.
23w

[redacted]
Yes. A majority of owners are not trained in dog training and they cannot control their dogs. If you do not have complete faith in your ability to recall your dog especially in an urgent and potentially dangerous situation keep it on a lead.
23w

[redacted]
So many of you are stating that you would be happy and very comfortable with a very well behaved large dog going to an off lead fenced park? I see more people nervous in these areas with a large dog being a majority are ankle biter dogs.

Why are people more scared of a large dog than ankle biters whom are less so trained off lead?

Why now after - forever are people complaining and wanting all these bans? It is because the internet is an easier whinging platform! All negativity...
Never seen a post where someone is positive "Went to the park today, seen 5 dogs off lead and all well behaved, happy and playing". Nope all, I was walking my little dog and a big dog approached me, making me scared and I had to then carry my tiny dog, who is also off lead"... never see i got scared of a tiny dog....
Why does a park... local to me where majority is off lead dogs all happy potentially become an on lead park? Recently a dozen small on / off lead dogs have been appearing and they are the ones whinging! But okay for theirs off lead...
I can tell you that the dozens off dogs that play at our park won't change to a lead... go to another park if you feel that large dogs are a threat. Seriously.... the 30s/40s generation have become really entitled....
If your dog is dangerous put a muzzle on it. Or shout out my dog is not friendly etc....
Otherwise you will all complain people's dogs are barking in their yards.... argh....
23w

[redacted]
Yes! There is always the unpredictable element to be aware of. Sometimes the 'best' dog can react differently.
23w 2

[redacted]
Yes. Dogs need to remain on leads at all times

[redacted]
Gated run and play areas for dogs like city of Stirling
23w

[redacted]
If not allowed off leads then need to set up a lot more areas (like at Whiteman Park) where dogs are NOT allowed on leads in the large enclosed off area.
Unfortunately there are some irresponsible dog owners & vulnerable kids/people who are scared of dogs.
Hard to please all.
22w

[redacted]
Some owners can't control their dogs for safety reasons yes.
23w

[redacted]
Dogs need places to run freely and there are so many more good owners than bad so why should all suffer
23w 4

[redacted]
In an approved off-lead area, fine - people without dogs don't have to enter these areas. Anywhere else - on a lead at all times. There are far too many people who think they can control their animals, but can't. I have scars on my legs to prove it.
23w

[redacted]
he mentioned area is an active oval, shared with kids playing sport in the afternoon. Meaning, not entering isn't an option.
23w

[redacted]
Yes

[redacted]
No, if dogs are walked and monitored by a responsible owner 👌
23w 4

[redacted]
Yes
23w

[redacted]
Yes! Your dog might be friendly and fine off lead, but the dog on lead they are approaching might be reactive to other dogs. Everyone just leash your dogs
23w

[redacted]
There are some people that should be on a lead.
23w 4

[redacted]
and let their children run up to reactive, on-lead dogs and then blame the dog
23w

[redacted]
What % of park users are dog walkers? I reckon on a daily basis they must make up a large proportion. Then the occasional visitor turns up and complains about the odd off lead dog, and here we are. So fine but then make most parks fenced dog parks.
23w

[redacted]
I am a dog owner and the answer is yes.
23w 3

[redacted]
And what are Wanneroo doing about cats destroying considerably more local wildlife? Or is that too hard to manage.

[redacted]
don't they already have a local law pertaining to roaming cats...?
22w

[redacted]
most Councils do but I've yet to see one that penalises cat owners to the same level as dog owners. And cats have a proven record, via peer reviewed studies, to be far more devastating in killing and injuring wildlife. If Wanneroo want to link it wildlife destruction they should be consistent across species. If they had couched it in terms of injury to people I'd have no problem with the penalty, except that this is already covered by State law. This just looks more like an easy money grab.
22w

[redacted]
Yes, having lost my dog to an attack by an off lead dog. The owners had no control, sadly this resulted in the death of my on lead dog.I
22w 2

[redacted]
All dogs should be kept on lead. This ensures that all dogs, owners and others are in a safe space regardless of any situation 🥰
23w 3

[redacted]
and how does one exercise an active breed ??
23w

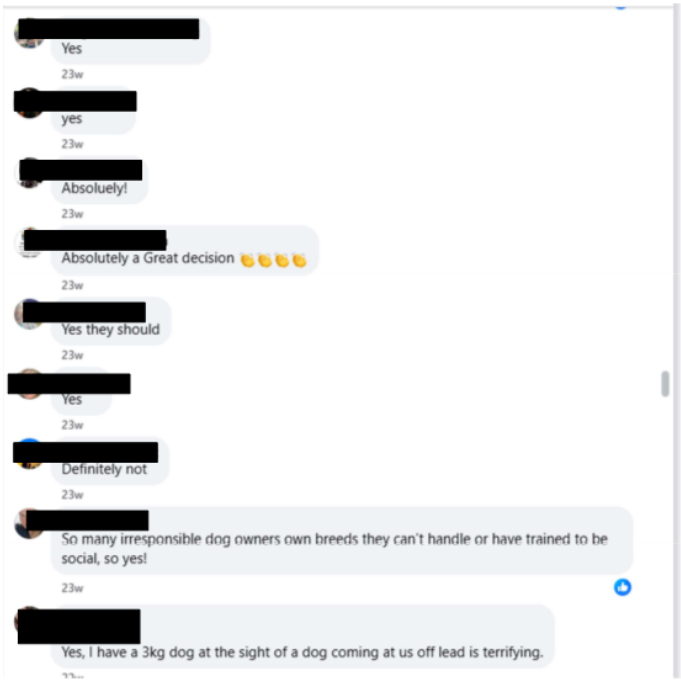
[redacted]
Yes. Mine got biten by anyone unleash dog.
22w

[redacted]
Yes
23w

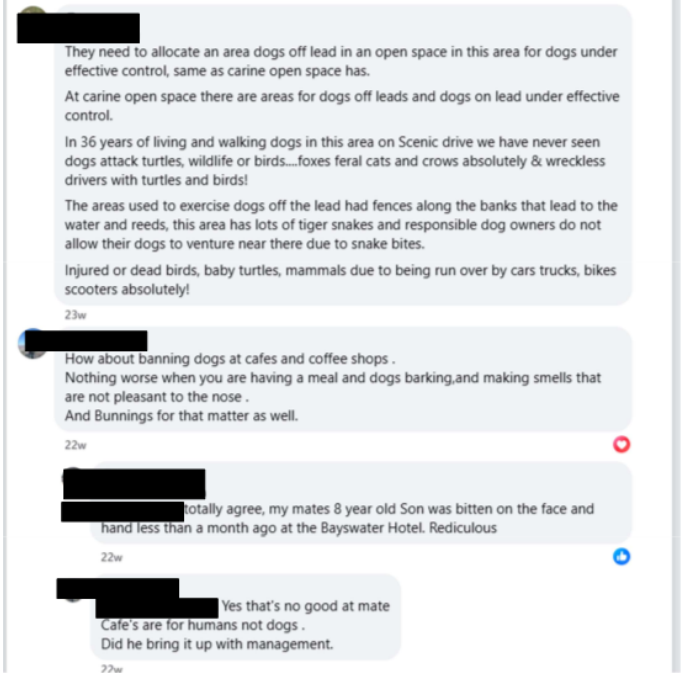
[redacted]
Only if you can control you're dog.


Yes totally!
23w
The owners that should have their dog on a lead will ignore legislation. So new rules just resrict the freedom of the good. We all know that these sort of rules are never enforced, so they are again useless.
23w
Yes 100%
23w
Large fenced parks would be best for off lead and small dog large dog separation
23w
2
Yes. Sick of hearing...my dog is friendly.
23w
Yes.
23w
Yes
23w
Threats to wildlife - what about the cats that roam around on the hunt, day and night?
22w
Yes


Provide more fenced off parts to larger park areas so have their own space. Need to be on leads in public areas .
I was watching my son train on an oval just this week and the 4 dogs to 4 seperate owners roamed the carpark and came up to me while I had my door open. My boy had 2 other dogs follow him while training. The owner on phone not looking and didn't do anything till she was near her car. He is weary of dogs.
A ranger was off duty and pulled in and ended up having to go talk to 1 elderly lady about one of her dogs roaming around like a lost dog in the car park while playing fetch with her other dog on the other side of the oval.
This oval is right next to a school where kids were playing and doing training.
All this happened within less than an hour.
Didn't see one responsible owner.
23w
Dog owners don't like them on leads so a solution could be all dogs outside of their homes off their lead's over a certain weight should be muzzled.... the problems are down to a few powerful and badly socialised dogs that can cause death if attacking children or smaller breeds. Council must enforce policy.
22w
Yes
23w
Disgraceful
23w
Yes
23w
As a postie, I've been bitten too many times to count by off lead dogs with no recall, that have "never done that before". The only time my dog is off lead is in a dog exercise area.


Yes
23w
yes
23w
Absoluely!
23w
Absolutely a Great decision
23w
Yes they should
23w
Yes
23w
Definitely not
23w
So many irresponsible dog owners own breeds they can't handle or have trained to be social, so yes!
23w
Yes, I have a 3kg dog at the sight of a dog coming at us off lead is terrifying.


100%... Not all dogs are friendly, want to play or can be nervous and (when I had a dog) he would be onlead and another off-lead dog would come bounding over and it would just be bedlam.
It's called responsible dog ownership.
23w
No, dogs are more aggressive (protective behaviour) when on a lead. Dogs need to be able to have a decent run and swim, impossible while on a lead.
22w
Yes
23w
Yes.
I think it's a wise choice to make since the majority frequently fail to control their dogs. I've seen too many attacks in the past year, it's honestly depressing and worrying.
It will not be the end of the world to keep dogs on lead in unfenced areas, there are plenty of ways to exercise and stimulate the brain without being off lead.
23w
Not all suburbs have gated exercise areas. You can't gate the dog beach
22w
Yes



[redacted]
They need to allocate an area dogs off lead in an open space in this area for dogs under effective control, same as carine open space has.

At carine open space there are areas for dogs off leads and dogs on lead under effective control.

In 36 years of living and walking dogs in this area on Scenic drive we have never seen dogs attack turtles, wildlife or birds....foxes feral cats and crows absolutely & wreckless drivers with turtles and birds!

The areas used to exercise dogs off the lead had fences along the banks that lead to the water and reeds, this area has lots of tiger snakes and responsible dog owners do not allow their dogs to venture near there due to snake bites.

Injured or dead birds, baby turtles, mammals due to being run over by cars trucks, bikes scooters absolutely!

23w

[redacted]
How about banning dogs at cafes and coffee shops .
Nothing worse when you are having a meal and dogs barking,and making smells that are not pleasant to the nose .
And Bunnings for that matter as well.

22w

[redacted]
totally agree, my mates 8 year old Son was bitten on the face and hand less than a month ago at the Bayswater Hotel. Rediculous

22w

[redacted]
Yes that's no good at mate
Cafe's are for humans not dogs .
Did he bring it up with management.

22w



[redacted]
Dogs should be under control at all times, but that doesn't mean that they should on a lead at all times. Unfortunately, responsible owners and well trained dogs pay the price for the irresponsible owners actions.

23w 2

[redacted]
Yes

23w

[redacted]
I have always had dogs and still do but I 100% agree all Dogs should be kept on a lead when out in public

23w

[redacted]
So many people here are off their rockers. 😁

23w

[redacted]
Yes

23w

[redacted]
Please don't implement these new rules. Dogs need off lead areas to exercise.

23w

[redacted]
Yes

23w

[redacted]
No

23w

[redacted]
Yes



[redacted]
Yes

23w

[redacted]
Yes x

22w

[redacted]
Yes

22w

[redacted]
Yes

23w

[redacted]
Definitely!!

22w

[redacted]
Dogs are mostly controlled, it's the cats that are disastrous to native wildlife

23w

[redacted]
Yes

23w

[redacted]
Yes!

23w

[redacted]
City of Wanneroo should provide fenced parks for off lead dogs if they're not prepared to pass laws to protect wildlife.

23w 2

[redacted]
Yes

23w



[redacted]
Yes. But good luck with that.

23w 2

[redacted]
dont penalise those who do the right thing,only those who dont

22w

[redacted]
Definitely should

22w

[redacted]
I don't get it... I take my Beagle 5-6 days a week to Riverside Gardens. It's the biggest (& BEST!!!) dogpark in Perth. 75% of the dogs there are off lead & the other 25% are on lead. I've been going there for 12 months. In all that time I've only seen off lead dogs fighting 3 times. Ironically, by far the greatest problem with aggression & reactivity seems to occur MUCH more frequently between dogs who's owners opt to keep their dogs on leads. (Not saying these same dogs should be off lead by any means!). But for the vast majority of dogs off lead at Riverside, there's absolutely NO issue. So what is it about the Wanneroo park that it has a higher incidence of problems?

23w

[redacted]
100% yes. 9000+ dog attacks reported a year tells you humans have no idea about their "friendly well behaved dogs" and let's face it the dog doesn't mind being on a lead.

23w

[redacted]
There is no way to enforce the bans.....no city officers around and those that breach the local law will just not pay the fine or give a false address and mostly like won't have their dig registered.....this local law just affects those that do the right thing anyway, those that abide by regulations, care for pets and know how to be a responsible owner. We need to target those that aren't responsible owners

23w

[redacted]
Yes or designated dog beaches.

[redacted]
No but they should be in control of there dog and clean up after them.
23w

[redacted]
Yes
22w

[redacted]
Dogs are like people totally unpredictable .
23w

[redacted]
Just ban little dogs, they create most of the problems with aggression and then the owners laugh because they have a go at big dogs. Big dog stocks up for itself and little dog owners cry
22w

[redacted]
No
22w

[redacted]
Effective control means that your dog doesn't intrude on other people's desires and is alert and responds to your commands. So many dog owners just let their dogs run up to others under the guise 'oh my dog is just being friendly' and they are more than 50m away from their dog, so if something goes wrong how is that really effective control. I'm in the City of Wanneroo and my Cav thinks she is a 50kg Rottie. Your dog may be friendly but others aren't and if you're too far away to physically pull your dog away or command them then you DO NOT have effective control.
22w

[redacted]
There are responsible dog owners and irresponsible dog owners. I am all for dogs being off lead if under effective control. The bad dog owners should not be making it difficult for the good owners to exercise and train their dogs. The Wanneroo Council needs to have more effective staff who can monitor the parks and deal with those who can't control their dogs, rather than penalise those who are doing the right thing. The City of Wanneroo and The City of Joondalup need to train their staff so that they are proactive in their jobs, rather than spend their days thinking of excuses as to why they don't have to do anything for the ratepayers.
23w

[redacted]
Yes
23w

[redacted]
Yes
23w

[redacted]
If you have control over your dog then there is no reason why you can't let it of leash. Mine is on leash, muzzled and a vest to not approach. I wish I could let him run but it's not possible.
Why do all dogs need to be punished instead of punishing individual owners. The ones who don't have control. Don't punish people who do the right thing. Some have spent thousands of dollars to train their dog so they can run free. I've been to that park there and the council just widened the footpath and destroyed all the nesting options for turtles. Dogs are not the major problem
22w

[redacted]
Yes
23w

[redacted]
P r o b l e m is the 1-3% of dog-owning humans who think their
dog's "just behaving like a dog"
dog means "no harm"
dog is adorable to them
dog "would never ..."
dog is cute even if it seems as big as 🐎 to others
dog WILL hear and OBEY when distracted

The rest of us who might love dogs but don't want any mishaps, near-misses or oopsies are q u i t e content to say YES OF COURSE.
23w

[redacted]
Yes. Cats should also not be allowed to roam free.
23w

[redacted]
Yes and yes again
22w

[redacted]
Yes
23w

[redacted]
Yes, dogs can run towards people and be very scary. Also can be hit by scooters or cars. I ran over one on my push bike and hurt myself, luckily owner had insurance.
22w

[redacted]
Yes
22w

[redacted]
So take her to an enclosed dog park then
22w

[redacted]
Yes
22w

[redacted]
It affects me and I support it. I support it because not everyone would like to interact with someone else's dog, you might have an anxious dog or a dog that doesn't like other dogs, and off lead dogs can go so far ahead that when they do their #2 the owner can't see it therefore even less reason to pick the poop up.

Dogs being required to be kept on leash means I could feel safe and my dog would be comfortable walking.

For everyone saying they have perfect control of their dogs. Not once have I ever yelled over to / begged an owner to recall their dog because mine is anxious and doesn't like dogs, has that person recalled their dog and instead yelled back theirs is 'friendly' or they've failed to be able to control their dog and get it back to them. So my dog doesn't get walked as often as she could be if she were safe to do so because of all this. I tend to only walk her with hubby so I can keep other peoples dogs away from mine to avoid confrontation.

There are dedicated dog off leash parks, the nearest being Joondalup. If you feel it essential to have your dog off leash please use those.

Once this initiative is in place, please move to ensure cats are kept to their own property only (and before cat owners say outdoor time is essential. I agree there so please install a Catio).
23w

[redacted]
Fences are useful....
23w

[redacted]
Yes
22w

[redacted]
NO
23w

[redacted]
ABSOLUTELY!!
23w

[redacted]
Absolutely yes. I don't care how well behaved you think your dog is, dogs have a natural pack instinct and without being on a leash, you have NO CONTROL.
23w

[redacted]
Yes
23w

[redacted]
No
23w

[redacted]
Yes I agree all children should be on lead!!
22w 2

[redacted]
Yes
23w

[redacted]
Yes. Our[redacted] dog has not recovered her confidence since badly mauled by an off lead dog in a park.
Off lead dog parks are there for that purpose.

[redacted]
Absolutely not. Dogs need to run. This ban everything management system is way out of control
23w

[redacted]
I believe there's a population of foxes in the Wanneroo area- now could they be attacking the wildlife and turtles 🐢???- let's address that issue first!
Then look at the number of bike riders speeding around the parks at very unsafe speeds- and the kids on electric scooters- who are mostly under age and dangerous!!!
Really finding it difficult to understand that dogs are to blame for wildlife loss
ABC get your story facts straight!
23w 2

[redacted]CoW is the problem here not the ABC.
Its priorities are 😡whilst charging some of the highest rates in Perth....
23w

[redacted]
yes.
"dont worry he's friendly "
"he's normally not like that"
23w 2

[redacted]
Yes!
23w

[redacted]
No. Many dogs are reactive on leads. Put a ban on people that moan about dogs off leads entering our dog parks
23w

[redacted]
Is there any evidence or any actual recorded incidents of dogs harming wildlife, other than chasing kangaroos?
23w

[redacted] yes further down the oval during turtle season. on the particular area where the group is meeting, you may find some snakes, but no roos and no turtles either
23w

[redacted]hats not evidence. And the evidence is clear that that fozes are the problem for the turtles. And roos simply dont graze there. Dogs off leash do not savage or maul kangaroos. What oval are you talking about?
23w

[redacted] while there are no roos on that side on scenic there are 2 families down at the other end of scenic from about San Rosa onwards towards the estate. And yes, I have seen dogs chasing roos there. As stated in my comment where the group is on Scenic Park, there are neither of any 😀
23w

[redacted]Chasing roos, as any dog will do, as will foxes, is not killing them. All I am asking is what evidence is there that dogs off lead, with their owner nearby, actually harm the wildlife. And there is no correlation whatsoever between no roos somewhere and dogs off lead. That is specious.
22w

[redacted] yes there has, at this moment not on scenic but in Woodvale on duffy terrace dogs have hunted and bitten roos with owners nearby
22w

[redacted] Ok Ive never heard of that. And Ive been here a long while.
22w

[redacted] maybe mainly public in the Woodvale residents group, but there its very known, also our roo families here on scenic don't live here that long, maybe increased for 2 years now .. they have been mainly lived closer to the church in the estate. But its so lovely to see them here around too
22w

"Most relevant" is selected, so some replies may have been filtered out.

[redacted]
Over the top .
However dogs misbehaving & dog owners ignoring the issue ... .
22w

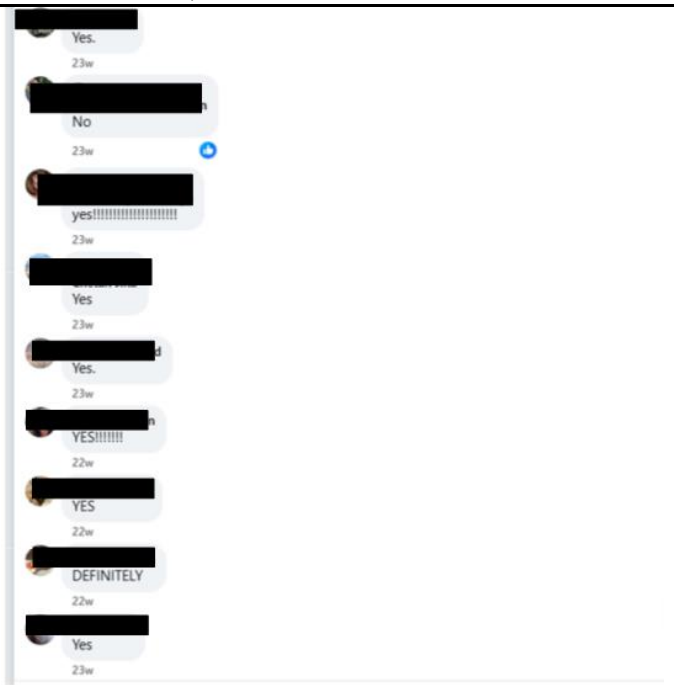
[redacted]
Yes. Because its not you or your dog who may be the threat. We can not control other people or their pets.
23w 2

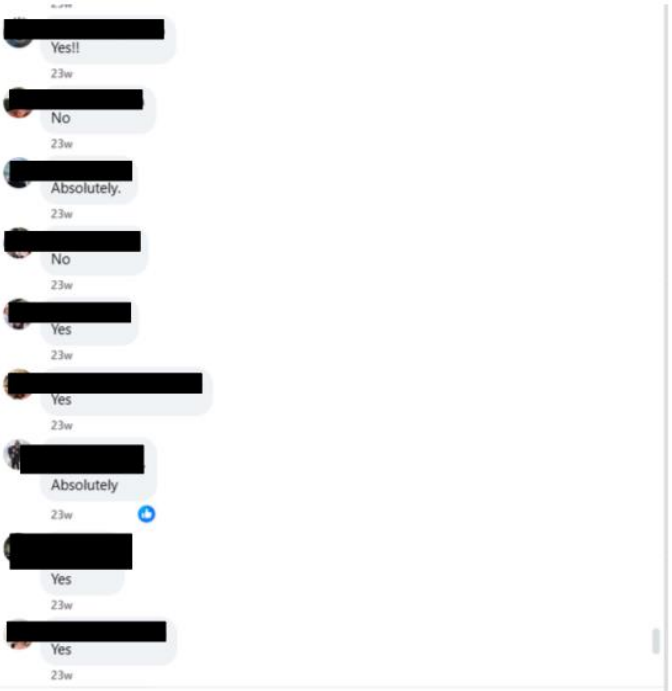
[redacted]
Should put in two fence in areas one for small dogs and one for for large dogs two run around in so there contained
23w

[redacted]
Yes
22w

[redacted]
Yes 100%
23w


Leads on.
So many don't have control of their dogs
23w
The local and state governments need to learn how to be less reactive and more PROACTIVE when it comes to dog ownership issues.
Why is it that we only seek to restrict or ban freedoms for dog owners, when an irresponsible or uneducated dog owner has an incident.
Instead of blanket bans that punish good, conscientious dog owners, we need more programs that focus on public education, and actually seek to reward people for the training and ethical sourcing of their dogs. Make it so that all dogs are allowed on-leash, but you can get the option to become certified to have your dog off-leash as long as they have solid temperament and you are a responsible owner?
Like firearms or other licenses, most won't go there but it gives you an option to opt-in.
Whats the incentive for someone to put the work in when they have no freedom to enjoy the fruits of it?
23w
About time, sick of off lead dogs who have recall encroaching on my on lead dog.
23w
That would be right, councils stripping people of the very last bits of freedom.
23w
Keep allowing the development of 200m2 blocks and then not allow dogs to go for a run down the park..... crazy stuff.
23w
5
YES


Yes.
23w
No
23w
yes!!!!!!!!!!!!!!!!!!!
23w
Yes
23w
Yes.
23w
YES!!!!!!!
22w
YES
22w
DEFINITELY
22w
Yes
23w


Yes!!
23w
No
23w
Absolutely.
23w
No
23w
Yes
23w
Yes
23w
Absolutely
23w
Yes
23w
Yes
23w


Yes.
23w
Yes
23w
No way
23w
3
Yes
23w
2
Yes
23w
Yes, as too many dogs off lead are not trained at all and attack other dogs
23w
8
Absolutely
23w
2
Yes
23w
Yes
23w


[redacted]
No
23w
[redacted]
YES!!!!
23w
[redacted]
There needs to be more enclosed dog parks for dogs to run, play and socialize, there should be at least one in every suburb, divided for small or large dogs, they are an important part of most families now, and we want to make sure they are properly exercised.
22w
"Most relevant" is selected, so some comments may have been filtered out.

Place Management

4.10 Wanneroo Town Centre Advisory Group - Terms of Reference

File Ref:	1456V002 – 25/380348
Responsible Officer:	Director Community & Place
Attachments:	3
Previous Items:	CP04-09/22 - Revised Terms of Reference - Wanneroo Town Centre Advisory Group - Ordinary Council - 13 Sep 2022 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the revised Terms of Reference for the Wanneroo Town Centre Advisory Group (**WTCAG**).

Background

The WTCAG was established in 2004 following a Memorandum of Understanding between the City of Wanneroo and the State Government to guide the revitalisation of the Wanneroo Town Centre (**WTC**). It has subsequently existed in various forms, primarily focusing on providing advice to Council on:

- Policies related to facility management within the WTC;
- Recommendations for the construction or upgrade of facilities; and
- Input on WTC-specific research and projects led by Administration.

In September 2022, Council endorsed a revised Terms of Reference for the WTCAG (refer CP04-09/22), to move the focus of the Group away from matters regarding the construction or upgrading of facilities towards more of a holistic place stewardship role, focusing on developing and implementing a vision for the WTC, and providing comment and advice on:

- Matters relating to the stewardship and management of the WTC;
- Policies and guidelines relating to the planning, development and management of the WTC and associated facilities;
- Investment opportunities, projects and development proposals within the WTC; and
- How to increase the community's involvement in the activation of the WTC.

Since this time the WTCAG has overseen a range of initiatives focused on establishing the WTC as an activated place, including:

- The initial trial and subsequent expansion of the pop-up town square;
- Initiation of the Wanneroo Christmas Fiesta event and community parade;
- Investigation into strategic land acquisition opportunities;
- The draft Wanneroo Town Centre Public Realm Study and Interpretation Plan (which defines local sense of place and guides the long-term vision for the town centre); and
- Establishment of the 'Hello Wanneroo' Town Team.

The next stage of implementation for many of these initiatives will require more active engagement with, and involvement from external stakeholders. Accordingly, it is proposed that the membership be expanded to reflect the diverse needs and voices of stakeholders within the WTC.

Detail

A revised Terms of Reference have been prepared to reflect the evolving purpose and function of the Group, and now emphasise the role of the Group in supporting Council's leadership to shape a shared vision for the Town Centre, providing advice across planning, design, and economic development, and strengthening the stewardship of the Centre. These updates also highlight the importance of addressing community needs and aspirations, including safety, accessibility, equity, and cultural expression, while ensuring that key projects contribute to the long-term sustainability of the Centre.

At the request of Advisory Group members, the function relating to investment opportunities has been removed to avoid any potential conflict with the purpose of the Revenue Review Committee.

Furthermore, the membership of the Group is proposed to be expanded to include community representatives, with criteria designed to ensure that diverse perspectives from local stakeholders with a strong interest in the Town Centre are represented. The Group is also expected to play an active role in fostering community activation and engagement through events, partnerships, and initiatives that enhance social connection, inclusion, and wellbeing, reflecting the voices and needs of a broad range of stakeholders

The current Terms of Reference are included in **Attachment 1**. A tracked changed version showing proposed changes is included at **Attachment 2**, with a revised Terms of Reference incorporating all proposed changes included at **Attachment 3**.

Consultation

Council Committees and Advisory Groups can play an important role in the City's community engagement process and ensure that the views and feedback of key stakeholders can be properly considered in the City's decision-making processes.

The expanded composition and revised Terms of Reference were considered by the WTCAG at its meeting on 28 July 2025, where it resolved as follows:

1. *SUPPORTS the retention of the Wanneroo Town Centre Advisory Group;*

2. *SUPPORTS an expansion of the Wanneroo Town Centre Advisory Group's membership to include representation from community members, local businesses, residents, sporting clubs, and other relevant interest groups; and*

3. *REQUESTS that an updated Terms of Reference be prepared and presented to Council for consideration.*

The changes requested by the WTCAG have been incorporated into the revised Terms of Reference.

No external consultation is proposed to relation to the revised Terms of Reference for the WTCAG.

Comment

Representatives for an expanded membership of the WTCAG will be sought through a targeted expression of interest process, inviting nominations from key stakeholder groups relevant to the focus of the WTCAG, including community members, local businesses, residents, sporting clubs, and other interest groups. Nominations will be assessed against the selection criteria set out in the Terms of Reference to ensure there is balanced representation from across social, environmental and business communities, alignment with the WTCAG's objectives, and the ability to contribute constructively to discussions.

The proposed repositioning of the WTCAG supports its continued evolution from an asset-focused advisory role towards a more holistic and strategic model of place stewardship. Historically, the Group has provided valuable input on physical assets and relevant strategies. As the WTC has matured, the challenges have become broader and more complex, encompassing not just buildings and infrastructure but also economic vitality, community identity, cultural expression, and social inclusion. These changes will see the WTCAG provide a best practice model for town centre governance, where the ongoing management of activity, community engagement, and activation of spaces is often more critical to success than the initial capital investment in physical assets alone.

This revised focus reflects a more holistic, strategic and community-oriented direction for the Group, aligned with the City's new Council Plan, endorsed Place Strategy, local liveability data and the need to respond to both emerging challenges and evolving opportunities within the WTC.

The proposed shift towards diverse community representation will give WTCAG members access to a much broader range of perspectives, ensuring that decisions are informed by the lived experiences of residents, businesses, and community groups. This inclusive model will help to build stronger community ownership of the WTC's future, encourage grassroots innovation, and foster shared responsibility for its ongoing vibrancy. It will also reinforce the important role that early and continuous community engagement plays in building trust, consistency and transparency.

Statutory Compliance

Nil

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	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	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.8 Decision Making	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the revised Wanneroo Town Centre Advisory Group Terms of Reference at Attachment 3.

Attachments:

1⇩.	*Draft Terms of Reference - WTC Advisory Group adopted 9/22*	*22/249133*
2⇩.	*Terms of Reference - Wanneroo Town Centre Advisory Group - Tracked changes*	*25/367348*
3⇩.	*Terms of Reference - Wanneroo Town Centre Advisory Group - Clean*	*25/344140*

City of Wanneroo

TERMS OF REFERENCE

Title:	***Wanneroo Town Centre Advisory Group***

Purpose and Role

The purpose of this Advisory Group is to provide a forum to advise and make recommendations to Council on matters pertaining to the planning and activation of the Wanneroo Town Centre.

1 Authority of Establishment

1.1. The Advisory Group is established as a Group of the City of Wanneroo by resolution of the Council in accordance with these Terms of Reference.

2 Aims & Functions

2.1 To Support Council in its leadership role to develop and implement a vision for the Wanneroo Town Centre.

2.2 To provide comment and advice on matters relating to the stewardship and Place Management of the Wanneroo Town Centre.

2.3 To provide comment and advice on policies and guidelines relating to the planning, development and management of the Town Centre and associated facilities.

2.4 To provide comment, advice and recommendations on investment opportunities, projects, and development proposals within the Town Centre.

2.5 To provide comment and advice on how to increase the community's involvement in the activation of the Wanneroo Town Centre.

The Wanneroo Town Centre Advisory Group will be kept informed of significant development applications and public art proposals within the Town Centre Precinct. The Wanneroo Town Centre Precinct will be defined as all facilities and amenities located within the Wanneroo Town Centre Activity Centre Structure Plan No.90.

3 Membership

3.1 The Advisory Group shall consist of the following representation:

- Mayor and a maximum of four Council Members;
- Director Planning & Sustainability;
- Director Community & Place;
- Director Assets.

3.2 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections.

3.3 Members must comply with the City's Code of Conduct.

3.4 The Advisory Group has authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.

3.5 The Advisory Group may recruit members according to the City's Management Procedure for Advisory Groups.

4 Chair and Deputy Chair:

Chairperson:

a) The members of the Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and Deputy Chairperson).

b) The Chairperson will preside at all meetings.

c) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in their absence, a person is to be elected by the Advisory Group members present to assume the Chair.

d) The Chairperson is responsible for the proper conduct of the Advisory Group.

5 Meeting Procedures

5.1 Meetings

a) The Advisory Group shall meet on a regular basis as determined by the nominated Group members.

b) All meeting dates are to be provided to Council Members in the 'Wanneroo Wrap' and in the City's Corporate Calendar.

c) A Notice of Meetings including an agenda will be circulated to the Advisory Group members at least 72 hours prior to each meeting where possible. Agendas and minutes are also to be circulated to all Council Members at the same time.

d) The Chairperson shall ensure that minutes of all meetings are kept and that copies are made available to all Advisory Group members as soon as is practicable after the meeting. The minutes are to be available for public inspection.

e) Copies of all minutes are to be forwarded electronically to Council Members and uploaded to the Council Members Portal.

f) All agenda and minute documentation is to be generated through Council's InfoCouncil software reporting system.

g) An Advisory Group decision will have effect if it is supported by general consensus of the meeting, or through a vote made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.

h) In the event that a vote is taken, all endorsed members of the Advisory Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.

5.2 Quorum:

A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum or at least to ensure a reasonable spread of representation, particularly in circumstances where recommendations will be made for Council's consideration

5.3 Administration

5.3.1 Administration Support

Administration support for the Advisory Group will be provided by the City of Wanneroo. That support person will be nominated by the Director Community & Place.

5.3.2 Motions on Notice

An Advisory Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Advisory Group, in the form of a motion, of which seven (7) days' notice has been given in writing to the Administration Officer prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.

HPE #

6 Delegated Authority

6.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council.

6.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies.

6.3 Matters requiring Council consideration will be subject to separate specific reports to Council.

Administration Use Only			
Date of Council Establishment of Group:			
Council Minute – Ref:			
Terms of Reference - HPE Ref:		22/249133	
HPE Container – Ref:		1456	
Operational Procedures - HPE Ref:			
Last Review Date:		Next Review Date:	

HPE #

City of Wanneroo

TERMS OF REFERENCE

Title:	***Wanneroo Town Centre Advisory Group***

Purpose and Role

The ~~purpose of this~~Wanneroo Advisory Group is established to provide ~~a forum to advise~~high-level strategic oversight, leadership, and ~~make recommendations~~guidance to Council ~~on matters pertaining to~~ in the ~~planning~~ revitalisation and ~~activation~~ long term development of the Wanneroo Town Centre.

1 Authority of Establishment

1.1. The Advisory Group is established as a Group of the City of Wanneroo by resolution of the Council in accordance with these Terms of Reference.

2 Aims & Functions

2.1 To support Council in its leadership role by ~~to develop and implement~~ upholding a shared vision for the Wanneroo Town Centre, ensuring alignment with strategic goals and community aspirations..

~~2.2~~ To provide comment and advice on ~~matters relating to~~ the stewardship and ~~Place M~~management of the Wanneroo Town Centre~~.~~ recognising

~~2.3~~2.2 ~~To provide comment and advice on policies and guidelines relating to the planning,~~ the importance of coordinated efforts across infrastructure, community engagement, economic development and ~~management of the Town Centre and associated facilities~~urban design.

~~2.4 To provide comment, advice and recommendations on investment opportunities, projects, and development proposals within the Town Centre.~~

2.3 To ~~provide comment and advice on how to increase the community's involvement in the activation~~contribute to the revitalisation of the Wanneroo Town Centre by offering advice on relevant policies, guidelines, and strategies that affect the area's function and identity.

2.4 To support the identification and consideration of community needs, gaps and trends related to safety, accessibility, activation, equity, and cultural expression, as part of holistic Town Centre revitalisation.

2.5 To provide input on ways to strengthen community involvement and activation, helping to build a vibrant, inclusive and well-used centre through events, partnerships, and place-based initiatives.

2.6 To provide advice on initiatives that promote social connection, inclusion, and wellbeing within the Town Centre, to create a diverse and welcoming environment for all community members.

The Wanneroo Town Centre ~~Advisory Group will be kept informed of significant development applications and public art proposals within the Town Centre~~ Precinct~~. The Wanneroo Town Centre Precinct will be defined as all~~ includes all land, facilities and amenities located within the Wanneroo Town Centre Activity Centre Structure Plan No.90.

3 Membership

~~3.1~~ The Advisory Group shall consist of the following representation:

3.1 City of Wanneroo Mayor ~~and a~~or nominee

3.2 ~~m~~Maximum of four Council Members~~;~~

~~3.2~~3.3 A maximum of six (6) community representatives (residents or business owners), as determined through an Expression of Interest process

3.4 Director Planning & Sustainability~~.~~;

3.5 Director Community & Place~~; and~~.

3.6 Director Assets.

3.7 Consideration will be given to the following criteria as a priority when selecting community representatives for membership on the Group:

3.7.1 Persons residing in, conducting business within, or representing a community organisation located in or around the Wanneroo Town Centre.

3.7.2 Stakeholders with a demonstrated history of participation in community initiatives or local interest groups, who maintain a connection to the Wanneroo Town Centre through residence, business activities, or organisational representation.

3.7.3 Community members with an interest in Wanneroo Town Centre.

3.8 Community representatives are to be approved by the appropriate Director.

~~3.7~~3.9 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections.

~~3.8~~3.10 Members must comply with the City's Code of Conduct.

~~3.9~~3.11 The Advisory Group has authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.

~~3.10~~3.12 The Advisory Group may recruit members according to the City's Management Procedure for Advisory Groups.

4 Chair and Deputy Chair:

Chairperson:

a) The members of the Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and Deputy Chairperson).

b) The Chairperson will preside at all meetings.

c) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in their absence, a person is to be elected by the Advisory Group members present to assume the Chair.

d) The Chairperson is responsible for the proper conduct of the Advisory Group.

5 Meeting Procedures:

5.1 Meetings

a) The Advisory Group shall meet on a regular basis as determined by the nominated Group members.

b) All meeting dates are to be provided to Council Members in the 'Wanneroo Wrap' and in the City's Corporate Calendar.

c) A Notice of Meetings including an agenda will be circulated to the Advisory Group members at least 72 hours prior to each meeting where possible. Agendas and minutes are also to be circulated to all Council Members at the same time and uploaded to the Council Members Portal.

d) The Chairperson shall ensure that minutes of all meetings are kept and that copies are made available to all Advisory Group members as soon as is practicable after the meeting.

HPE #

e) Copies of all minutes are to be forwarded electronically to Council Members and uploaded to the Council Members Portal.

f) All agenda and minute documentation is to be generated through Council's InfoCouncil software reporting system.

g) An Advisory Group decision will have effect if it is supported by general consensus of the meeting, or through a vote made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.

h) In the event that a vote is taken, all endorsed members of the Advisory Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.

5.2 Quorum

A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum or at least to ensure a reasonable spread of representation, particularly in circumstances where recommendations will be made for Council's consideration.

5.3 Administration

5.3.1 Administration Support

Administration support for the Advisory Group will be provided by the City of Wanneroo. That support person will be nominated by the Director Community & Place.

5.3.2 Motions on Notice

An Advisory Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Advisory Group, in the form of a motion, of which seven days' notice has been given in writing to the Administration Officer prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.

6 Delegated Authority:

6.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council.

6.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies.

6.3 Matters requiring Council consideration will be subject to separate specific reports to Council.

Administration Use Only			
Date of Council Establishment of Group:			
Council Minute – Ref:			
Terms of Reference - HPE Ref:		22/249133	
HPE Container – Ref:		1456	
Operational Procedures - HPE Ref:			
Last Review Date:		Next Review Date:	

HPE #

City of Wanneroo

TERMS OF REFERENCE

Title:	***Wanneroo Town Centre Advisory Group***

Purpose and Role

The Wanneroo Advisory Group is established to provide high-level strategic oversight, leadership, and guidance to Council in the revitalisation and long term development of the Wanneroo Town Centre.

1 Authority of Establishment

1.1. The Advisory Group is established as a Group of the City of Wanneroo by resolution of the Council in accordance with these Terms of Reference.

2 Aims & Functions

2.1 To support Council in its leadership role by, upholding a shared vision for the Wanneroo Town Centre, ensuring alignment with strategic goals and community aspirations.

2.2 To provide comment and advice on the stewardship and management of the Wanneroo Town Centre recognising the importance of coordinated efforts across infrastructure, community engagement, economic development and urban design.

2.3 To contribute to the revitalisation of the Wanneroo Town Centre by offering advice on relevant policies, guidelines, and strategies that affect the area's function and identity.

2.4 To support the identification and consideration of community needs, gaps and trends related to safety, accessibility, activation, equity, and cultural expression, as part of holistic Town Centre revitalisation.

2.5 To provide input on ways to strengthen community involvement and activation, helping to build a vibrant, inclusive and well-used centre through events, partnerships, and place-based initiatives.

2.6 To provide advice on initiatives that promote social connection, inclusion, and wellbeing within the Town Centre, to create a diverse and welcoming environment for all community members.

The Wanneroo Town Centre Precinct includes all land, facilities and amenities located within the Wanneroo Town Centre Activity Centre Structure Plan No.90.

3 Membership

The Advisory Group shall consist of the following representation:

3.1 City of Wanneroo Mayor or nominee

3.2 Maximum of four Council Members

3.3 A maximum of six (6) community representatives (residents or business owners), as determined through an Expression of Interest process

3.4 Director Planning & Sustainability.

3.5 Director Community & Place.

3.6 Director Assets.

3.7 Consideration will be given to the following criteria as a priority when selecting community representatives for membership on the Group:

3.7.1 Persons residing in, conducting business within, or representing a community organisation located in or around the Wanneroo Town Centre.

3.7.2 Stakeholders with a demonstrated history of participation in community initiatives or local interest groups, who maintain a connection to the Wanneroo Town Centre through residence, business activities, or organisational representation.

3.7.3 Community members with an interest in Wanneroo Town Centre.

3.8 Community representatives are to be approved by the appropriate Director.

3.9 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections.

3.10 Members must comply with the City's Code of Conduct.

3.11 The Advisory Group has authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.

3.12 The Advisory Group may recruit members according to the City's Management Procedure for Advisory Groups.

4 Chair and Deputy Chair:

Chairperson:

a) The members of the Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and Deputy Chairperson).

b) The Chairperson will preside at all meetings.

c) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in their absence, a person is to be elected by the Advisory Group members present to assume the Chair.

d) The Chairperson is responsible for the proper conduct of the Advisory Group.

5 Meeting Procedures:

5.1 Meetings

a) The Advisory Group shall meet on a regular basis as determined by the nominated Group members.

b) All meeting dates are to be provided to Council Members in the 'Wanneroo Wrap' and in the City's Corporate Calendar.

c) A Notice of Meetings including an agenda will be circulated to the Advisory Group members at least 72 hours prior to each meeting where possible. Agendas and minutes are also to be circulated to relevant Council Members at the same time and uploaded to the Council Members Portal.

d) The Chairperson shall ensure that minutes of all meetings are kept and that copies are made available to all Advisory Group members as soon as is practicable after the meeting.

e) Copies of all minutes are to be forwarded electronically to Council Members and uploaded to the Council Members Portal.

f) All agenda and minute documentation is to be generated through Council's InfoCouncil software reporting system.

g) An Advisory Group decision will have effect if it is supported by general consensus of the meeting, or through a vote made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.

h) In the event that a vote is taken, all endorsed members of the Advisory Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.

HPE # 25/344140

5.2 Quorum

A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum (50% of voting Delegates) or at least to ensure a reasonable spread of representation, particularly in circumstances where recommendations will be made for Council's consideration.

5.3 Administration

5.3.1 Administration Support

Administration support for the Advisory Group will be provided by the City of Wanneroo. That support person will be nominated by the Director Community & Place.

5.3.2 Motions on Notice

An Advisory Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Advisory Group, in the form of a motion, of which seven days' notice has been given in writing to the Administration Officer prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.

6 Delegated Authority:

6.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council.

6.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies.

6.3 Matters requiring Council consideration will be subject to separate specific reports to Council.

Administration Use Only			
Date of Council Establishment of Group:			
Council Minute – Ref:			
Terms of Reference - HPE Ref:		25/344140	
HPE Container – Ref:		1456	
Operational Procedures - HPE Ref:			
Last Review Date:	September 2022	Next Review Date:	September 2026

HPE # 25/344140

4.11 Festival, Awards and Cultural Events Advisory Group - Terms of Reference

File Ref:	1442V02 – 25/384292
Responsible Officer:	Director Community & Place
Attachments:	3
Previous Items:	CP05-06/25 - **Festival & Cultural Events Committee Review - Ordinary Council - 24 Jun 2025 6:00pm 4.2 - Council Members Recognition of Service Policy - Policy Review Committee - 18 Aug 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider a revised Terms of Reference for the City's Festival, Awards and Cultural Events Advisory Group.

Background

Council established the Festival, Awards and Cultural Events (**FACE**) Advisory Group at its meeting on 24 June 2025 (refer CP05-06/25).

A copy of the endorsed Terms of Reference is included at **Attachment 1**, which state that the purpose of the Advisory Group is *"…to provide advice and guidance on City-led cultural events and community awards at the City of Wanneroo"*.

At the Policy Review Committee meeting held on 18 August 2025, the Committee approved a revised 'Council Members Recognition of Service Policy'. The revised Policy included a new clause 6.2.3 requiring all City nominations for the WALGA Local Government Honours Awards to be first considered by the FACE Advisory Group. This has triggered the need for the FACE Advisory Group Terms of Reference to be updated to ensure that they reflect this new function.

Detail

Revised FACE Advisory Group Terms of Reference have now been prepared, with the Aims and Functions of the Group updated to incorporate the requirement for the Group to consider nominations for the WALGA Honours Awards.

A tracked changes version of the Terms of Reference are included at **Attachment 2**, with a clean version for Council's consideration included at **Attachment 3**.

Consultation

Nil

Comment

The changes to the Terms of Reference are considered necessary because the current Terms of Reference focus on the review of nominations of community members for community-based award programs administered by the City, not nominations of Council Members and City staff for external award programs like the WALGA Awards.

Statutory Compliance

Nil

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	9.8 Decision Making	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

Policy Implications

The proposed changes to the Terms of Reference are required as a result of the provisions of the City's Council Members Recognition of Service Policy.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the revised Terms of Reference for the Festival, Awards and Cultural Events Advisory Group as included at Attachment 3.

Attachments:

1⇩.	*Attachment 1 - Terms of Reference - Festival, Awards and Cultural Events Advisory Group - Current Version*	*25/187039[v1]*
2⇩.	*Attachment 2 - Revised Terms of Reference - Festival, Awards and Cultural Events Advisory Group - Marked Up Version*	*25/384589*
3⇩.	*Attachment 3 - Revised Terms of Reference - Festival, Awards and Cultural Events Advisory Group - Clean Version*	*25/187039[v2]*

City of Wanneroo

TERMS OF REFERENCE

Title:	***Festival, Awards and Cultural Events Advisory Group***

Purpose and Role

The purpose of the Advisory Group is to provide advice and guidance on City-led cultural events and community awards at the City of Wanneroo.

1. Aims & Functions

1.1 To provide guidance and advice on the strategic direction of the City's community and cultural event programs.

1.2 To provide feedback and input on the scope of City-led community and cultural events.

1.3 To provide guidance and advice on the City's community award programs.

1.4 To review the nominations and recommend winners for the City's community award categories.

2. Membership:

2.1 The Advisory Group shall consist of the following representation:

- The Mayor (or nominee); and
- Up to seven (7) Council Members.

2.2. The maximum total on the Group is eight (8) voting members, excluding Administration.

2.3. Administration representation:

- Director Community and Place (non-voting);
- Manager Place Management (non-voting);
- Manager Cultural Development (non voting)
- Events Advisor (non-voting); and
- Administration Officer (Minutes; non-voting).

2.4. Members must comply with the City's Code of Conduct.

2.5. Membership shall be for a period of up to two years terminating on the day of the Ordinary Council Elections, with retiring members eligible to apply.

3. Chairperson and Deputy Chairperson:

3.2. Advisory Group Members will select a Chairperson and Deputy Chairperson at the first meeting. For transparency and accountability, it is recommended that City Officers not be appointed to the position of Chairperson and Deputy Chairperson.

3.3. The Chairperson will facilitate all meetings.

3.4. In the absence of the Chairperson, the Deputy Chairperson will facilitate the meeting.

3.5. In the absence of both the Chairperson and the Deputy Chairperson, the Advisory Group Members present at the meeting are to choose one of themselves to chair the meeting.

4. Meeting Procedures

4.2. The Advisory Group will meet as required, in order to achieve its defined aims and functions.

4.3. The City will provide an agenda and keep clear notes to be registered in the City's record keeping system.

4.4. An Agenda is to be circulated to Advisory Group members at least 72 hours prior to each meeting where possible.

4.5. Advisory Group meetings may be held without a quorum, but every effort should be made to hold meetings with a quorum present. The quorum is at least 50% of the number of endorsed members.

4.6. Administration support for the panel will be provided by the Community & Place Directorate.

5. Authority of Establishment

5.2. The Festival, Awards and Cultural Events Advisory Group is established as a Group of the City of Wanneroo by resolution of the Council, in accordance with these Terms of Reference.

6. Delegated Authority:

6.2. The Advisory Group has no delegated power or authority.

6.3. Any budget provisions considered by the Advisory Group for community or cultural event programs are subject to Council approval.

Administration Use Only			
Date of Council Establishment of Group:		24 June 2025	
Council Minute – Ref:		CP05-06/25	
Terms of Reference - HPE Ref:		25/187039*	
HPE Container – Ref:		1442	
Operational Procedures - HPE Ref:		N/A	
Last Review Date:	N/A	Next Review Date:	June 2027

City of Wanneroo

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~~1.4~~1.5 To review and recommend City nominations for the annual WALGA Local Government Honours Awards.

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Operational Procedures - HPE Ref:		N/A	
Last Review Date:	~~N/A~~25 November 2025	Next Review Date:	June 2027

City of Wanneroo

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Last Review Date:	25 November 2025	Next Review Date:	June 2027

Corporate Strategy & Performance

Business & Finance

4.12 Financial Activity Report for the Period Ended 31 August 2025

File Ref: 52320 – 25/341954
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the Financial Activity Statement for the period ended 31 August 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 August 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 Adopted Budget.

Overall Comments Year-to-Date

Results from Operating Activities

For the period ended 31 August 2025, the net amount from Operating Activities was $9.8m favourable with the budget, inclusive of a $8.0m non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is unfavourable by $940k, while cash outflows is a favourable variance of $2.7m with the budget.

The overall variance is mainly due to higher inflows from Rates ($118k) and Fees and Charges ($162k), and lower outflows from Materials and Contracts expenses ($2.8m). The favourable impacts from the above variances were offset by lower inflows from Operating Grants, Subsidies and Contributions ($535k) and Interest Earnings ($700k) and higher outflows for Employee Costs ($112k).

Results from Investing Activities

The net amount attributable from Investing Activities was $20.2m favourable than the budget, primarily due to higher inflows from Development Contribution Plans Revenue ($1.4m) and Proceeds from Disposal of Assets ($195k), lower outflows for the Purchase of Property, Plant and Equipment ($10.8m), Purchase and Construction of Infrastructure Assets ($1.1m), and a non-cash adjustment (6.7m).

Results from Financing Activities

Financing Activities mainly consist of Reserve transfers and Development Contribution Plans transfers, which align with the budget.

Capital Program

Year to date 31 August 2025, $14.6m (excluding leased assets and contributed physical assets) was spent on various capital projects, of which $4.6m was spent on Sports Facilities, $4.0m was spent on Community Buildings and $2.1m 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	14.6	26.6	54.9%	139.8	10.5%

Investment Portfolio Performance

Portfolio Value $m	Monthly Weighted Return	Comments
545.6	4.59%	Portfolio balance has decreased by $16.2m from $529.4m in July 2025.The monthly weighted return is 4.59% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.33% (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 AUGUST 2025

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		$	$	$	%	Key	$	$	$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	171,372,734	171,254,930	117,804	0	↑	174,680,029	174,680,029	0	0
Operating Grants, Subsidies & Contributions	2	1,452,719	1,987,925	(535,206)	(27)	↓	8,409,031	8,409,031	0	0
Fees & Charges	3	40,004,980	39,843,373	161,607	0	↑	58,135,647	58,135,647	0	0
Interest Earnings	4	3,122,422	3,822,060	(699,638)	(18)	↓	23,100,351	23,100,351	0	0
Other Revenue		554,977	539,674	15,303	3	→	3,697,212	3,697,212	0	0
Profit on Asset Disposals		-	-	0	0		11,842,996	11,842,996	0	0
		216,507,832	**217,447,962**	**(940,130)**	**(0)**		**279,865,266**	**279,865,266**	**0**	**0**
Outflows										
Employee Costs	5	(16,997,879)	(16,886,165)	(111,714)	(1)	↑	(101,579,647)	(101,579,647)	0	0
Materials & Contracts	6	(12,968,004)	(15,811,491)	2,843,487	18	↑	(101,966,722)	(101,966,722)	0	0
Utility Charges		(1,894,303)	(1,888,480)	(5,823)	(0)	→	(11,330,519)	(11,330,519)	0	0
Depreciation		(8,735,136)	(8,735,136)	0	0	→	(52,410,746)	(52,410,746)	0	0
Finance Costs		(691,263)	(691,286)	23	0	→	(4,147,698)	(4,147,698)	0	0
Insurance		(278,585)	(291,162)	12,577	4	↓	(1,742,972)	(1,742,972)	0	0
Loss on Asset Disposals		0	0	0	0		(659,340)	(659,340)	0	0
		(41,565,171)	**(44,303,720)**	**2,738,549**	**6**		**(273,837,644)**	**(273,837,644)**	**0**	**0**
Non-Cash Amounts Excluded	NCA*(b)	16,780,876	8,735,136	8,045,740	92		41,227,090	41,227,090	0	0
Amount Attributable to Operating Activities		**191,723,537**	**181,879,378**	**9,844,159**	**5**		**47,254,712**	**47,254,712**	**0**	**0**
INVESTING ACTIVITIES										
Inflows										
Non Operating Grants, Subsidies & Contributions		23,519	0	23,519	0	→	52,040,358	52,040,358	0	0
Contributed Physical Assets		12,354,525	12,354,525	0	0	→	130,000,000	130,000,000	0	0
Proceeds From Disposal Of Assets	7	311,162	115,888	195,274	169	→	13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues	8	2,038,834	658,794	1,380,040	210	↑	36,829,960	36,829,960	0	0
		14,728,041	**13,129,207**	**1,598,834**	**12**		**232,547,484**	**232,547,484**	**0**	**0**
Outflows										
Purchase of Property, Plant & Equipment	9	(12,262,870)	(23,073,922)	10,811,052	47	↑	(96,325,948)	(90,378,405)	5,947,543	7
Purchase & Construction of Infrastructure Assets	10	(2,368,587)	(3,505,470)	1,136,883	32	↑	(41,232,701)	(49,444,935)	(8,212,234)	(17)
Development Contribution Plans - Expenses		(251,572)	(256,308)	4,736	2	→	(27,258,550)	(27,258,550)	0	0
		(14,883,029)	**(26,835,700)**	**11,952,671**	**45**		**(164,817,199)**	**(167,081,890)**	**(2,264,691)**	**(1)**
Non-Cash Amounts Excluded	NCA*(c)	(6,017,704)	(12,757,011)	6,739,307	53		(139,571,410)	(139,571,410)	0	0
Amount Attributable to Investing Activities		**(6,172,692)**	**(26,463,504)**	**20,290,812**	**77**		**(71,841,125)**	**(74,105,816)**	**(2,264,691)**	**(3)**
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		11,834,725	11,834,725	0	0	→	71,406,949	73,671,640	2,264,691	3
Transfers from DCP's (not in Reserve)		124,630	33,000	91,630	278	→	26,557,516	26,557,516	0	0
		11,959,354	**11,867,725**	**91,630**	**0**		**97,964,465**	**100,229,156**	**2,264,691**	**2**
Outflows										
Transfers to Reserves		(5,960,281)	(5,960,281)	0	0	→	(46,820,536)	(46,820,536)	0	0
Transfers to DCP's (not in Reserve)		(124,630)	(33,000)	(91,630)	(278)	→	(26,557,516)	(26,557,516)	0	0
		(6,084,910)	**(5,993,281)**	**(91,630)**	**2**		**(73,378,052)**	**(73,378,052)**	**0**	**0**
Non-Cash Amounts Excluded		0	0	0	0		0	0	0	0
Amount Attributable to Financing Activities		**5,874,444**	**5,874,444**	**(0)**	**0**		**24,586,413**	**26,851,104**	**2,264,691**	**(8)**
MOVEMENT IN SURPLUS OR DEFICIT										
Surplus/(Deficit) at the Start of the Financial Year		**3,741,369**	**0**	**3,741,369**	**0**		**0**	**0**	**0**	**0**
Amount Attributable to Operating Activities		191,723,537	181,879,378	9,844,159	5		47,254,712	47,254,712	0	0
Amount Attributable to Investing Activities		(6,172,692)	(26,463,504)	20,290,812	77		(71,841,125)	(74,105,816)	(2,264,691)	(3)
Amount Attributable to Financing Activities		5,874,444	5,874,444	(0)	0		24,586,413	26,851,104	2,264,691	(8)
Surplus/(Deficit) after the Imposition of General Rates	NCA*(a)	**195,166,657**	**161,290,318**	**33,876,339**	**21**		**0**	**0**	**0**	**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 $171.3m, Revised Budget $171.3m)

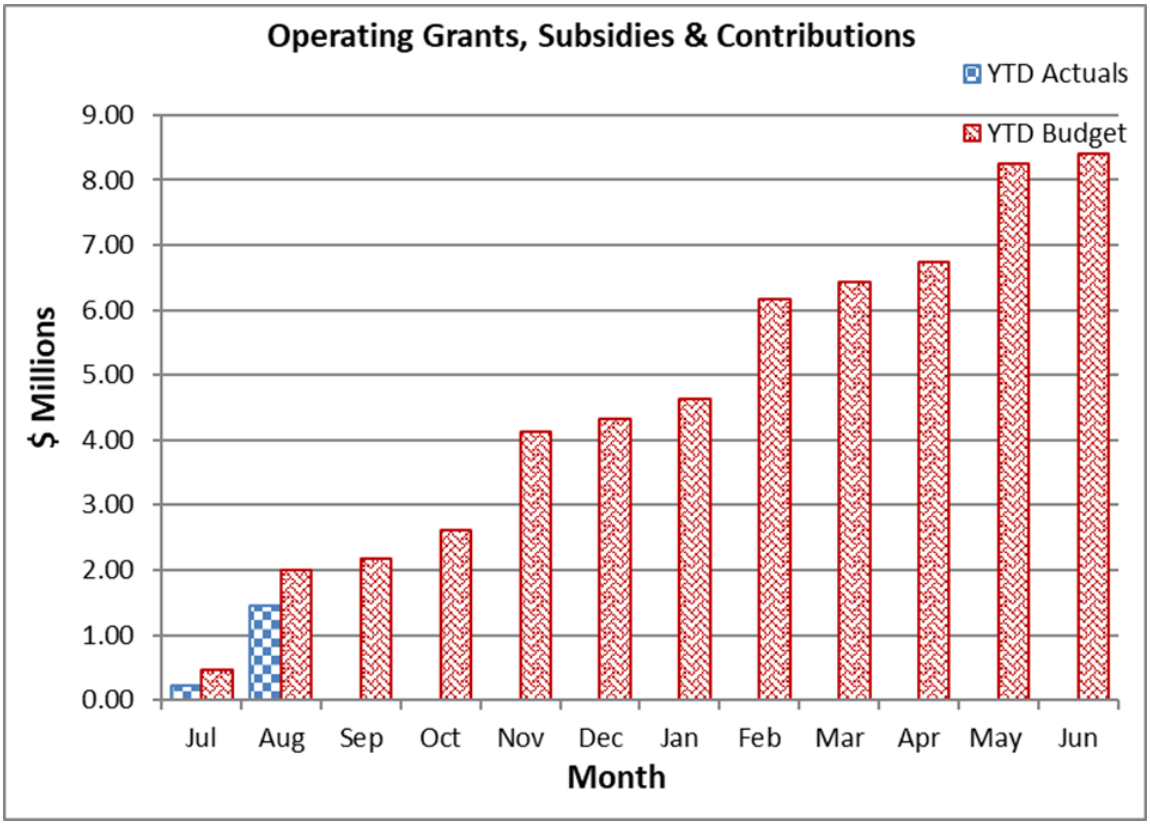
The variance is favourable by $118k mainly due to early receipt of Interim rates.

Note 2 <u>Operating Grants, Subsidies & Contributions</u>

Year to Date - (Actual $1.5m, Revised Budget $2m)

The variance is unfavourable by $535k. This is mainly due to the following:

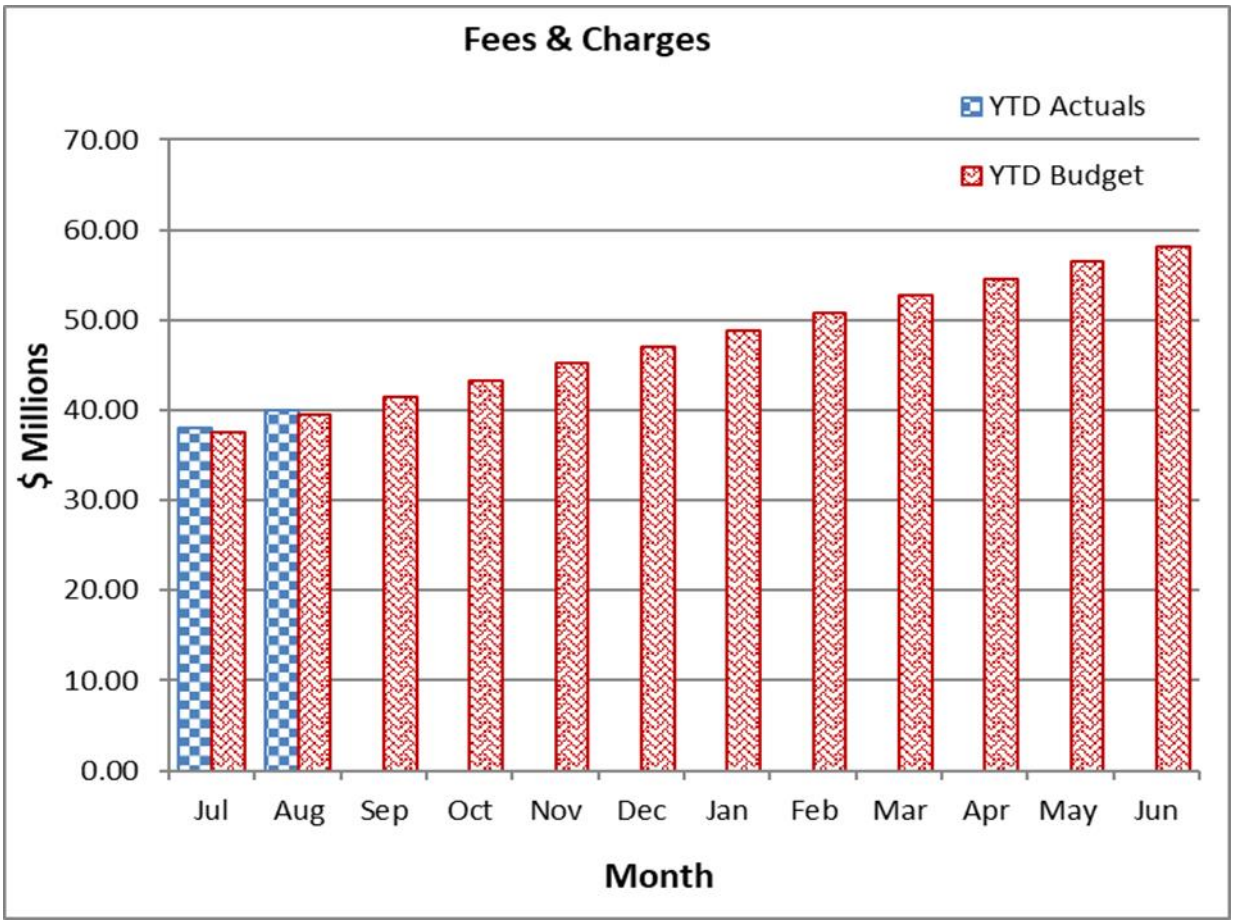
- Delay in receiving various Cash Contributions for the maintenance of shared use of ovals, street lighting maintenance and beach renourishment work of $165k;
- Receipt of Financial Assistance Grant is lower than the budget by $126k;
- Delay in Receipt of Mitigation Activities Grant from Emergency Services of $139k;
- Delay in receipting Main Roads Service Agreement contribution for Wanneroo Road, Ocean Reef Upper Swan Highway, Marmion Avenue of $39k;
- Delay in receipt of Street Furniture contribution of $35k from Main Roads; and
- Delay in receiving Department of Communities grant of $21k for Youth Services.



Note 3 Fees and Charges

Year to Date - (Actual $40m, Revised Budget $39.8m)

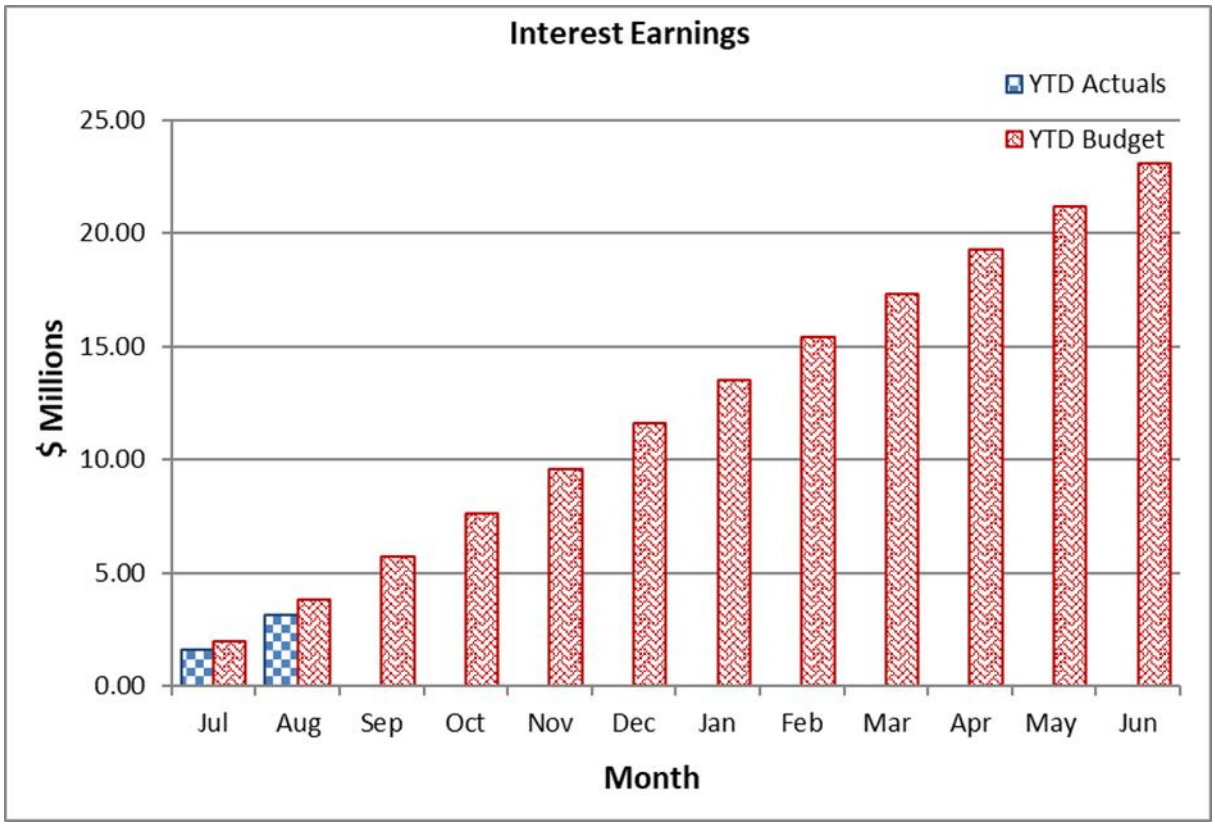
The favourable variance of $162k is primarily due to higher than budget Waste Service Fees of $384k due to increased residential properties, higher Parking Fine income of $32k offset by the low income from Engineering Supervision Fees of $95k, Greens Fee Income of $81k, and Application, License and Permit Fee Income of $71k due to timing differences.



Note 4 Interest Earnings

Year to Date - (Actual $3.1m, Revised Budget $3.8m)

The unfavourable variance of $700k is primarily due to lower investment portfolio than the budget, resulting in reduced Interest Earnings of $157k from Reserves and $516k from Municipal Funds. In addition, Interest Income from unpaid rates was $27k lower than the budget.



Note 5 Employee Costs

Year to Date - (Actual $17m, Revised Budget $16.9m)

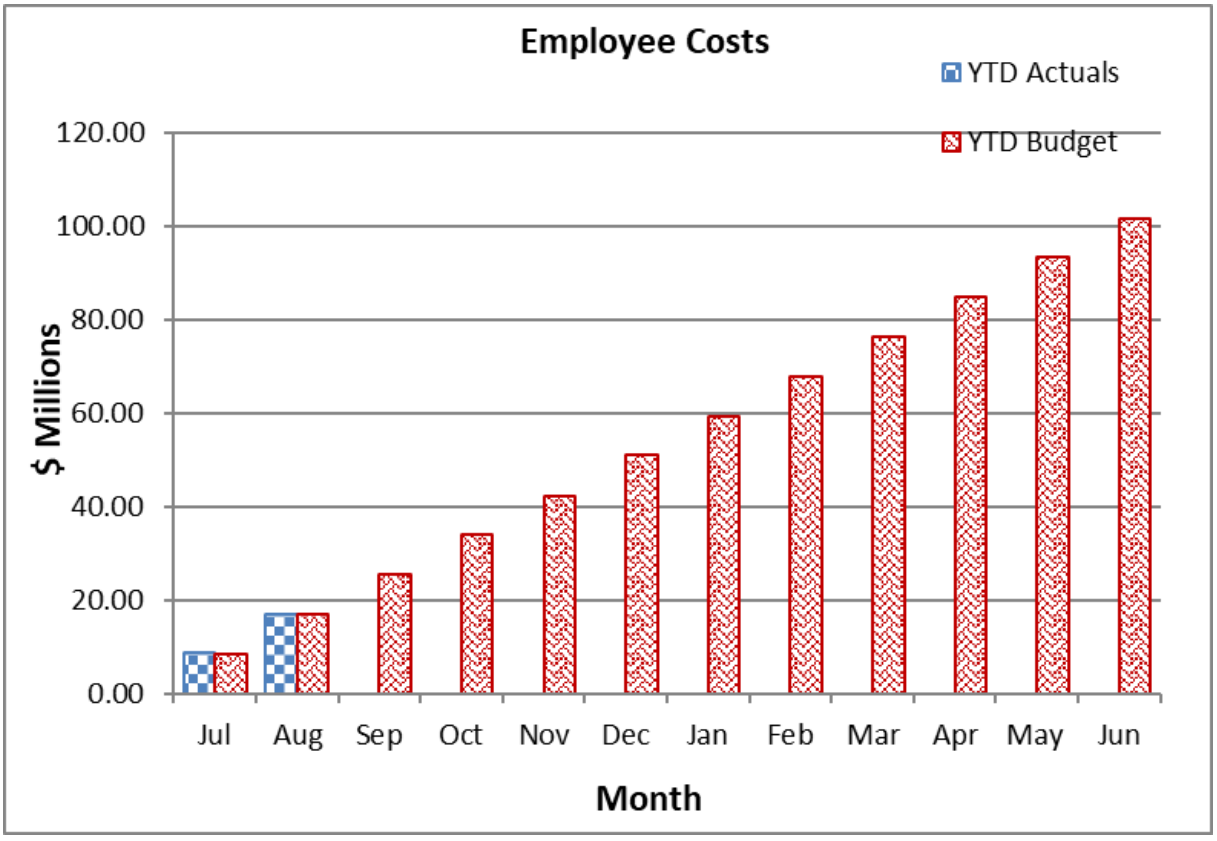
The employee costs are above budget by $112k, mainly due to;

- Additional Long Service Leave provision accrual of $206k;
- Higher Temporary Personnel Expenses of $80k;
- Higher overtime expenses of $25k.

Partially Offset by;

- Timing differences in payment of Workers Compensation insurance of $200k.

Please note that the prior month's Salary and Wages accrual was reversed, and a new accrual was posted; however, the impact on the Year-to-Date Employee Cost variance was not material.



Note 6 Materials & Contracts

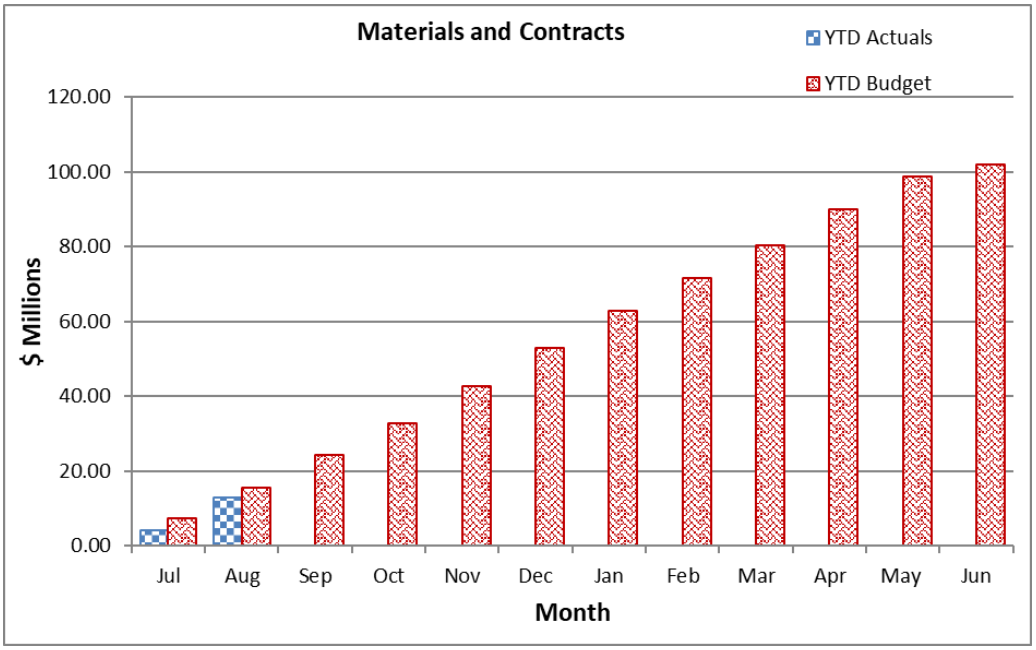
Year to Date - (Actual $13m, Revised Budget $15.8m)

The Materials & Contracts expenditure is lower than the budget by $2.8m, mainly due to;

- Lower Refuse Removal Expenses of $1.4m due to delay in actual expenditure;
- Lower Diesel Expenses of $182k mainly from waste fleet due to timing differences of budgeted expenses;
- Lower Tyre Expenses of $76k mainly from waste fleet due to timing differences of budgeted expenses;
- Lower Consulting Fee expenses of $405k, mainly due to timing differences in Community Facility Master Planning consultations of $140k, Alkimos Aquatic and Recreation Centre Operational Management Consultancy of $103k and various other low value consultancy work of $162k;
- Contract Expenses are lower than budget by $792k mainly due to timing of actual expenditure from domestic waste collection expenses of $442k, beach renourishment and costal maintenance contract expenses of $113k;
- Lower General Material Expenses of $115k is mainly due to timing differences of turf fertilising activities;
- Lower Postage and External Printing expenses of $181k is mainly due to timing differences of budget for the postage of rates notices of $113k and various other low value variances from multiple business units;
- Under spend in Software Maintenance, Support and Licence fees of $148k is due to timing differences between actual expenditure and budget;

Offset by;

- Higher Maintenance Expenses of $482k is primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance.



Investing Activities

Note 7 Proceeds From Disposal Of Assets

Year to Date – (Actual $311k, Revised Budget $116k)

The higher inflow of $195k is due to higher than budget inflows from Catalina land sales GST credits.

Note 8 Development Contribution Plans Revenue

Year to Date – (Actual $2m, Revised Budget $659k)

The higher inflow of $1.4m from Development Contribution Plans is primarily attributable to the early receipt of Capital Contribution Income from Development Headwork of $1.2m and higher than budget Interest income of $167k.

Note 9 Purchase of Property, Plant and Equipment

Year to Date – (Actual $12.3m, Revised Budget $23.1m)

The lower outflow of $10.8m from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note 10 Purchase & Construction of Infrastructure Assets

Year to Date – (Actual $2.4m, Revised Budget $3.5m)

The lower outflow of $1.1m in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Statement of Financial Position (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 AUGUST 2025

Description	Notes	30 June 2025 Actual	31 August 2025 Actual	Movement	
		$	$	$	%
Current Assets & Liabilities					
Current Assets		587,149,555	790,036,240	202,886,685	35
Current Liabilities		(132,385,996)	(151,353,594)	(18,967,598)	(14)
	1	**454,763,559**	**638,682,646**	**183,919,087**	**40**
Non-Current Assets & Liabilities					
Non Current Assets	2	3,131,460,569	3,149,420,744	17,960,175	1
Non Current Liabilities	3	(193,310,478)	(206,081,769)	(12,771,291)	(7)
		2,938,150,091	**2,943,338,975**	**5,188,884**	**0**
NET ASSETS		**3,392,913,650**	**3,582,021,621**	**189,107,971**	**6**
TOTAL EQUITY		**3,392,913,650**	**3,582,021,621**	**189,107,971**	**6**

Note 1 - Net Current Assets

Compared to the unaudited closing position on 30 June 2025, Net Current Assets have increased by $183.9m, predominately due to the levying of 2025/26 Rates and Waste Service Fees in July 2025.

Within the Current Assets, Current Receivables of $236.2m are mainly comprised of Rates and Waste Service Fees debtors of $185.4m and Emergency Services Levy of $28.1m. The remaining balance is attributed to General Debtors of $22.7m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 August 2025 have increased by $18m from 30 June 2025 unaudited closing balance, mainly due to increase in Property, Plant & Equipment and Infrastructure Assets.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 August 2025 have increased by $12.7m from 30 June 2025 unaudited 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 (**DLGIRS**) as at 31 August 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 31/08/2025	As at 31/08/2024	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	**2.98:1**	**2.68:1**	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	**259.95:1**	**227.82:1**	YES
Net Financial Liabilities Ratio The level of financial debt to operating revenue. Net Financial Liabilities Operating Revenue	=<0.30:1	**-1.97:1**	**-1.89:1**	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	**0.81:1**	**0.83:1**	YES

Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:

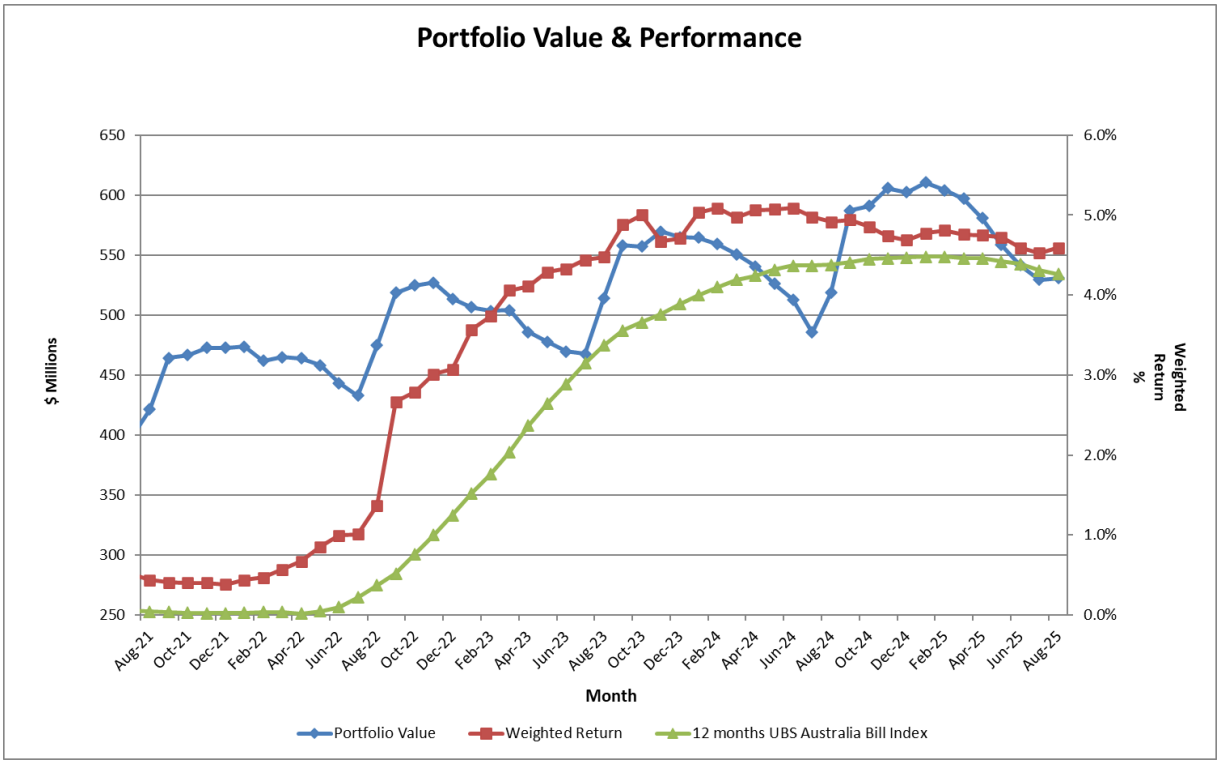
Sub-Program	No. of Projects	Current Month Actual $	YTD Actual $	YTD Budget $	Revised Budget $	% Spend
Community Buildings	17	2,082,081	4,023,319	4,024,364	10,790,291	37.3%
Community Safety	6	71,097	81,940	18,876	3,696,500	2.2%
Conservation Reserves	3	23,785	27,579	9,500	933,500	3.0%
Corporate Buildings	10	15,730	88,500	522,000	1,651,800	5.4%
Environmental Offset	4	2,475	2,475	14,000	459,000	0.5%
Fleet Management - Corporate	9	1,281,445	1,332,778	1,537,800	2,727,515	48.9%
Foreshore Management	9	55,973	61,417	192,453	3,162,186	1.9%
Golf Courses	4	82	82	36,000	308,731	0.0%
Investment Projects	14	1,598,893	2,106,306	2,094,957	7,828,345	26.9%
IT Equipment and Software	14	349,828	451,764	1,255,544	6,884,535	6.6%
Parks Furniture	17	156,108	184,752	966,259	5,958,785	3.1%
Parks Rehabilitation	2	118,312	205,854	310,000	1,736,000	11.9%
Passive Park Development	8	13,071	20,043	36,500	971,000	2.1%
Pathways and Trails	11	299,919	342,190	736,104	7,170,420	4.8%
Roads	17	488,096	551,514	496,944	13,455,235	4.1%
Sports Facilities	40	4,345,303	4,634,107	13,137,418	59,862,185	7.7%
Stormwater Drainage	5	-	-	20,500	317,333	0.0%
Street Landscaping	3	456	923	1,000	880,000	0.1%
Traffic Treatments	20	103,725	206,194	355,929	4,971,281	4.1%
Waste Management	5	224,869	309,721	813,244	6,058,698	5.1%
Grand Total	**218**	**11,231,247**	**14,631,457**	**26,579,392**	**139,823,340**	**10.5%**

As at 31 August 2025, the City incurred $14.6m of capital expenditure, which represents 10.5% of the $139.8m 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.

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 August 2025, the City held an investment portfolio (cash & cash equivalents) of $530.8m (Face Value), equating to $545.6m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.33% pa (4.59% pa vs. 4.26% 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

Simple Majority

Recommendation

That Council:-

1. RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 August 2025 consisting of:

a) August 2025 Financial Activity Statement;

b) August 2025 Net Current Assets Position; and

c) August 2025 Material Financial Variance Notes.

Attachments:

1⇩.	*Attachment 1 - Net Current Assets August 2025*	*25/372892*
2⇩.	*Attachment 2 - Statement of Financial Position August 2025*	*25/372893*
3⇩.	*Attachment 3 - Investment Report August 2025*	*25/372896*
4⇩.	*Attachment 4 - Reserve Balances August 2025*	*25/372899*

NET CURRENT ASSETS **Attachment 1**

(a) Composition of Net Current Asset Position as at 31 August 2025

Description	30-June-2025 Actual $	31-August-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Current Assets				
Cash - Unrestricted	63,767,067	75,108,889	43,357,856	43,357,856
Cash - Restricted	105,403,330	105,967,059	10,566,159	10,566,159
Term Deposits	378,183,263	372,308,818	437,486,566	437,486,566
Receivables	39,296,548	236,246,232	25,164,386	25,164,386
Inventories	499,346	405,242	511,429	511,429
	587,149,555	**790,036,240**	**517,086,396**	**517,086,396**
Less: Current Liabilities				
Trade & Other Payables	(80,847,401)	(98,844,972)	(55,438,374)	(55,438,374)
Contract Liabilities	(24,783,144)	(24,783,144)	(21,250,250)	(21,250,250)
Grant/ Contributions Liabilities	(9,406,157)	(10,671,452)	0	0
Lease Liabilities	(238,217)	(228,893)	(529,430)	(529,430)
Borrowings	0	0	0	0
Employee Related Provisions	(17,111,077)	(16,825,133)	(28,598,126)	(28,598,126)
	(132,385,996)	**(151,353,594)**	**(105,816,180)**	**(105,816,180)**
Net Current Asset Position	**454,763,559**	**638,682,646**	**411,270,216**	**411,270,216**
Less - Total Adjustments to net current assets (refer to Table (d) below)	**(451,022,190)**	**(443,515,989)**	**(411,270,216)**	**(411,270,216)**
Net current assets used in the Financial Activity Statement	**3,741,369**	**195,166,657**	**0**	**0**

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-August-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Less:				
- Profit on Asset Disposals	(9,825,939)	(181,534)	(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	8,735,136	52,410,746	52,410,746
- Investment property	(545,259)	0		
- Pensioner Deferred Rates Emergency Service Levy	(139,126)	109,137	0	0
- Employee Provisions	519,352	86,801	0	0
- Movement in Contract Liabilities	(2,183,591)	7,927,908	0	0
- Movement in Other Provisions	1,667,024	0	0	0
-Lease Liabilities	21,610	9,324	0	0
- Inventory	(2,186,803)	94,104	0	0
	37,988,142	**16,780,876**	**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-August-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Non-Cash Contributions of Assets	(59,397,310)	(12,354,525)	(130,000,000)	(130,000,000)
Movement in Unspent Capital Grants associated with Restricted Cash	(7,869,353)	4,786,246	0	0
Movement in DCP	276,465	1,550,575	(9,571,410)	(9,571,410)
	(66,990,197)	**(6,017,704)**	**(139,571,410)**	**(139,571,410)**

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:	30-June-2025 Actual $	31-August-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Reserve Accounts	(483,586,595)	(478,275,878)	(448,052,725)	(448,052,725)
Add:				
- Current portion of lease liabilities	238,217	238,217	33,018	33,018
- Current portion of contract liability held in reserve	24,651,934	24,728,394	21,250,250	21,250,250
- Current portion of unspent capital grants held in reserve				
-Worker's Compansation Adjustment	(6,936,563)	(6,936,563)		
-Long Service Leave Adjustment	0	1,591,286		
- Current portion of employee benefit provisions held in reserve	14,610,817	15,138,554	15,499,241	15,499,241
	(451,022,190)	**(443,515,989)**	**(411,270,216)**	**(411,270,216)**
	0	**0**	**0**	**0**

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 AUGUST 2025

Description	30/06/2025 Actual $	31/08/2025 Actual $
Current Assets		
Cash & Cash Equivalents	42,062,366	43,071,038
Trade & Other Receivables	39,296,548	236,246,232
Other Financial Assets	505,291,295	510,313,728
Inventories	499,346	405,242
	587,149,555	**790,036,240**
Non Current Assets		
Trade & Other Receivables	4,990,485	4,881,348
Inventories	18,817,992	18,817,992
Investments in Associates	28,587,168	28,405,634
Property, Plant & Equipment	572,523,623	584,786,492
Infrastructure Assets	2,503,017,504	2,509,005,481
Investment Property	2,928,075	2,928,075
Right to Use Assets	595,722	595,722
	3,131,460,569	**3,149,420,744**
Total Assets	**3,718,610,124**	**3,939,456,984**
Current Liabilities		
Trade & Other Payables	80,847,401	98,844,972
Contract Liabilities	24,783,144	24,783,144
Grant/ Contributions Liabilities	9,406,157	10,671,452
Lease Liabilities	238,217	228,893
Employee Related Provisions	17,111,077	16,825,133
	132,385,996	**151,353,594**
Non Current Liabilities		
Contract Liabilities	91,794,542	99,722,450
Capital Grants/ Contributions Liabilities	11,563,656	16,349,902
Lease Liabilities	379,701	350,037
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	**206,081,769**
Total Liabilities	**325,696,474**	**357,435,363**
NET ASSETS	**3,392,913,650**	**3,582,021,621**
Equity		
Reserve Accounts	378,183,263	372,308,818
Retained Surplus	1,362,030,592	1,557,013,008
Revaluation Surplus	1,652,699,795	1,652,699,795
TOTAL EQUITY	**3,392,913,650**	**3,582,021,621**

Attachment 3

INVESTMENT SUMMARY - As At 31 August 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										
20,444,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Call Deposit	20,444,000.00		
20,444,000.00	**0.25%**							**20,444,000.00**		
Term Investment Group										
80,000,000.00	4.90	National Australia Bank	A1	08-September-2025	80,000,000.00	06-September-2024	Term Deposit	83,855,561.64	665,863.01	3,855,561.64
20,000,000.00	5.12	Westpac Banking Corporation	A1	11-December-2025	20,000,000.00	11-December-2024	Term Deposit	20,737,841.10	173,939.73	737,841.10
10,000,000.00	4.90	Westpac Banking Corporation	A1	11-September-2025	10,000,000.00	11-September-2024	Term Deposit	10,475,232.88	83,232.88	475,232.88
50,000,000.00	4.90	Westpac Banking Corporation	A1	24-September-2025	50,000,000.00	24-September-2024	Term Deposit	52,288,904.11	416,164.38	2,288,904.11
20,000,000.00	4.90	Westpac Banking Corporation	A1	30-September-2025	20,000,000.00	30-September-2024	Term Deposit	20,899,452.05	166,465.75	899,452.05
25,000,000.00	4.96	Suncorp	A-1+	10-October-2025	25,000,000.00	10-October-2024	Term Deposit	26,104,109.59	210,630.14	1,104,109.59
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,773,972.60	212,328.77	773,972.60
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,773,972.60	212,328.77	773,972.60
13,000,000.00	5.01	Westpac Banking Corporation	A1	17-November-2025	13,000,000.00	17-January-2025	Term Deposit	13,403,270.68	110,631.78	403,270.68
25,000,000.00	5.00	Suncorp	A-1+	16-December-2025	25,000,000.00	20-January-2025	Term Deposit	25,763,698.63	212,328.77	763,698.63
15,000,000.00	4.89	Suncorp	A-1+	29-January-2026	15,000,000.00	29-January-2025	Term Deposit	15,430,052.05	124,594.52	430,052.05
20,000,000.00	4.82	Westpac Banking Corporation	A1	23-February-2026	20,000,000.00	23-February-2025	Term Deposit	20,499,167.12	163,747.95	499,167.12
15,000,000.00	4.71	Westpac Banking Corporation	A1	10-March-2026	15,000,000.00	10-March-2025	Term Deposit	15,336,797.26	120,008.22	336,797.26
25,000,000.00	4.75	Suncorp	A-1+	26-March-2026	25,000,000.00	26-March-2025	Term Deposit	25,514,041.10	201,712.33	514,041.10
30,000,000.00	4.72	Suncorp	A-1+	02-April-2026	30,000,000.00	02-April-2025	Term Deposit	30,585,797.26	240,526.03	585,797.26
6,000,000.00	4.50	Suncorp	A-1+	08-April-2026	6,000,000.00	08-April-2025	Term Deposit	6,107,260.27	45,863.01	107,260.27
8,000,000.00	4.34	Westpac Banking Corporation	A1	09-May-2026	8,000,000.00	09-May-2025	Term Deposit	8,108,440.55	58,976.44	108,440.55
3,313,728.23	4.00	IMB Bank	A2	05-September-2025	3,313,728.23	05-August-2025	Term Deposit	3,323,170.09	9,441.86	9,441.86
15,000,000.00	4.25	Westpac Banking Corporation	A1	09-July-2026	15,000,000.00	09-July-2025	Term Deposit	15,092,568.49	92,568.49	92,568.49
10,000,000.00	4.30	Westpac Banking Corporation	A1	08-August-2026	10,000,000.00	08-August-2025	Term Deposit	10,027,095.89	27,095.89	27,095.89
10,000,000.00	4.30	Westpac Banking Corporation	A1	09-August-2026	10,000,000.00	09-August-2025	Term Deposit	10,025,917.81	25,917.81	25,917.81
20,000,000.00	4.28	Westpac Banking Corporation	A1	22-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,021,106.85	21,106.85	21,106.85
20,000,000.00	4.11	Commonwealth Bank of Australia Perth	A1	21-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,020,268.49	20,268.49	20,268.49
20,000,000.00	4.28	Westpac Banking Corporation	A1	27-August-2026	20,000,000.00	27-August-2025	Term Deposit	20,009,380.82	9,380.82	9,380.82
510,313,728.23	**4.76%**							**525,177,079.95**	**3,625,122.68**	**14,863,351.72**
	Weighted Return									
530,757,728.23	**4.59%**	**Totals**						**545,621,079.95**	**3,625,122.68**	**14,863,351.72**

4.26%	12 month UBS Australia Bank Bill Index for	31 August 2025
0.33%	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 $545.6m current value of the investments in Term Deposits, $84.8m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

Attachment 4

RESERVE BALANCES AS OF 31 AUGUST 2025

RESERVE NAME	RESERVE DESCRIPTION	YTD ACTUAL OPENING BALANCE	YTD ACTUAL TRANSFERS IN (+)	YTD ACTUAL TRANSFERS OUT (-)	YTD ACTUAL CLOSING BALANCE	ANNUAL BUDGET OPENING BALANCE	ANNUAL BUDGET TRANSFERS IN (+)	ANNUAL BUDGET TRANSFERS OUT (-)	ANNUAL BUDGET CLOSING BALANCE
Municipal Funded (Restricted by Council)									
Asset Replacement/Enhancement Reserve		73,200,650	548,642	(707,811)	73,041,482	73,072,620	6,863,495	(20,534,991)	59,401,124
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	86,355	(3,655)	11,582,009	11,485,181	685,832	(202,000)	11,969,013
Golf Course Reserve		8,079,023	60,670	0	8,139,693	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	103,023	(342,397)	13,511,414	12,555,773	2,749,762	(2,276,500)	13,029,035
Leave Liability Reserve		17,101,993	128,429	0	17,230,423	17,175,296	1,025,614	(2,701,670)	15,499,240
Loan Repayment Reserve		60,778,188	456,421	0	61,234,609	60,778,188	-	0	60,778,188
Neerabup Development Reserve	To develop the City's investment land in Neerabup.	14,392,452	106,855	(343,305)	14,156,001	12,427,614	1,306,109	(4,069,100)	9,664,623
Plant Replacement Reserve	To renew Plant and Equipment.	19,933,696	149,523	(46,070)	20,037,149	19,617,913	7,215,152	(400,000)	26,433,065
Regional Recreational Reserve		46,632,272	350,190	0	46,982,462	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	98,553	(1,557,541)	11,664,579	13,106,394	3,949,308	(2,584,657)	14,471,045
Strategic Projects/Initiatives Reserve		25,239,692	169,142	(5,546,422)	19,862,412	23,674,192	3,413,693	(13,390,262)	13,697,623
Waste Management Reserve	For Waste management and purchase of new Waste Equipment.	13,850,322	103,675	(1,527,778)	12,426,220	15,921,402	1,315,345	(8,236,213)	9,000,534
Non-Municipal Funded (Restricted by Legislation)									
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve	Development Contributions.	37,404,212	2,278,042	(9,000)	39,673,254	35,708,337	7,959,390	(7,043,750)	36,623,977
Clarkson/Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with TPS 20.	9,866,682	74,092	(881)	9,939,892	9,824,750	355,561	(310,490)	9,869,821
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	Development Contributions.	7,909,803	1,218,223	(117,060)	9,010,967	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	22,108	0	2,966,118	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	6,337	0	850,136	842,482	50,308	0	892,790
Total		378,183,263	5,960,281	(11,834,725)	372,308,818	370,360,588	46,820,536	(73,671,640)	343,509,484

4.13 Financial Activity Report for the Period Ended 30 September 2025

File Ref: 52320 – 25/389062
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 4

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the Financial Activity Statement for the period ended 30 September 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 30 September 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 30 September 2025, the net amount from Operating Activities was $5.0m favourable with the budget, inclusive of a $6.0m non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is unfavourable by $1.3m, while cash outflows is a favourable variance of $242k with the budget.

The overall variance is mainly due to higher inflows from Rates ($236k) and Fees and Charges ($246k), and lower outflows from Materials and Contracts expenses ($342k). The favourable impacts from the above variances were offset by lower inflows from Operating Grants, Subsidies and Contributions ($680k) and Interest Earnings ($1.1m).

Results from Investing Activities

The net amount attributable from Investing Activities was $20.0m lower than the budget, primarily due to higher inflows from Development Contribution Plans Revenue ($9.0m) and Proceeds from Disposal of Assets ($297k), lower outflows for the Purchase of Property, Plant and Equipment ($10.7m),offset by higher outflows from Purchase and Construction of Infrastructure Assets ($495k), Development Contribution Plans Expenses ($14.6m) and a non-cash adjustment (15.1m).

Results from Financing Activities

Financing Activities mainly consist of Reserve transfers and Development Contribution Plans transfers, which align with the budget.

Capital Program

Year to date 30 September 2025, $25.9m (excluding leased assets and contributed physical assets) was spent on various capital projects, of which $10.0m was spent on Sports Facilities, $5.2m was spent on Community Buildings and $3.4m 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	25.9	36.2	71.5%	142.2	18.2%

Investment Portfolio Performance

Portfolio Value $m	Monthly Weighted Return	Comments
592.5	4.38%	Portfolio balance has increased by $46.9m from $545.6m in August 2025.The monthly weighted return is 4.38% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.19% (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 30 SEPTEMBER 2025

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		$	$	$	%	Key	$	$	$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	171,833,907	171,597,440	236,467	0	↑	174,680,029	174,680,029	0	0
Operating Grants, Subsidies & Contributions	2	1,485,138	2,164,915	(679,777)	(31)	↓	8,409,031	8,409,031	0	0
Fees & Charges	3	41,995,378	41,749,140	246,238	1	↑	58,135,647	58,135,647	0	0
Interest Earnings	4	4,644,007	5,722,090	(1,078,083)	(19)	↓	23,100,351	23,100,351	0	0
Other Revenue		820,330	806,317	14,013	2	→	3,697,212	3,697,212	0	0
Profit on Asset Disposals		-	-	0	0		11,842,996	11,842,996	0	0
		220,778,760	**222,039,902**	**(1,261,142)**	**(1)**		**279,865,266**	**279,865,266**	**0**	**0**
Outflows										
Employee Costs		(25,531,377)	(25,506,597)	(24,780)	(0)	↑	(101,579,647)	(101,579,647)	0	0
Materials & Contracts	5	(22,641,853)	(22,983,784)	341,931	2	↑	(101,966,722)	(102,048,132)	(81,410)	(0)
Utility Charges		(2,922,243)	(2,832,720)	(89,523)	(3)	→	(11,330,519)	(11,330,519)	0	0
Depreciation		(13,102,704)	(13,102,704)	0	0	→	(52,410,746)	(52,410,746)	0	0
Finance Costs		(1,036,776)	(1,036,929)	153	0	→	(4,147,698)	(4,147,698)	0	0
Insurance		(422,039)	(436,493)	14,454	3	↓	(1,742,972)	(1,742,972)	0	0
Loss on Asset Disposals		0	0	0	0		(659,340)	(659,340)	0	0
		(65,656,991)	**(65,899,227)**	**242,236**	**0**		**(273,837,644)**	**(273,919,054)**	**(81,410)**	**(0)**
Non-Cash Amounts Excluded	NCA*(b)	19,116,273	13,102,704	6,013,569	46		41,227,090	41,227,090	0	0
Amount Attributable to Operating Activities		**174,238,042**	**169,243,379**	**4,994,663**	**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		17,581,034	17,581,034	0	0	→	130,000,000	130,000,000	0	0
Proceeds From Disposal Of Assets	6	412,633	115,888	296,745	256	→	13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues	7	17,408,232	8,414,663	8,993,569	107	↑	36,829,960	37,184,475	354,515	1
		35,425,417	**26,135,104**	**9,290,313**	**36**		**232,547,484**	**233,038,260**	**490,776**	**0**
Outflows										
Purchase of Property, Plant & Equipment	8	(19,390,907)	(30,106,781)	10,715,874	36	↑	(96,325,948)	(92,296,589)	4,029,359	4
Purchase & Construction of Infrastructure Assets	9	(6,544,173)	(6,048,908)	(495,265)	(8)	↑	(41,232,701)	(49,942,542)	(8,709,841)	(17)
Development Contribution Plans - Expenses	10	(15,047,697)	(397,962)	(14,649,735)	(3,681)	→	(27,258,550)	(27,258,550)	0	0
		(40,982,778)	**(36,553,651)**	**(4,429,127)**	**(12)**		**(164,817,199)**	**(169,497,681)**	**(4,680,482)**	**(3)**
Non-Cash Amounts Excluded	NCA*(c)	(10,463,611)	(25,597,735)	15,134,124	59		(139,571,410)	(139,925,925)	(354,515)	(0)
Amount Attributable to Investing Activities		**(16,020,972)**	**(36,016,282)**	**19,995,310**	**56**		**(71,841,125)**	**(76,385,346)**	**(4,544,221)**	**(6)**
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		15,805,858	15,805,858	0	0	→	71,406,949	75,110,935	3,703,986	5
Transfers from DCP's (not in Reserve)		14,844,865	213,000	14,631,865	6,869	→	26,557,516	26,613,059	55,543	0
		30,650,723	**16,018,858**	**14,631,865**	**0**		**97,964,465**	**101,723,994**	**3,759,529**	**4**
Outflows										
Transfers to Reserves		(8,386,005)	(8,386,005)	0	0	→	(46,820,536)	(46,820,536)	(0)	(0)
Transfers to DCP's (not in Reserve)		(14,844,865)	(213,000)	(14,631,865)	(6,869)	→	(26,557,516)	(26,613,059)	(55,543)	(0)
		(23,230,869)	**(8,599,005)**	**(14,631,865)**	**170**		**(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		**7,419,853**	**7,419,853**	**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		**3,741,369**	**0**	**3,741,369**	**0**		**0**	**0**	**0**	**0**
Amount Attributable to Operating Activities		174,238,042	169,243,379	4,994,663	3		47,254,712	47,173,302	(81,410)	(0)
Amount Attributable to Investing Activities		(16,020,972)	(36,016,282)	19,995,310	56		(71,841,125)	(76,385,346)	(4,544,221)	(6)
Amount Attributable to Financing Activities		7,419,853	7,419,853	0	0		24,586,413	28,290,399	3,703,986	(13)
Surplus/(Deficit) after the Imposition of General Rates	NCA*(a)	**169,378,292**	**140,646,950**	**28,731,342**	**20**		**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 $171.6m)

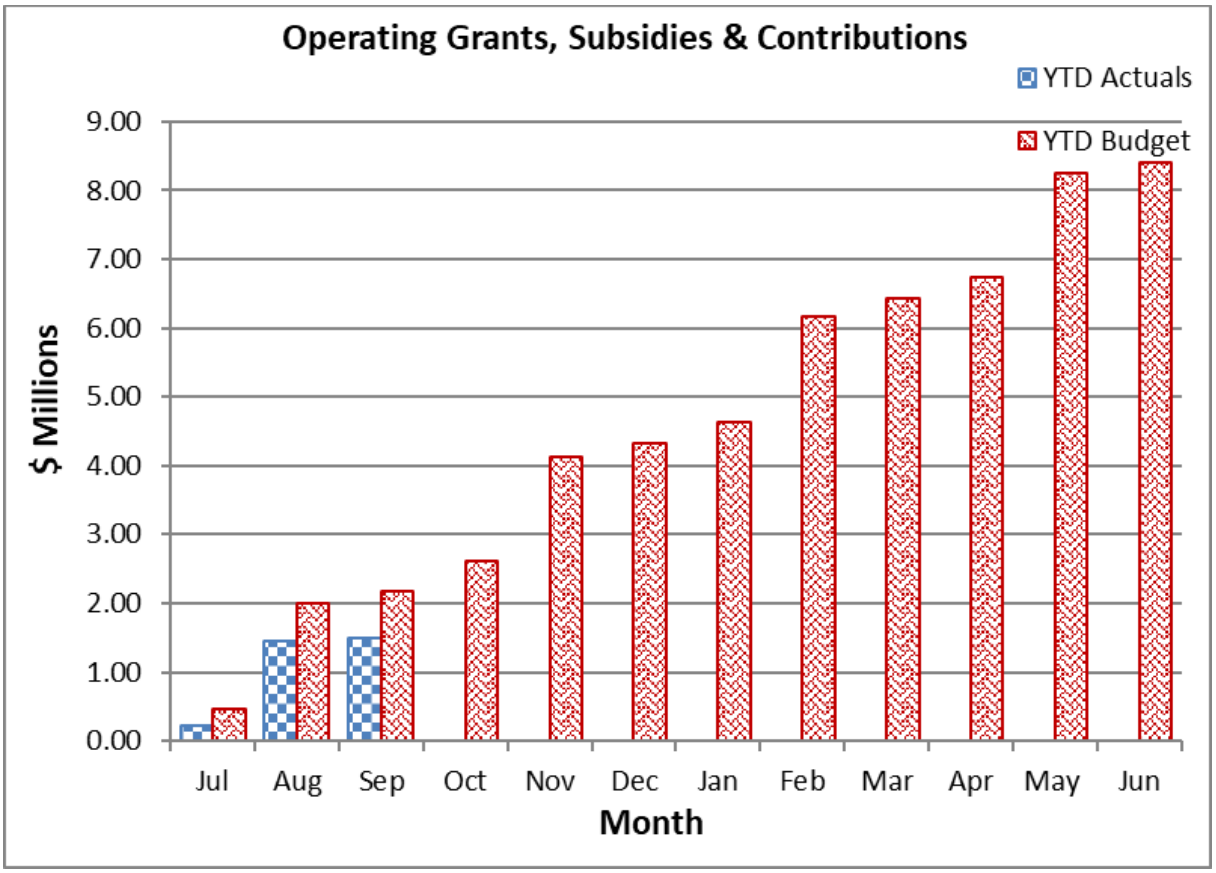
The variance is favourable by $236k is mainly due to early receipt of Interim rates.

Note 2 Operating Grants, Subsidies & Contributions

Year to Date - (Actual $1.5m, Revised Budget $2.2m)

The variance is unfavourable by $680k. This is mainly due to the following:

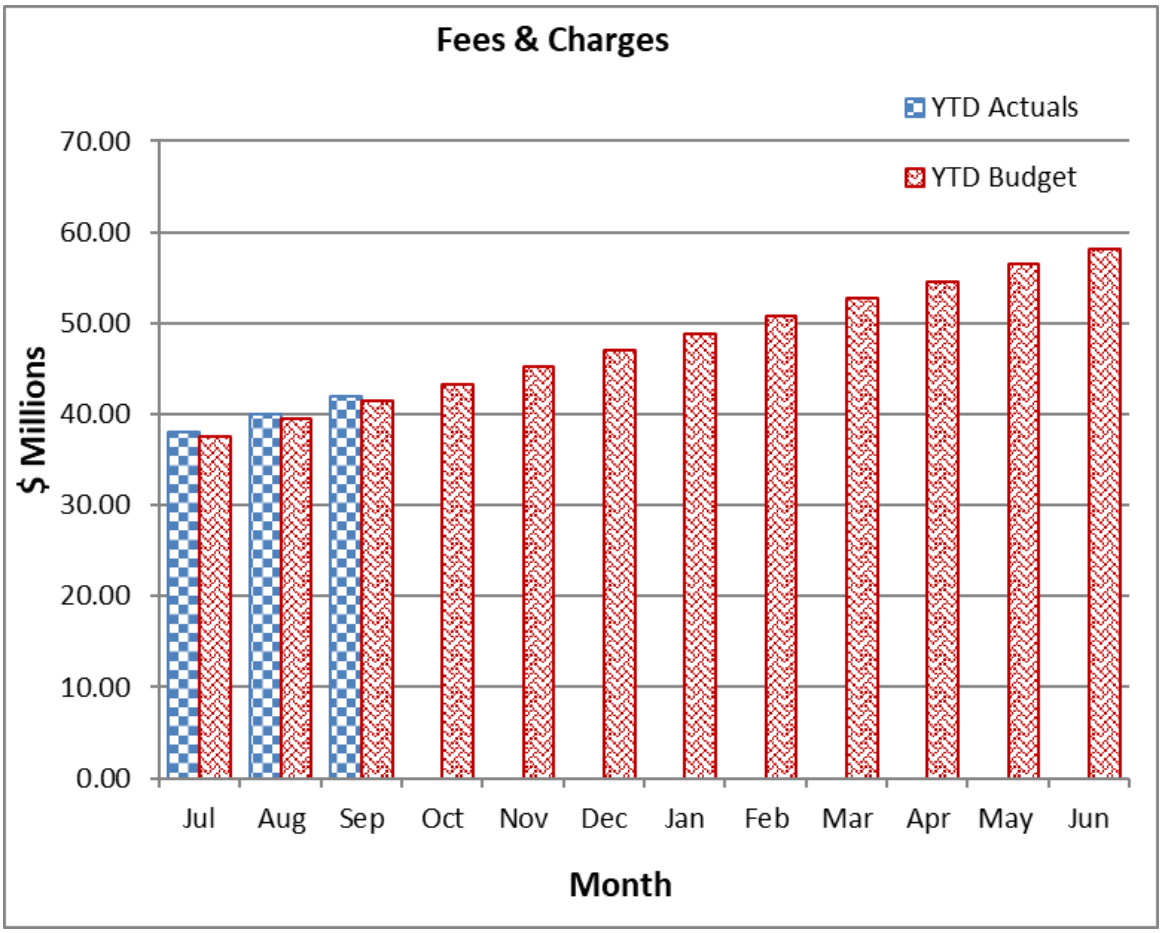
- Lower Cash Contributions for the maintenance of shared use of ovals, street lighting maintenance and beach renourishment work of $247k,
- Receipt of Financial Assistance Grant is lower than budget by $126k,
- Delay in Receipt of Mitigation Activities Grant from Emergency Services of $139k,
- Delay in receipting Main Roads Service Agreement contribution for Wanneroo Road, Ocean Reef Upper Swan Highway, Marmion Avenue of $58k,
- Delay in receipt of Street Furniture contribution of $52k from Main Roads,
- Lower Beach Renourishment grant due to timing differences of $38k; and
- Delay in receiving Department of Communities grant of $21k for Youth Services.



Note 3 Fees and Charges

Year to Date - (Actual $42m, Revised Budget $41.7m)

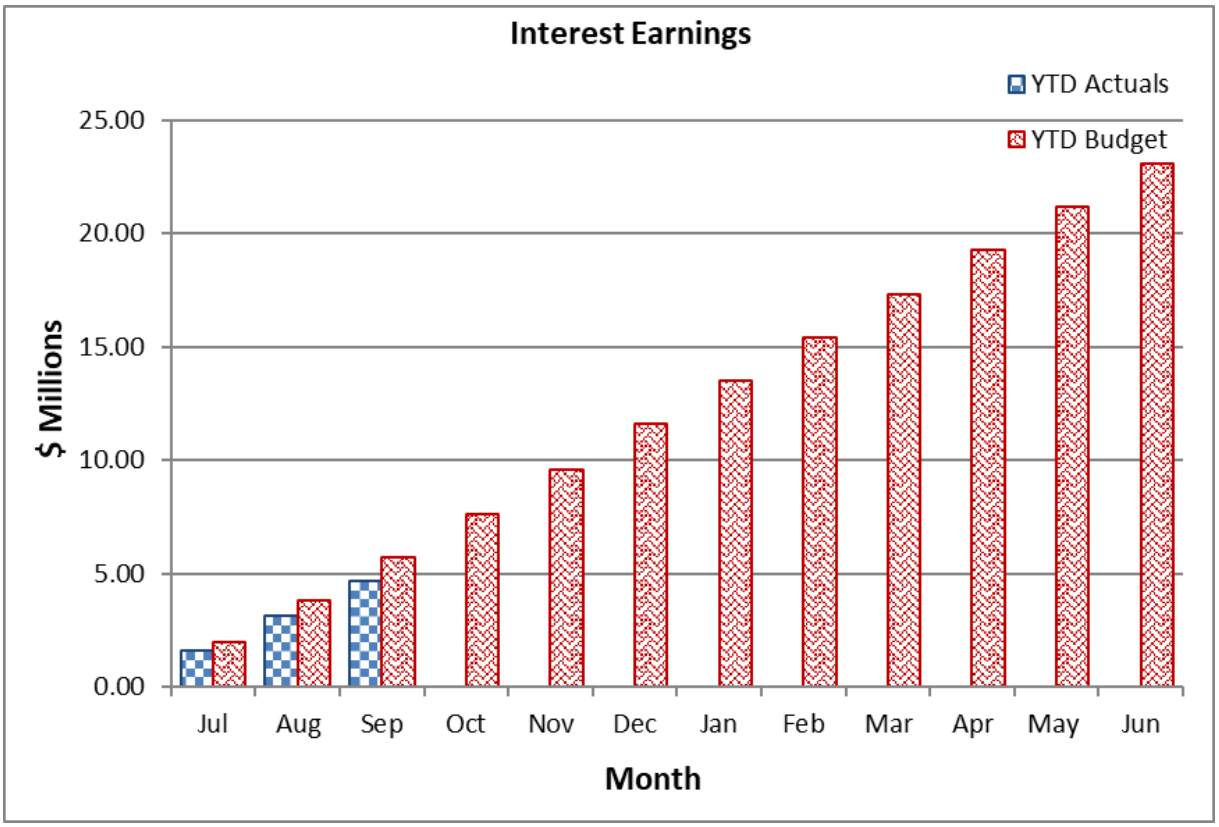
The favourable variance of $246k is primarily due to higher than budget Waste Service Fees of $129k, Application, License and Permit Fee Income of $71k and Parking Fine income of $61k.



Note 4 Interest Earnings

Year to Date - (Actual $4.6m, Revised Budget $5.7m)

The unfavourable variance of $1.1m 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 month of September 2025 (Budgeted Rate of Return is 4.52% and actual return is 4.38%), resulting in reduced Interest Earnings of $355k from Reserves and $688k from Municipal Funds. In addition, Interest Income from unpaid rates was $35k lower than the budget.



Note 5 Materials & Contracts

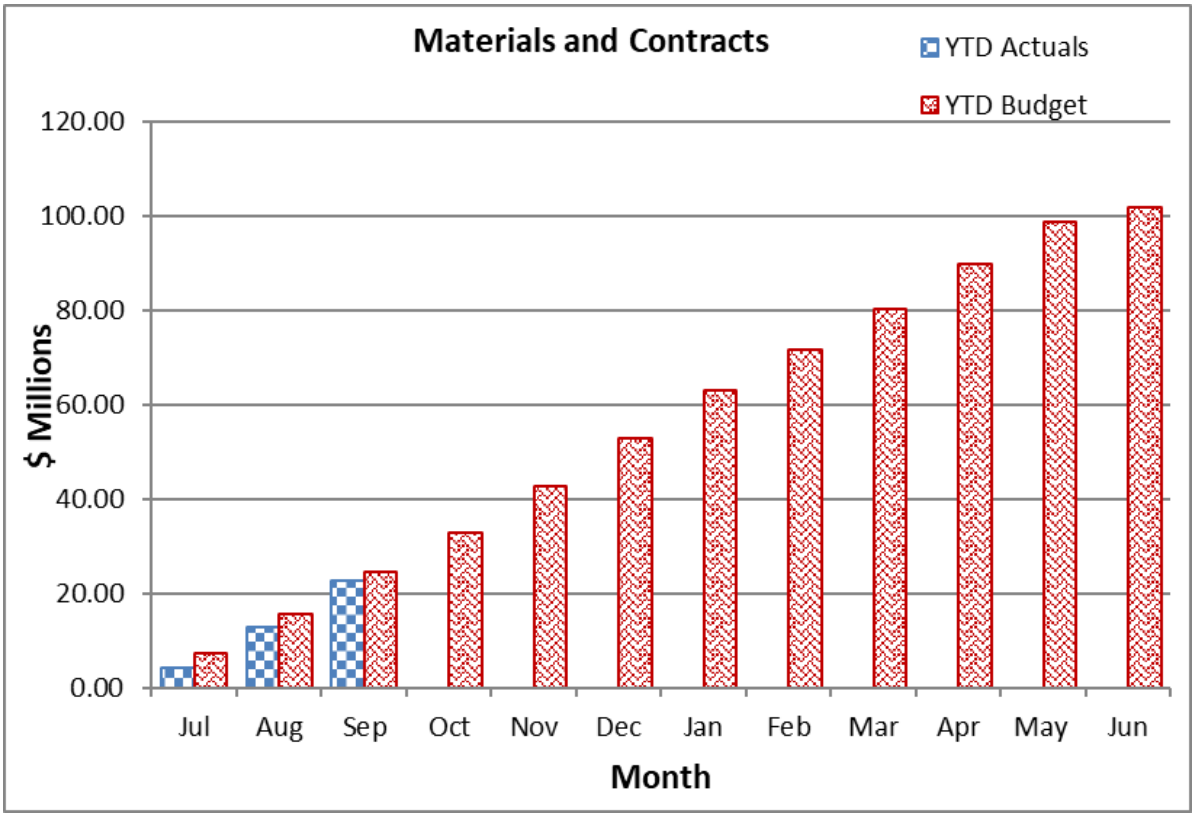
Year to Date - (Actual $22.6m, Revised Budget $23m)

The Materials & Contracts expenditure is lower than the budget by $342k, mainly due to;

- Lower Refuse Removal Expenses of $559k due to timing differences of budgeted expenditure;
- Lower Diesel Expenses of $205k mainly from waste fleet due to timing differences of budgeted expenses;
- Lower Tyre Expenses of $117 mainly from waste fleet which will be reviewed during mid year budget review process;
- Lower Consulting Fee expenses of $634k is mainly due to timing differences in Community Facility Master Planning consultations of $165k, Asset Planning Consultancy of $118k, Costal Maintenance - offshore sand source investigations of $75k, Traffic modelling consultancy for multiple locations of $78k and various other low value consultancy work of $198k;
- Contract Expenses are lower than budget by $997k mainly due to timing of actual expenditure from domestic waste collection expenses of $660k, beach renourishment and costal maintenance contract expenses of $215k, which is offset with lower income from state government grants and timing differences of actual expenses from various business units of $237k;

Offset by;

- Higher Maintenance Expenses of $2.1m primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance.



Investing Activities

Note 6 Proceeds From Disposal Of Assets

Year to Date – (Actual $412k, Revised Budget $116k)

The higher inflow of $297k is due to higher than budget inflows from Catalina Estate land sales GST credits.

Note 7 Development Contribution Plans Revenue

Year to Date – (Actual $17.4m, Revised Budget $8.4m)

The higher inflow of $9m from Development Contribution Plans is primarily attributable to the early receipt of Contribution Income from Development Headwork of $6.3m, higher Deferred Income adjustments of $2.2m and higher Interest income of $568k.

Note 8 Purchase of Property, Plant and Equipment

Year to Date – (Actual $19.4m, Revised Budget $30.1m)

The lower outflow of $10.7m from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note 9 Purchase & Construction of Infrastructure Assets

Year to Date – (Actual $6.5m, Revised Budget $6.0m)

The lower outflow of $495k in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Note 10 Development Contribution Plans Expenses

Year to Date – (Actual $15.0m, Revised Budget $398k)

The higher outflow of $14.6m 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 30 SEPTEMBER 2025

Description	Notes	30 June 2025 Actual	30 September 2025 Actual	Movement	
		$	$	$	%
Current Assets & Liabilities					
Current Assets		587,149,555	738,513,177	151,363,622	26
Current Liabilities		(132,385,996)	(127,820,463)	4,565,533	3
	1	**454,763,559**	**610,692,714**	**155,929,155**	**34**
Non-Current Assets & Liabilities					
Non Current Assets	**2**	3,131,460,569	3,161,480,594	30,020,025	1
Non Current Liabilities	**3**	(193,310,478)	(204,172,800)	(10,862,322)	(6)
		2,938,150,091	**2,957,307,794**	**19,157,703**	**1**
NET ASSETS		**3,392,913,650**	**3,568,000,508**	**175,086,858**	**5**
TOTAL EQUITY		**3,392,913,650**	**3,568,000,508**	**175,086,858**	**5**

Note 1 - Net Current Assets

Compared to the unaudited closing position on 30 June 2025, Net Current Assets have increased by $156m, predominately due to the levying of 2025/26 Rates and Waste Service Fees in July 2025.

Within the Current Assets, Current Receivables of $143.2m are mainly comprised of Rates and Waste Service Fees debtors of $107.2m and Emergency Services Levy of $16.1m. The remaining balance is attributed to General Debtors of $19.9m.

Note 2 - Non-Current Assets

Non-Current Assets as at 30 September 2025 have increased by $30.0m from 30 June 2025 unaudited closing balance, mainly due to increase in Property, Plant & Equipment and Infrastructure Assets.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 30 September 2025 have increased by $10.9m from 30 June 2025 unaudited 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 (**DLGIRS**) as at 30 September 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 30/09/2025	As at 30/09/2024	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	**3.46:1**	**3.33:1**	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	**160.82:1**	**150.10:1**	YES
Net Financial Liabilities Ratio The level of financial debt to operating revenue. Net Financial Liabilities / Operating Revenue	=<0.30:1	**-1.82:1**	**-1.86:1**	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	**0.71:1**	**0.74:1**	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	1,191,701	5,215,020	5,660,612	11,474,315	45.4%
Community Safety	6	179,100	261,040	176,036	3,707,176	7.0%
Conservation Reserves	3	138,775	166,354	87,367	956,367	17.4%
Corporate Buildings	10	123,353	211,853	717,380	1,831,577	11.6%
Environmental Offset	4	19,441	21,916	43,755	458,755	4.8%
Fleet Management - Corporate	9	127,330	1,460,108	1,562,800	2,727,515	53.5%
Foreshore Management	9	72,483	133,899	281,441	3,164,356	4.2%
Golf Courses	4	2,297	2,379	37,195	304,926	0.8%
Investment Projects	14	1,264,702	3,371,008	3,304,332	7,997,721	42.1%
IT Equipment and Software	14	176,886	628,650	1,735,964	6,954,149	9.0%
Parks Furniture	17	386,006	570,758	1,360,792	6,237,240	9.2%
Parks Rehabilitation	2	144,903	350,757	505,000	1,736,000	20.2%
Passive Park Development	8	99,136	119,179	74,644	982,425	12.1%
Pathways and Trails	11	869,639	1,211,829	1,224,362	7,189,208	16.9%
Roads	17	933,645	1,485,159	1,206,989	13,530,921	11.0%
Sports Facilities	40	5,335,908	9,970,015	16,740,540	60,837,240	16.4%
Stormwater Drainage	5	903	903	39,296	319,629	0.3%
Street Landscaping	3	53,682	54,605	2,000	880,000	6.2%
Traffic Treatments	20	34,132	240,325	439,097	4,993,724	4.8%
Waste Management	5	149,601	459,323	956,087	5,955,887	7.7%
Grand Total	**218**	**11,303,624**	**25,935,081**	**36,155,689**	**142,239,131**	**18.2%**

As at 30 September 2025, the City incurred $25.9m of capital expenditure, which represents 18.2% 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 – The City has received Lotterywest grant funds of $142,698 towards the fit-out of the new facility.

PR-4194 Wanneroo Animal Care Centre, Wanneroo, New Building – Additional funds of $30,000 are required in FY2025/26 to award works to a quantity surveyor. This will be funded from the Asset Replacement / Enhancement reserve.

PR-4513 Renew Human Resource System – Additional funds of $200,000 are required for the continuation of the project to replace the Performance and Learning Management System. This will be funded from the Information, Communication & Technology reserve.

PR-4572 Aquamotion, Wanneroo, Renew Lighting – Additional funds of $115,000 are required due to increased scope to allow for future maintenance improvements. This will be funded from the Asset Replacement/Enhancement reserve.

PR-4593 Carramar Golf Course, Carramar, Upgrade Facility – Additional funds of $80,000 are required in FY2025/26 to pay for concept design. This will be funded from the Golf Course reserve.

PR-4594 Marangaroo Golf Course, Marangaroo, Upgrade Facility – Additional funds of $110,000 are required in FY2025/26 to pay for concept design. This will be funded from the Golf Course reserve.

PR-4599 Edgar Griffiths Park, Wanneroo, New Sports Floodlighting – Actual grant funding received is lower than budgeted by $43,393, with procurement costs slightly higher than anticipated. It is proposed to fund the additional requirement of $57,885 from the Asset Replacement / Enhancement reserve.

PR-4638 Recurring Program, Renew Light Vehicles 2025-26 – An additional $190,000 is required to pay for the delivery of the Chief Bushfire Control Officer vehicle and two managers' vehicles anticipated in November. This will be funded from the Plant Replacement reserve.

PR-4647 Recurring Program, Renew CCTV Network Infrastructure 2025-26 – Additional funds of $100,000 are required because of added scope. This is due to requirement to move CCTV equipment from the cricket oval at Kingsway Regional Sporting Complex as a result of works taking place at the site. This will be funded from the Asset Replacement / Enhancement reserve.

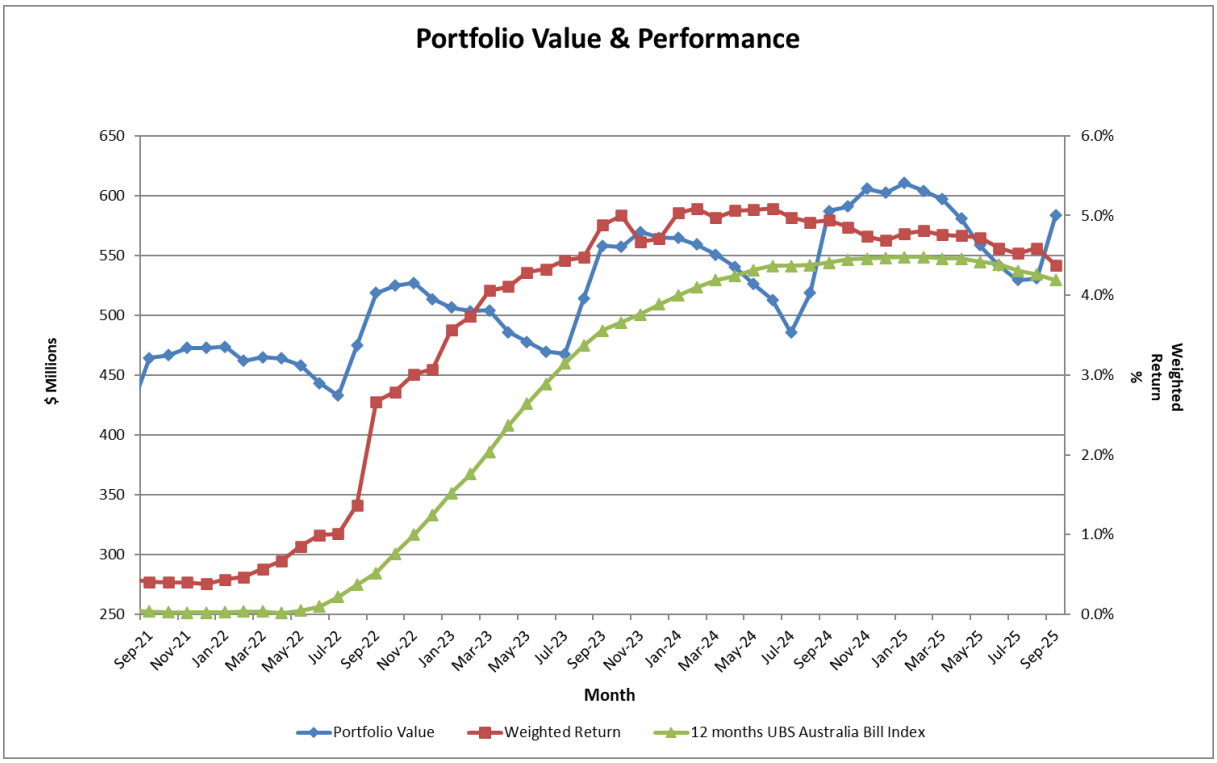
PR-4694 Recurring Program, Renew Wanneroo Aquamotion Building Assets 2025-26 – An additional $180,000 is required for the urgent replacement of the main boiler at the facility. This will be funded from the Asset Replacement / Enhancement reserve.

PR-4701 Hainsworth Ave, Girrawheen, Renew Road Between Amberton Ave and Beach Rd – A small amount of Metropolitan Regional Road Program (MRRP) grant funding ($5,443) will not be required due to the line marking being completed by Main Roads WA.

PR-4702 Errina Rd, Alexander Heights, Renew Road from Azelia St to Mirrabooka Ave – A small amount of Metropolitan Regional Road Program (MRRP) grant funding ($3,733) will not be required due to the line marking being completed by Main Roads WA.

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 September 2025, the City held an investment portfolio (cash & cash equivalents) of $583.6m (Face Value), equating to $592.5m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.19% pa (4.38% pa vs. 4.19% 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 (refer **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 30 September 2025 consisting of:

a) September 2025 Financial Activity Statement;

b) September 2025 Net Current Assets Position;

c) September 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**	**$142,698**	**Grant funds for fit-out of new facility.**
PR-4194	**Asset Replacement/ Enhancement Reserve**	**PR-4194 Wanneroo Animal Care Centre, Wanneroo, New Building**	**$30,000**	**Additional funds to award works to a quantity surveyor.**
PR-4513	**Information, Communication & Technology reserve**	**PR-4513 Renew Human Resource System**	**$200,000**	**Additional funds for continuation of the project to replace the Performance and Learning Management System.**

Number	From	To	Amount	Description
PR-4572	Asset Replacement/ Enhancement Reserve	PR-4572 Aquamotion, Wanneroo, Renew Lighting	$115,000	Additional funds due to increased scope to allow for future maintenance improvements.
PR-4593	Golf Course Reserve	PR-4593 Carramar Golf Course, Upgrade Facility	$80,000	Additional funds for concept design.
PR-4594	Golf Course Reserve	PR-4594 Marangaroo Golf Course, Upgrade Facility	$110,000	Funds for concept design.
PR-4599	State Government Grants	PR-4599 Edgar Griffiths Park, Wanneroo, New Sports Floodlighting	($43,393)	Grant amount received is less than budgeted.
PR-4599	Asset Replacement/ Enhancement Reserve	PR-4599 Edgar Griffiths Park, Wanneroo, New Sports Floodlighting	$57,885	Funds to replace grant funds not received, as well as higher procurement costs.
PR-4638	Plant Replacement Reserve	PR-4638 Recurring Program, Renew Light Vehicles 2025-26	$190,000	Funds for delivery of 3 light vehicles.
PR-4647	Asset Replacement/ Enhancement Reserve	PR-4647 Recurring Program, Renew CCTV Network Infrastructure 2025-26	$100,000	Funds to relocate CCTV equipment at Kingsway RSC cricket oval.
PR-4694	Asset Replacement/ Enhancement Reserve	PR-4694 Recurring Program, Renew Wanneroo Aquamotion Building Assets 2025-26	$180,000	Urgent replacement of main boiler required.
PR-4701	MRRP Grants	PR-4701 Hainsworth Ave, Girrawheen, Renew Road Between Amberton Ave and Beach Rd	($5,443)	Main Roads to undertake line marking.
PR-4702	MRRP Grants	PR-4702 Errina Rd, Alexander Heights, Renew Road from Azelia St to Mirrabooka Ave	($3,733)	Main Roads to undertake line marking.

Attachments:

1. *Attachment 1 - Net Current Assets September 2025* *25/396822*
2. *Attachment 2 - Statement of Financial Position September 2025* *25/396824*
3. *Attachment 3 - Investment Report September 2025* *25/396825*
4. *Attachment 4 - Reserve Balances September 2025* *25/396826*

NET CURRENT ASSETS **Attachment 1**

(a) Composition of Net Current Asset Position as at 30 September 2025

Description	30-June-2025 Actual $	30-September-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Current Assets				
Cash - Unrestricted	63,767,067	131,249,128	43,357,856	43,357,856
Cash - Restricted	105,403,330	92,944,897	10,566,159	10,566,159
Term Deposits	378,183,263	370,763,979	437,486,566	437,486,566
Receivables	39,296,548	143,154,299	25,164,386	25,164,386
Inventories	499,346	400,874	511,429	511,429
	587,149,555	**738,513,177**	**517,086,396**	**517,086,396**
Less: Current Liabilities				
Trade & Other Payables	(80,847,401)	(87,190,933)	(55,438,374)	(55,438,374)
Contract Liabilities	(24,783,144)	(12,738,144)	(21,250,250)	
Grant/ Contributions Liabilities	(9,406,157)	(10,671,452)		
Lease Liabilities	(238,217)	(224,054)	(529,430)	(21,250,250)
Borrowings	0	0		(529,430)
Employee Related Provisions	(17,111,077)	(16,995,880)	(28,598,126)	(28,598,126)
	(132,385,996)	**(127,820,463)**	**(105,816,180)**	**(105,816,180)**
Net Current Asset Position	**454,763,559**	**610,692,714**	**411,270,216**	**411,270,216**
Less - Total Adjustments to net current assets (refer to Table (d) below)	**(451,022,190)**	**(441,314,423)**	**(411,270,216)**	**(412,191,861)**
Net current assets used in the Financial Activity Statement	**3,741,369**	**169,378,292**	**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 $	30-September-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Less:				
- Profit on Asset Disposals	(9,825,939)	(259,408)	(11,842,996)	(11,842,996)
Add:				
- Loss on Asset Disposals	573,116	0	659,340	659,340
- Depreciation	50,087,758	13,102,704	52,410,746	52,410,746
- Investment property	(545,259)	0		
- Pensioner Deferred Rates Emergency Service Levy	(139,126)	133,977	0	0
- Employee Provisions	519,352	86,801	0	0
- Movement in Contract Liabilities	(2,183,591)	5,939,564	0	0
- Movement in Other Provisions	1,667,024	0	0	0
-Lease Liabilities	21,610	14,163	0	0
- Inventory	(2,186,803)	98,472	0	0
	37,988,142	**19,116,273**	**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 $	30-September-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Non-Cash Contributions of Assets	(59,397,310)	(17,581,034)	(130,000,000)	(130,000,000)
Movement in Unspent Capital Grants associated with Restricted Cash	(7,869,353)	4,869,429	0	0
Movement in DCP	276,465	2,247,994	(9,571,410)	(9,925,925)
	(66,990,197)	**(10,463,611)**	**(139,571,410)**	**(139,925,925)**

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:	30-June-2025 Actual $	30-September-2025 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Reserve Accounts	(483,586,595)	(463,708,877)	(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	24,651,934	12,738,144	21,250,250	21,250,250
- Current portion of unspent capital grants held in reserve				
-Worker's Compansation Adjustment	(6,936,563)	(6,936,563)		
-Long Service Leave Adjustment	0	1,591,286		
- Current portion of employee benefit provisions held in reserve	14,610,817	14,763,370	15,499,241	15,499,241
	(451,022,190)	**(441,314,423)**	**(411,270,216)**	**(412,191,861)**
	0	**0**	**0**	**0**

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025

Description	30/06/2025 Actual $	30/09/2025 Actual $
Current Assets		
Cash & Cash Equivalents	42,062,366	84,644,276
Trade & Other Receivables	39,296,548	143,154,299
Other Financial Assets	505,291,295	510,313,728
Inventories	499,346	400,874
	587,149,555	**738,513,177**
Non Current Assets		
Trade & Other Receivables	4,990,485	4,856,508
Inventories	18,817,992	18,817,992
Investments in Associates	28,587,168	28,327,760
Property, Plant & Equipment	572,523,623	591,914,530
Infrastructure Assets	2,503,017,504	2,514,040,007
Investment Property	2,928,075	2,928,075
Right to Use Assets	595,722	595,722
	3,131,460,569	**3,161,480,594**
Total Assets	**3,718,610,124**	**3,899,993,771**
Current Liabilities		
Trade & Other Payables	80,847,401	87,190,933
Contract Liabilities	24,783,144	12,738,144
Grant/ Contributions Liabilities	9,406,157	10,671,452
Lease Liabilities	238,217	224,054
Employee Related Provisions	17,111,077	16,995,880
	132,385,996	**127,820,463**
Non Current Liabilities		
Contract Liabilities	91,794,542	97,734,106
Capital Grants/ Contributions Liabilities	11,563,656	16,433,085
Lease Liabilities	379,701	346,229
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	**204,172,800**
Total Liabilities	**325,696,474**	**331,993,263**
NET ASSETS	**3,392,913,650**	**3,568,000,508**
Equity		
Reserve Accounts	378,183,263	370,763,410
Retained Surplus	1,362,030,592	1,544,537,303
Revaluation Surplus	1,652,699,795	1,652,699,795
TOTAL EQUITY	**3,392,913,650**	**3,568,000,508**

Attachment 3

INVESTMENT SUMMARY - As At 30 September 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										
18,237,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Call Deposit	18,237,000.00		
18,237,000.00	**0.25%**							**18,237,000.00**		
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	20,822,005.48	258,104.11	822,005.48
25,000,000.00	4.96	Suncorp	A-1+	10-October-2025	25,000,000.00	10-October-2024	Term Deposit	26,206,027.40	312,547.95	1,206,027.40
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,876,712.33	315,068.49	876,712.33
25,000,000.00	5.00	Suncorp	A-1+	13-November-2025	25,000,000.00	17-January-2025	Term Deposit	25,876,712.33	315,068.49	876,712.33
13,000,000.00	5.01	Westpac Banking Corporation	A1	17-November-2025	13,000,000.00	17-January-2025	Term Deposit	13,456,802.19	164,163.29	456,802.19
25,000,000.00	5.00	Suncorp	A-1+	16-December-2025	25,000,000.00	20-January-2025	Term Deposit	25,866,438.36	315,068.49	866,438.36
15,000,000.00	4.89	Suncorp	A-1+	29-January-2026	15,000,000.00	29-January-2025	Term Deposit	15,490,339.73	184,882.19	490,339.73
20,000,000.00	4.82	Westpac Banking Corporation	A1	23-February-2026	20,000,000.00	23-February-2025	Term Deposit	20,578,400.00	242,980.82	578,400.00
15,000,000.00	4.71	Westpac Banking Corporation	A1	10-March-2026	15,000,000.00	10-March-2025	Term Deposit	15,394,865.75	178,076.71	394,865.75
25,000,000.00	4.75	Suncorp	A-1+	26-March-2026	25,000,000.00	26-March-2025	Term Deposit	25,611,643.84	299,315.07	611,643.84
30,000,000.00	4.72	Suncorp	A-1+	02-April-2026	30,000,000.00	02-April-2025	Term Deposit	30,702,180.82	356,909.59	702,180.82
6,000,000.00	4.50	Suncorp	A-1+	08-April-2026	6,000,000.00	08-April-2025	Term Deposit	6,129,452.05	68,054.79	129,452.05
8,000,000.00	4.34	Westpac Banking Corporation	A1	09-May-2026	8,000,000.00	09-May-2025	Term Deposit	8,136,977.53	87,513.42	136,977.53
3,324,985.83	3.90	IMB Bank	A2	08-October-2025	3,324,985.83	05-September-2025	Term Deposit	3,333,867.64	8,881.81	8,881.81
15,000,000.00	4.25	Westpac Banking Corporation	A1	09-July-2026	15,000,000.00	09-July-2025	Term Deposit	15,144,965.75	144,965.75	144,965.75
10,000,000.00	4.30	Westpac Banking Corporation	A1	08-August-2026	10,000,000.00	08-August-2025	Term Deposit	10,062,438.36	62,438.36	62,438.36
10,000,000.00	4.30	Westpac Banking Corporation	A1	09-August-2026	10,000,000.00	09-August-2025	Term Deposit	10,061,260.27	61,260.27	61,260.27
20,000,000.00	4.28	Westpac Banking Corporation	A1	22-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,091,463.01	91,463.01	91,463.01
20,000,000.00	4.11	Commonwealth Bank of Australia Perth	A1	21-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,087,830.14	87,830.14	87,830.14
20,000,000.00	4.28	Westpac Banking Corporation	A1	27-August-2026	20,000,000.00	27-August-2025	Term Deposit	20,079,736.99	79,736.99	79,736.99
20,000,000.00	4.24	Westpac Banking Corporation	A1	08-September-2026	20,000,000.00	08-September-2025	Term Deposit	20,051,112.33	51,112.33	51,112.33
60,000,000.00	4.15	National Australia Bank	A1	08-September-2026	60,000,000.00	08-September-2025	Term Deposit	60,150,082.19	150,082.19	150,082.19
15,000,000.00	4.15	National Australia Bank	A1	11-September-2026	15,000,000.00	11-September-2025	Term Deposit	15,032,404.11	32,404.11	32,404.11
15,000,000.00	4.15	National Australia Bank	A1	15-January-2026	15,000,000.00	25-September-2025	Term Deposit	15,008,527.40	8,527.40	8,527.40
10,000,000.00	4.20	National Australia Bank	A1	10-February-2026	10,000,000.00	25-September-2025	Term Deposit	10,005,753.42	5,753.42	5,753.42
25,000,000.00	4.20	National Australia Bank	A1	20-May-2026	25,000,000.00	25-September-2025	Term Deposit	25,014,383.56	14,383.56	14,383.56
30,000,000.00	4.25	National Australia Bank	A1	10-June-2026	30,000,000.00	25-September-2025	Term Deposit	30,017,465.75	17,465.75	17,465.75
15,000,000.00	4.25	National Australia Bank	A1	15-July-2026	15,000,000.00	25-September-2025	Term Deposit	15,008,732.88	8,732.88	8,732.88
25,000,000.00	4.37	Westpac Banking Corporation	A1	30-September-2026	25,000,000.00	30-September-2025	Term Deposit	25,000,000.00	-	-
565,324,985.83	**4.51%**							**574,298,581.61**	**3,922,791.40**	**8,973,595.78**
	Weighted Return									
583,561,985.83	**4.38%**	**Totals**						**592,535,581.61**	**3,922,791.40**	**8,973,595.78**

4.19%	12 month UBS Australia Bank Bill Index for	30 September 2025
0.19%	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 $565.3m current value of the investments in Term Deposits, $71.7m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

Attachment 4

RESERVE BALANCES AS OF 30 SEPTEMBER 2025

RESERVE NAME	RESERVE DESCRIPTION	YTD ACTUAL OPENING BALANCE	YTD ACTUAL TRANSFERS IN (+)	YTD ACTUAL TRANSFERS OUT (-)	YTD ACTUAL CLOSING BALANCE	ANNUAL BUDGET OPENING BALANCE	ANNUAL BUDGET TRANSFERS IN (+)	ANNUAL BUDGET TRANSFERS OUT (-)	ANNUAL BUDGET CLOSING BALANCE
Municipal Funded (Restricted by Council)									
Asset Replacement/Enhancement Reserve		73,200,650	803,274	(1,933,292)	72,070,632	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	126,731	(19,843)	11,606,197	11,485,181	685,832	(200,400)	11,970,613
Golf Course Reserve		8,079,023	89,046	0	8,168,069	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	150,125	(429,995)	13,470,918	12,555,773	2,749,762	(2,328,657)	12,976,878
Leave Liability Reserve		17,101,993	188,497	0	17,290,490	17,175,296	1,025,614	(2,701,670)	15,499,240
Loan Repayment Reserve		60,778,188	669,892	0	61,448,080	60,778,188	-	0	60,778,188
Neerabup Development Reserve	To develop the City's investment land in Neerabup.	14,392,452	156,204	(717,889)	13,830,767	12,427,614	1,306,109	(4,349,588)	9,384,135
Plant Replacement Reserve	To renew Plant and Equipment.	19,933,696	219,375	(74,070)	20,079,001	19,617,913	7,215,152	(400,000)	26,433,065
Regional Recreational Reserve		46,632,272	513,977	0	47,146,249	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	139,217	(2,341,095)	10,921,688	13,106,394	3,949,308	(2,577,047)	14,478,655
Strategic Projects/Initiatives Reserve		25,239,692	238,385	(6,681,992)	18,796,085	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	146,995	(1,779,550)	12,217,767	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	3,167,369	(9,000)	40,562,580	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	108,743	(900)	9,974,525	9,824,750	355,561	(310,490)	9,869,821
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	Development Contributions.	7,909,803	1,626,428	(185,424)	9,350,807	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	32,449	0	2,976,458	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	9,300	0	853,099	842,482	50,308	0	892,790
Total		**378,183,263**	**8,386,005**	**(15,805,858)**	**370,763,410**	**370,360,588**	**46,820,536**	**(75,110,935)**	**342,070,189**

Corporate Planning Performance & Improvement

4.14 2024-25 Quarter 4 Corporate Performance Report

File Ref: 51470 – 25/247344
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To adopt the 2024/25 Quarter 4 Corporate Performance Report.

Background

Section 5.56(1) and (2) of the *Local Government Act 1995* (the **Act**) requires that each local government is "*to plan for the future of the district*" by developing plans in accordance with the regulations. This is supported by the *Local Government (Administration) Regulations 1996* (the **Regulations**).

In addition, the Integrated Planning and Reporting Framework and Guidelines recommends that Local Governments provide quarterly reporting on progress against the Corporate Business Plan (**CBP**).

The second (mid-year) report and fourth quarter (end of year) report on the City of Wanneroo's (the **City**) performance against Key Projects, Budgets and top Capital projects and are submitted to the Council, in accordance with the reporting arrangements detailed in the CBP.

The attached 2024/25 Quarter 4 Corporate Performance Report (refer **Attachment 1**) provides a high-level and integrated overview and assessment of performance against the outcomes and strategies of the Strategic Community Plan 2021-2031 and the top Capital projects as of 30 June 2025.

At its meeting held on 15 September 2025 the Audit and Risk Committee recommended that the 2024/25 Quarter 4 Corporate Performance Report progress to Council for adoption.

Detail

This report presents performance across the CBP initiatives, budget, KPIs and top capital projects. Some of the key highlights include:

- **Key Project Performance:** As of the end of Quarter 4, 94% (80 of 85) of CBP initiatives were either on target, being monitored, or completed. This compares to 93% in Quarter 3.

- **Capital Works Delivery:** All 13 top capital projects were on schedule at the end of Q4. However, three projects reported a budget variance exceeding 20%. In these three projects there was less money expended than budgeted. Funding carry forward into FY25/26 is necessary to enable completion of outstanding works.

- **Budget Expenditure:** 96% of the allocated budgets for top capital projects have been expended to date.

- **Corporate Business Plan KPIs:** The 2024-25 results for the Corporate Business Plan Key Performance Indicators are included and can be found in the attached report.

Detailed information on each of these areas is set out in **Attachment 1**.

Consultation

The Executive Leadership Team and Managers have been engaged in the preparation of this report by providing information on the status and progress made against the Key Projects, budgets, and top Capital projects.

Comment

Nil

Statutory Compliance

The City's CBP is governed by Section 5.56(1) and (2) of the Act which requires that each local government is "*to plan for the future of the district*" by developing plans in accordance with the regulations. This is supported by the Regulations.

The Integrated Planning and Reporting Framework and Guidelines also recommend quarterly reporting on progress against the CBP.

The financial performance reporting complies with Section 6.4 of the Act and Regulations 33A and 34 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	1.6 Financial Reporting	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES and ACCEPTS the 2024/25 Quarter 4 Corporate Performance Report as set out in Attachment 1 as recommended by the Audit and Risk Committee.

Attachments:

1⇩. *2024-25 Quarter 4 Corporate Performance Report combined 25/274237*

CORPORATE PERFORMANCE REPORT

2024/25 Quarter 4 (April - June 2025)



Contents

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TOP CAPITAL PROJECTS – PERFORMANCE OVERVIEW **12**

Attachments

1. Detailed Key Project Performance Scorecard
2. Top Capital Projects 2024-25
3. Corporate Business Plan KPI results

Acknowledgment of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people.

We would like to pay respect to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

Executive Summary

This Q4 Corporate Performance Report provides a summary of the City's performance from April to June 2025, measured against the 2024/25–2027/28 Corporate Business Plan (CBP), the Annual Budget (Operating and Capital), and the City's top capital works projects.

The CBP, developed in accordance with the Local Government (Administration) Regulations 1996, translates the Council's strategic priorities—outlined in the Strategic Community Plan 2021–2031—into operational delivery aligned with available resources. The current CBP was developed through an iterative process with Council Members and adopted alongside the Annual Budget in July 2024.

Additional detailed performance reports are provided as attachments for further consideration.

Highlights

- **Key Project Performance:** As of the end of Quarter 4, 94% (80 of 85) of CBP initiatives were either on target, being monitored, or completed. This compares to 93% in Quarter 2.

- **Capital Works Delivery:** All 13 top capital projects were on schedule at the end of Q4. However, three projects reported a budget variance exceeding 20%. In these three projects there was less money expended than budgeted. Funding carry forward into FY25/26 is necessary to enable completion of outstanding works.

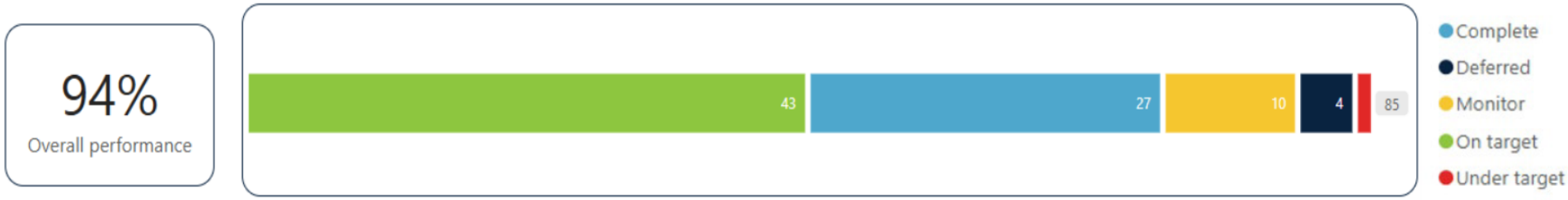
- **Budget Expenditure:** 96% of the allocated budgets for top capital projects have been expended to date.

- **Corporate Business Plan KPIs:** The 2024-25 results for the Corporate Business Plan Key Performance Indicators are included and can be found in attachment 3 of the report.

Organisational Performance

A total of 85 projects are scheduled for delivery in the first year of the 2024/25–2027/28 Corporate Business Plan (CBP).

Key Project Overall Status



Key Project Status (as of 30 June)

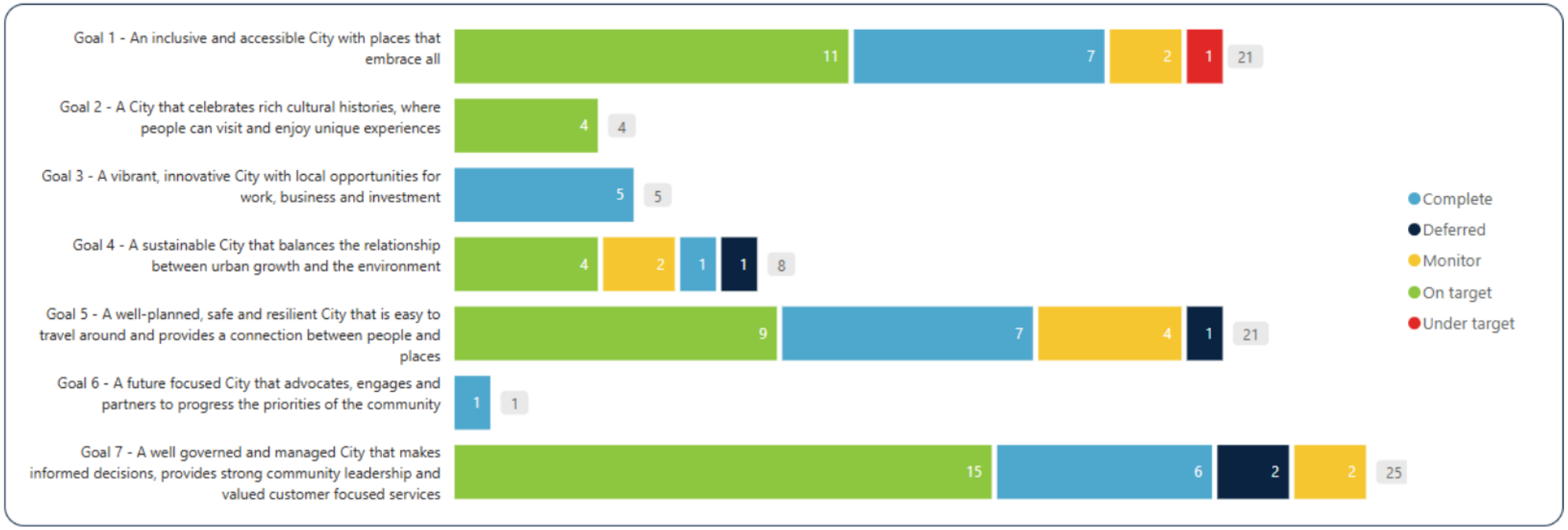
- 94% of projects (80 out of 85) are currently:
  - On target,
  - Being monitored, or
  - Completed.
- 1 project (1.2%) is under target.
- 4 projects (4.7%) have been deferred.

This strong performance reflects steady progress across most key projects.

For a detailed breakdown of each initiative's status, please refer to **Attachment 1 – Detailed CBP Initiative Performance Scorecard.**

Key Project Status by goals

Below is an overview of the status of Key Project as aligned to our seven Strategic Community Plan goals.



85	27	43	10	1	4
Total projects	Total complete	Total on target	Total monitor	Total under target	Total deferred

Under Target & Deferred Project Summary

While most projects in the 2024/25–2027/28 Corporate Business Plan are progressing well, a small number have encountered challenges that have impacted their delivery timelines. This section outlines the projects currently classified as Under Target and Deferred, providing context for the delays and the corrective actions being taken to bring them back on track.

Project	**Review of the Community Engagement Framework**
2024/25 Action	Undertake a review of the Community Engagement Framework.
Responsible Unit	Place Management
Performance Status	🔴 Under Target
Comment	The preparation of an external Community Engagement Framework is under target due to scheduling delays.
Corrective Action	A workshop date with Council Members has been scheduled in Quarter 1 of 2025-26.

Project	**Review of the Local Environmental and Sustainability Strategy**
2024/25 Action	Review and update the current Local Environmental Strategy (expand to include focus on sustainability if agreement reached).
Responsible Unit	Strategic Land Use Planning & Environment
Performance Status	● Deferred
Comment	Upon reviewing the existing Local Environment Strategy (LES) it has become apparent that the LES should be broader in its scope and redesigned to become a better guide and provide 'legitimacy' to other related strategies and plans. Following consideration and anticipated new strategic directions for the City it was clear that the LES and related environmental documents should be in alignment with recently adopted Council Plan. In practical terms this has meant an inevitable deferment of the target completion date of August 2025. The reviewed approach enables the Strategy to also have regard to the recent City Liveability survey, as well as align with the new Council Plan (as noted above).
Corrective Action	The Local Environmental Strategy will now be completed in the later part of 2025 or early 2026.

Project	**Construction of Wanneroo Emergency Services Precinct**
2024/25 Action	Secure land and commence detailed design for the Wanneroo Emergency Services Hub.
Responsible Unit	Community Safety & Emergency Management
Performance Status	● Deferred
Comment	The state has made an election promise of $17.5M to construct this facility. Given this commitment, progress is being made to rescope the facility to meet this budget. Detailed design is programmed for 2025/26
Corrective Action	Detailed design is programmed for 2025/26

Project	**Governance Health Check**
2024/25 Action	Undertake an online survey to test the organisations Governance performance.
Responsible Unit	Corporate Governance and Council Services
Performance Status	● Deferred
Comment	The Governance Health Check has been deferred for consideration in 2025/26.
Corrective Action	Consider action in 2025/26.

Project	**Review the Long-Term Financial Plan**
2024/25 Action	Review of the Long-Term Financial Plan in line with prevailing economic conditions
Responsible Unit	Finance
Performance Status	● Deferred
Comment	Review and adoption of the LTFP deferred to the first half of 25-26.
Corrective Action	Present to Council in the first half of 25-26.

Financial Performance

A summary of financial performance at the organisational level (per Statement of Financial Activity - Draft Report), as of 30th June 2025, is provided in the schedules and commentary below.

Please note that the year-end final Development Contribution Plans, Capital Expenditure budgets and Reserve movements are currently being reviewed and subject to change. Capital works carry forwards are not adjusted in Financial Activity Statement or this report.

Summary schedule of the Statement of Financial Activity:

STATEMENT OF FINANCIAL ACTIVITY - SUMMARY

Description	Year To Date				Annual
	Actual	Revised Budget	Variance		Adopted Budget
	$	$	$	Key	$
MOVEMENT IN SURPLUS OR DEFICIT					
SURPLUS/(DEFICIT) AT THE START OF THE FINANCIAL	**22,901,793**	**22,901,793**	**(0)**		**14,464,811**
Amount Attributable to Operating Activities	52,081,932	44,626,767	7,455,165		40,256,825
Amount Attributable to Investing Activities	(23,793,521)	(59,080,532)	35,287,011		(47,718,892)
Amount Attributable to Financing Activities	(1,240,874)	(11,535,689)	10,294,815		(6,148,071)
Surplus/(Deficit) after the Imposition of General Rates	**49,949,330**	**(3,087,661)**	**53,036,991**		**854,673**

Inflows 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

As reflected in the draft summary above, at the end of the fourth quarter there was an overall positive variance of $49.9m which is subject to change, upon all the year-end adjustments are posted. A further breakdown of each of the three areas of activity are presented below.

Operating Activities:

STATEMENT OF FINANCIAL ACTIVITY - OPERATING ACTIVITIES

Description	Year To Date				Annual
	Actual	Revised Budget	Variance		Adopted Budget
	$	$	$	Key	$
OPERATING ACTIVITIES					
Inflows					
Rates	164,392,764	163,744,669	648,095	↑	163,796,535
Operating Grants, Subsidies & Contributions	17,404,221	12,837,951	4,566,270	↑	7,108,391
Fees & Charges	54,535,721	53,923,905	611,816	↑	50,347,441
Interest Earnings	21,639,077	21,338,143	300,934	↑	20,356,597
Other Revenue	3,682,315	3,660,784	21,531	→	3,546,824
Profit on Asset Disposals	12,562,083	12,532,083	30,000	→	7,532,083
	274,216,181	**268,037,535**	**6,178,646**		**252,687,871**
Outflows					
Employee Costs	(96,363,648)	(96,867,182)	503,534	↑	(96,422,449)
Materials & Contracts	(96,242,643)	(97,401,409)	1,158,766	↑	(92,100,912)
Utility Charges	(10,902,105)	(10,696,257)	(205,848)	↓	(10,468,423)
Depreciation	(49,951,421)	(50,014,505)	63,084	→	(49,388,309)
Finance Costs	(4,140,758)	(4,142,060)	1,302	→	(4,150,877)
Insurance	(1,648,507)	(1,771,778)	123,271	↑	(1,756,302)
Loss on Asset Disposals	(573,116)	(124,684)	(448,432)	↓	(124,684)
	(259,822,198)	**(261,017,875)**	**1,195,677**		**(254,411,956)**
Non-Cash Amounts Excluded	37,687,949	37,607,107	80,842		41,980,910
Amount Attributable to Operating Activities	**52,081,932**	**44,626,767**	**7,455,165**		**40,256,825**

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

The net amount attributable to Operating Activities for the period ended 30 June 2025 is higher than budget by $52.1m. The cash inflows variance before non-cash adjustments from Operating Activities is favourable by $6.2m, whereas the cash outflows variance is favourable by $1.2m.

The overall variance excluding non-cash adjustments is mainly due to higher inflows from Rates ($648k), Operating Grants, Subsidies & Contributions ($4.6m), Fees and Charges ($612k), Interest Earnings ($300), lower spending on Employee Costs ($504k), Materials and Contracts ($1.2m) and Insurance ($123k) offset by the higher outflows from Utility Charges ($206k)and Loss on Asset Disposals ($448k).

Investing Activities:

STATEMENT OF FINANCIAL ACTIVITY - INVESTING ACTIVITIES

Description	Year To Date				Annual
	Actual	Revised Budget	Variance		Adopted Budget
	$	$	$	Key	$
INVESTING ACTIVITIES					
Inflows					
Non Operating Grants, Subsidies & Contributions	29,298,201	31,280,897	(1,982,696)	↓	20,557,984
Contributed Physical Assets	59,397,310	70,000,000	(10,602,690)	↓	45,000,000
Proceeds From Disposal Of Assets	13,809,528	13,111,184	698,344	↑	7,812,500
Development Contribution Plans - Revenues	29,214,537	35,608,449	(6,393,912)	↓	29,372,196
	131,719,575	**150,000,530**	**(18,280,955)**		**102,742,680**
Outflows					
Purchase of Property, Plant & Equipment	(47,289,380)	(50,021,160)	2,731,780	↑	(38,624,185)
Purchase & Construction of Infrastructure Assets	(49,825,164)	(53,451,453)	3,626,289	↑	(38,453,433)
Development Contribution Plans - Expenses	(26,208,655)	(31,310,215)	5,101,560	↑	(28,383,954)
	(123,323,198)	**(134,782,828)**	**11,459,630**		**(105,461,572)**
Non-Cash Amounts Excluded	(32,189,898)	(74,298,234)	42,108,336		(45,000,000)
Amount Attributable to Investing Activities	(23,793,521)	(59,080,532)	35,287,011		(47,718,892)

The net amount attributable to Investing Activities is higher by $35.3m including the non-cash adjustment ($42.1m) noting that carry forward balances from Capital Works Program and Development Contribution Plans Revenue adjustments are in progress. The variances are mainly due to lower inflows from Non-Operating Grants, Subsidies and Contributions ($2.0m) and Contributed Physical Assets ($10.6m), offset by lower outflows from Purchase of Property, Plant and Equipment ($2.7m), lower outflows from Purchase and Construction of Infrastructure Assets ($3.6m) and Development Contribution Plans Expenses (5.1m).

To further expand on the outflows detail, a draft breakdown of the City's capital expenditure by sub-program is included below (Excluding Leased Assets and Contributed Physical Assets):

Capital Expenditure by Sub Program

Sub-Program	YTD Actual $	Revised Budget $	% Spend	Adopted Budget $
Community Buildings	14,926,071	16,120,665	92.6%	17,913,933
Community Safety	416,672	443,763	93.9%	314,500
Conservation Reserves	758,958	846,529	89.7%	697,454
Corporate Buildings	697,726	955,943	73.0%	948,494
Environmental Offset	453,481	502,179	90.3%	517,114
Fleet Management - Corporate	2,258,959	2,382,120	94.8%	1,372,120
Foreshore Management	3,602,357	3,782,898	95.2%	4,360,623
Golf Courses	561,132	661,261	84.9%	423,536
Investment Projects	1,375,190	3,457,379	39.8%	1,451,376
IT Equipment and Software	4,788,546	5,289,661	90.5%	5,015,723
Parks Furniture	4,405,688	4,882,895	90.2%	3,335,480
Parks Rehabilitation	1,668,286	1,636,520	101.9%	1,650,000
Passive Park Development	1,958,518	2,035,312	96.2%	1,915,134
Pathways and Trails	4,802,230	4,855,551	98.9%	2,906,772
Roads	18,871,121	18,653,449	101.2%	13,556,366
Sports Facilities	28,935,752	30,201,060	95.8%	16,855,950
Stormwater Drainage	118,046	303,378	38.9%	336,512
Street Landscaping	50,000	50,000	100.0%	50,000
Traffic Treatments	5,454,259	5,361,550	101.7%	3,006,531
Waste Management	1,043,977	1,050,500	99.4%	450,000
Grand Total	97,146,969	103,472,613	93.9%	77,077,618

As at the end of Q4, 93.9% of the Revised Capital Program has been delivered.

Financing Activities:

STATEMENT OF FINANCIAL ACTIVITY - FINANCING ACTIVITIES

Description	Year To Date				Annual
	Actual	Revised Budget	Variance		Adopted Budget
	$	$	$	Key	$
FINANCING ACTIVITIES					
Inflows					
Transfer from Unused Borrowings	5,584,218	5,581,531	2,687	↑	5,540,192
Transfers from Reserves	40,397,447	60,243,530	(19,846,083)	↓	42,452,305
Transfers from DCP's (not in Reserve)	27,427,297	32,251,569	(4,824,272)	↓	0
	73,408,962	**98,076,630**	**(24,667,668)**		**47,992,497**
Outflows					
Transfers to Reserves	(47,222,539)	(77,360,750)	30,138,211	↑	(54,140,569)
Transfers to DCP's (not in Reserve)	(27,427,297)	(32,251,569)	4,824,272	↑	0
	(74,649,836)	**(109,612,319)**	**34,962,484**		**(54,140,569)**
Non-Cash Amounts Excluded	0	0	0		0
Amount Attributable to Financing Activities	**(1,240,874)**	**(11,535,689)**	**10,294,815**		**(6,148,072)**

The Financial Activities net position as per the draft report is higher than budget($10.3m). The cash inflow variance to budget is unfavourable($24.7m) due to lower Transfers from Reserves ($19.8m) and Transfers from DCP's (Not in Reserve) ($4.8m). The Cash outflows variance to budget is favourable($35.0m) due to lower outflows from Transfers to Reserves ($30.1m) and Transfers to DCP's (Not in Reserve) ($4.8m).

It is to be noted that monthly year-to-date financial results and explanations are reported to Council throughout the year via a Financial Activity Statement report.

Top Capital Projects – Performance Overview

The following projects have been identified by Council Members as high priority due to their strategic importance, financial scale, and level of community interest. These projects are subject to enhanced oversight and are reported on a monthly and quarterly basis to both Council and the Audit and Risk Committee.

Projects were selected based on two key criteria:

- Community significance – projects that are of high public interest or impact; and
- Financial value – projects representing a substantial investment of public funds.

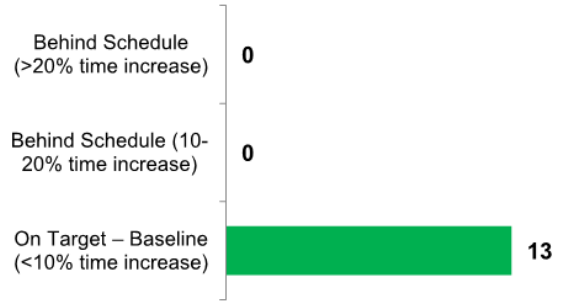
This section provides a focused update on the progress of these major initiatives, supporting transparency and informed decision-making.

PMO Code	Top Capital Projects	Quarter 4			
		Revised Annual budget	Year to Date Actual	Budget Variance Under / (Over)	Work % complete
PMO16052	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	4,036,801	4,024,890	11,911	99
PMO16061	Halesworth Park, Butler, New Sports Facilities	760,530	723,200	37,330	99
PMO16175	Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building	11,854,468	10,969,636	884,832	71
PMO20006	Montrose Park, Girrawheen, Upgrade Changeroom	756,041	776,222	(20,181)	97
PMO20056	Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	6,014,385	6,056,053	(41,668)	96
PMO20057	Alkimos, New Alkimos Aquatic and Recreation Centre	13,975,702	13,288,972	686,730	33
PMO20062	Heath Park, Eglinton, New Sports Amenities Building	3,268,362	3,244,235	24,127	96

PMO Code	Top Capital Projects	Quarter 4			
		Revised Annual budget	Year to Date Actual	Budget Variance Under / (Over)	Work % complete
PMO20065	Wanneroo Recreation Centre, Wanneroo, New Sports Hub	332,081	238,218	93,863	20
PMO21060	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	2,998,997	3,041,258	(42,261)	30
PMO22008	Riverlinks Park, Clarkson, New All Abilities Playground	1,449,512	1,389,384	60,128	97
PMO22012	Brazier Rd, Yanchep, Upgrade Services	157,812	39,054	118,758	72
PMO22026	Kingsway Regional Sporting Complex, Madeley, Renew Netball Court Surface and Floodlighting	4,239,484	4,236,708	2,776	99
PMO22027	Montrose Park, Girrawheen, Renew Tennis Courts, Fencing and Lighting	855,000	631,664	223,336	64
Total		**50,699,175**	**48,659,495**		

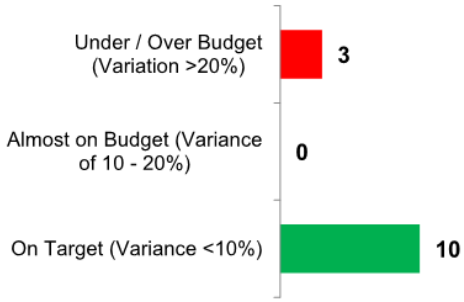
As of 30 June 2025, **96%** of the relevant annual budgets had been expended on these projects.

Schedule Status



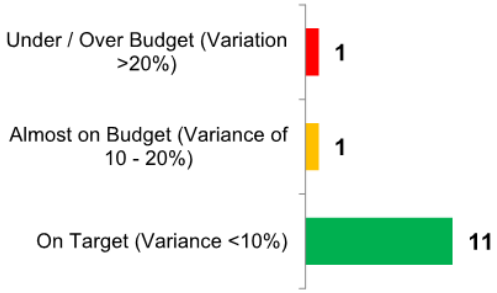
All top projects are on target with their relevant schedules.

Current Year Budget Status



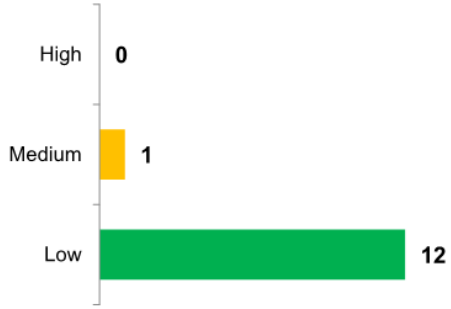
10 of the top projects are on target with spending their relevant budgets and three top projects have variance of more than 20%.

Project Lifecycle Budget Status



11 top projects are on target with spending their relevant budget, one is being monitored, and one has a under / over budget variation of more than 20%.

Risks and Issues



12 of the top projects have a low-risk rating and one project has a medium-risk rating.

Additional details on all top projects are provided in **Attachment 2 – Top Capital Projects 2024/25**.

Attachment 1: Detailed Key Project Performance Scorecard

Key Project Name	Action for 24/25	ServiceUnit	Status	Progress Comment
CBP - Construction of Halesworth Park Sports Facilities	Construction of sports amenities building at Halesworth Park.	Infrastructure Capital Works	Complete	Project completed.
CBP - Construction of Heath Park Sports Amenities Building	Continue construction of the new sports amenities building at Heath Park.	Infrastructure Capital Works	Complete	Project completed.
CBP - Construction of the Alkimos Aquatic and Recreation Centre	Detailed design of the centre to be completed along with the progression of the construction tender.		On target	Construction is ongoing, with structural steel erection underway and the foundations and pool structures poured.
CBP - Construction of the All-Abilities Playground at Riverlinks Park	Continue construction of an all-abilities playground at Riverlinks Park in Clarkson.	Infrastructure Capital Works	Complete	Project completed.
CBP - Construction of the Dordaak Kepup Library and Youth Innovation Hub	Continue construction of Dordaak Kepup Library and Youth Innovation Hub.	Infrastructure Capital Works	On target	Construction on schedule for Practical Completion by September 2025. Procurement for internal fit out progressing as scheduled.
CBP - Deliver Digital Literacy Program	Build digital literacy in the City through tailored workshops and training aligned to webinteractions, employment and social connection.	Cultural Development	On target	One to one Tech Help sessions are offered across our libraries, addressing a variety of patron technology issues. Additionally, several niche digital literacy learning sessions are provided such as: Pro Searching and Podcasting; Applying for Passports & Visas; and Prepare Your Digital Legacy Plan.
CBP - Delivery of the Community Events Program	Deliver flagship and place-based events program that highlights the unique places in the City.	Place Management	Complete	The City successfully delivered the 2024/25 commuity event program, which commenced in September 2024 and concluded in May 2025. Planning for the 2025/26 community event season has commenced. The Festival & Cultural Events Committee provided input on the draft program at its meeting on 5 May 2025.
CBP - Facility planning for Alkimos district and regional open spaces	Present draft Masterplan to Council for consideration	Community Facilities	On target	The City's advocacy campaign did not attract external funding commitments for the Alkimos district open space or the regional open space. Further planning for both projects will now proceed independently.
CBP - Implementation of the Golf Courses Strategic Plan	Implementation of management contract and leases for the Marangaroo and Carramar golf courses and confirm scope of upgrades and implementation.	Property Services	On target	Council approved finalising and signing side deed and funding arrangement at June 2025 Ordinary Council Meeting.
CBP - Local Connectedness through Libraries	Engage with the localcommunity and stakeholders to explore and enable opportunities within librariesand via online platforms.	Cultural Development	On target	Early Childhood programs supporting literacy and language development continue to be well attended by young families. A range of hands-on workshops and learning experiences relative to health and well-being, art, sustainability, and recycling were provided to the community. Community-led interest activities and partnership programs such as Chess Club, Trace Youth Family Tree, Craft Groups, STEAM Club Series, and Author talks were also provided.
CBP - Masterplanning for Yanchep Lagoon	Preparation of a staged Implementation Plan that considers designs for each precinct aligned with the Masterplan and funding models.	Place Management	Complete	Council endorsed the Yanchep Lagoon Preliminary Foreshore Management Plan at its meeting on 25 February 2025 and resolved to progress the development of a full Foreshore Management Plan. Work on the full Foreshore Management Plan commenced in May 2025.
CBP - Place-led and Sense of Place Planning	Undertake local area planning to improve understanding and awareness of priorities and needs in our local communities.• Facilitate the place-led approach in East Wanneroo to inform public realm design such as streetscapes, public open space and community facilities.• Broaden place-led approach across the City.	Place Management	On target	Council adopted a minor modification to "Local Planning Policy 5.3: East Wanneroo" at its meeting in December 2024. A consultant has been appointed to prepare Community Character Guidelines to support the implementation of the East Wanneroo District Sense of Place Statement. This work will be undertaken in 2025/26. A draft Sense of Place Local Planning Policy has been prepared. This will be workshopped with Council Members in 2025/26 following the completion of draft Sense of Place Statements for priority place areas. The approach to Phase 2 of the City's Local Area Planning approach was supported by the City's executive in Q2. Its implementation will continue in 2025/26 and is subject to future workforce planning considerations.
CBP - Progress planning for upgrades to the Wanneroo Recreation Precinct	Present draft Masterplan to Council for consideration	Community Facilities	On target	A revised concept design for the Wanneroo Recretion Centre Redevelopment - Sports Hub has been developed for Council's consideration. Investigations have been completed into the building condition of the existing Wanneroo Recreation Centre which supports concept design work to be based on a new facility as opposed to a refurbishment of the existing facility.
CBP - Review of the Community Engagement Framework	Undertake a review of the Community Engagement Framework.	Place Management	Under target	The preparation of an external Community Engagement Framework is under target due to scheduling delays. **Corrective action**: A workshop date with Council Members has been scheduled in Q1 2025/2026.
CBP - Review of the Northern Coastal Growth Corridor Community Facilities Plan	Undertake a review of the Northern Coastal Growth Corridor Community Facilities Plan	Community Facilities	Monitor	The external consultant's review of the North Coast Growth Corridor Community Facilities Plan will be completed by August for consideration by Council in September.

CBP - Review of the Reconciliation Action Plan	Undertake a review ofthe City's Reconciliation Action Plan and seek Council endorsement of a revisedplan.	Community Development	Complete	The City's Reconciliation Action Plan 2025-2027 was endorsed by Council on 24 June 2025 and Reconciliation Australia officially accredited the City's Reconciliation Action Plan 2025-2027 on 30 June 2025.
CBP - Review of the Social Strategy	Undertake a review of the City's 2019 Social Strategy.	Director Community & Place responsibility	On target	Review has been extended to coincide with the adoption of the new Council Plan, currently scheduled for August 2025.
CBP - Strategic Social Needs Advocacy	Regularly monitorcommunity needs and advocate for the provision of social services as outlinedin the City's Advocacy Plan (Wellbeing pillar) and other identified emergingneeds.	Community Development	On target	Following the State and Federal Elections, the City has reviewed advocacy achievements and developed understanding of State and Federal priorities within the restructured cabinets and government departments. The City continues to build a strong relationship with the Department of Communities to understand their Commissioning processes and advocate for City priorities.
CBP - Upgrade of Tennis Courts at Montrose Park	Upgrade of tennis courts, fencing and lighting at Montrose Park in Girrawheen.	Infrastructure Capital Works	Monitor	Watercorp delays associated with the sewerage connections, likely PC date for the commissioning of the building is October 2025. Delay to the installation of the acrylic surface due to seasonal constraints. Practical completion of the courts anticipated by October 2025.
CBP - Upgrades to Kingsway Netball Court Surface and Floodlighting	Commence and complete the renewal of drainage, playing surface and sports lighting on the Western Netball Courts.	Infrastructure Capital Works	Complete	Project completed.
CBP - Youth Development Service Review	Undertake a YouthDevelopment service review	Community Development	On target	The City's Youth Development Service Review 'Current state' and 'Future state' analysis were presentation to the City's Service Review Working Group on 16 June 2025. The Youth Development Service Review is progressing to 26 August 2025 Council Meeting.
CBP - Delivery of Arts and Exhibitions Experiences	Promotion of Arts andGallery Exhibition experiences including the Community Art Awards and programsfor the professional development of artists to maximise attendance andparticipation.	Cultural Development	On target	The Wanneroo Regional Gallery welcomed 1,977 visitors in Q4. Exhibitions delivered during this period included the Antipodean Manifesto, the City's annual Community Art Awards, and the first rotation of Andy Warhol's Electric Chairs series. Community arts initiatives included a public art bus tour, linocut and basket weaving workshops, a textiles course, grant writing and book illustration workshops. Veta Holmes was the Artist in Residence at mary Lindsay Homestead, and a new 'Look and Find' mural by artist Brenton See was installed at Heath Park Pavillion.
CBP - Delivery of the Museums and Heritage Program	Undertake keyprojects focusing on endorsement of the Heritage Management Plan, developmentof an Aboriginal Cultural Heritage Directory and finalising the review of theLocal Heritage survey.	Cultural Development	On target	The Local Heritage Survey 2025 has been reviewed, updated, and was adopted by Council in June. An Aboriginal Cultural Heritage List has been developed. Q4 saw 3,189 visitors to the Museum, 241 visitors to Cockman House on Sundays, and a series of Annual Heritage Festival events. 3,410 people participated in heritage education programs and outreach activities.
CBP - Implementation of the Council Resolution of the Former Quinns Rock Caravan Park Site	Pending developmentapproval, progress with lease and otherwise implement project actions	Property Services	On target	DA clearance supported by City approvals section on 30 June 2025, with confirmation pending from WAPC. New DA also approved by WAPC, subject to same conditions as for original DA (to be cleared at the same time). Building licence approved. Tenant 3-4 weeks from handover, pending WAPC clearing DA conditions.
CBP - Redevelopment of the Old Yanchep Surf Lifesaving Site	Finalise agreementfor lease and ground lease. Progress site design and approvals with lessee inconsultation with Yanchep Lagoon Working Group and Design Review Panel	Property Services	On target	Tenant updated concept presented to ELM in April 2025 and Concept Forum in May 2025. Working Group presentation scheduled for July 2025, with preparation of development application to follow.
CBP - Business Support Service	Measure, monitor and analyse how businesses interact with the Business Support Service and implement improvements to the Service	Advocacy & Economic Development	Complete	The manual reporting framework is ready to be aligned to the new CRM when it is in place.
CBP - Grow the digital presence of Business Wanneroo	Grow the digital presence of Business Wanneroo and undertake strategic targeted campaigns for business support and investment attraction	Advocacy & Economic Development	Complete	The developer has completed the website updates and the changes will go live in Q1 2025/26. Key priority changes, such as the addition of the City's new Investment Prospectus to the website have been completed.
CBP - Investigate options to become a renewable energy supplier	Investigate the options available to the City in order to become a renewable energy supplier	Advocacy & Economic Development	Complete	Incite Energy presented the findings of its report to the executive team in May and following this a briefing note was circulated to Council Members outlining the findings of the report and the next steps required to implement the recommendations.
CBP - Review of the Tourism Plan	Undertake a major review of the Tourism Plan and present an updated Plan to council for consideration.	Advocacy & Economic Development	Complete	The Discover Wanneroo Visitor Economy Strategy 2025 – 2030 was endorsed by Council at the 24 June Ordinary Council Meeting.
CBP - Support activation of the Australian automation and robotics precinct (AARP)	As a foundation precinct partner, continue to build and maintain relationships with key stakeholders to develop, grow and promote the Australian Automation and Robotics Precinct (AARP) at the Neerabup Industrial Estate.	Advocacy & Economic Development	Complete	A number of significant events were held at the AARP during the quarter including an event featuring the CCIWA Chief Economist speaking on the future of innovation, industry and employment in the City of Wanneroo and the Neerabup Industrial Area. The requirements of the agreement between the City and CORE have been met for the financial year.
CBP - Develop and Implement Waste Management Options	•Collaborate with Mindarie Regional Council (MRC) on Waste to Energy options for residual waste.•Develop FOGO processing and Waste Transfer options	Waste Services	Monitor	WtE agreement to proceed signed with MRC. FOGO Tender in review.

CBP - Development of Neerabup Resource Recovery Precinct	Development of amasterplan for the Neerabup Resource Recovery Precinct	Waste Services	On target	Strategic projects progressing. Detail design out to tender.
CBP - Implementation of Bulk Waste Service	Deliver and monitor the new pre-booked Bulk Waste Service in 2024/25	Waste Services	Complete	Service has been implemented. Continue to monitor.
CBP - Proactive Sand Drift Program	Monitor the compliance of Developers and their Contractors in relation to sand and dust drift minimisation.	Health & Compliance	On target	59 major development sites are currently being monitored as part of the program. This equates to 100% compliance.
CBP - Review of Food Organics Collection	Tender for a food and garden organics (FOGO) facility.	Waste Services	Monitor	FOGO under review via MRC.Waste Services to monitor.
CBP - Review of the Local Biodiversity Plan	Review and update the current Local Biodiversity Plan	Strategic Land Use Planning & Environment	On target	The review of the LBP is continuing and remains on target. It is anticipated that a report may be presented to a Concept Forum and Council meeting late in 2025.
CBP - Review of the Local Environmental and Sustainability Strategy	Review and update the current Local Environmental Strategy (expand to include focus on sustainability if agreement reached)	Strategic Land Use Planning & Environment	Deferred	Upon reviewing the existing Local Environment Strategy (LES) it has become apparent that the LES should be broader in its scope and redesigned to become a better guide and provide 'legitimacy' to other related strategies and plans. Following consideration and anticipated new strategic directions for the City it was clear that the LES and related environmental documents should be in alignment with recently adopted Council Plan. In practical terms this has meant an inevitable deferment of the target completion date of August 2025. The reviewed approach enables the Strategy to also have regard to the recent City Liveability survey, as well as align with the new Council Plan (as noted above). **Corrective action:** The Local Environmental Strategy will now be completed in the later part of 2025 or early 2026.
CBP - Review of the Waste Plan	Undertake a review ofthe Waste Plan in 2024/25	Waste Services	On target	Workshop Strategic Waste Management Plan with WMAC members complete 31/03/2025. The City is Awaiting State Waste Plan finalisation.
CBP - CCTV and Community Safety Initiatives	Implement the agreed recommendations and outcomes of the CCTV service review.	Community Safety & Emergency Management	Complete	CCTV service review went to Council November - CS03-11/24. An implementation plan has been completed
CBP - Construction of shared pathway on Alexander Dr in Landsdale	Seek approvals andundertake construction of shared path on Alexander Drive from Hepburn Avenue toGnangara Road	Infrastructure Capital Works	On target	Construction of the Hepburn Av to Kingsway section has been completed. Kingsway to Arduaine St is scheduled to be commence in September. The remaining section is reliant on external utilities. It is anticipated that construction will be completed early in the 2026 calendar year.
CBP - Construction of the Wanneroo Animal Care Centre	Commence design andconstruction of a new Animal Care Centre.	Infrastructure Capital Works	Monitor	Revised design and delivery methodology approved. Procurement of detailed design is underway, with construction procurement anticipated within the 2nd half of the 2025/26 FY.
CBP - Construction of Two Rocks Emergency Services Hub	Apply for relevant State Government grant funding for the design and construction of the Two Rocks Emergency Services Hub.	Community Safety & Emergency Management	Complete	Concept plans have been completed and cost estimate obtained. Detailed design will commence next financial year
CBP - Construction of Wanneroo Emergency Services Precinct	Secure land andcommence detailed design for the Wanneroo Emergency Services Hub.	Community Safety & Emergency Management	Deferred	The state has made an election promise of $17.5M to construct this facility. Given this commitment, progress is being made to rescope the facility to meet this budget. **Corrective action**: Detailed design is programmed for 2025/26
CBP - Development of Lot 9100 Mather Drive in Neerabup	Commence constructionat Lot 9100 Mather Drive in the Neerabup Industrial Estate	Infrastructure Capital Works	Monitor	Approval was given by WAPC for an extension of 2 years. The design request has been submitted to Western Power. It is anticipated that the City will receive a response in the second half of the 2025/26 FY. Design completed by Wave international being reviewed by an external independent consultant for readiness for tender to the construction stage
CBP - Field Services Mobility Project	Integration of mobile technology into operational service delivery.	Customer & Information Services	On target	Project will be rescoped and defined in line with recommendations from systems review.
CBP - Finalisation of the Local Planning Strategy	Finalise the draftLocal Planning Strategy following Western Australian Planning Commission (WAPC)consent to advertise	Strategic Land Use Planning & Environment	On target	Local Planning Strategy forwarded to the Western Australian Planning Commision in June 2025
CBP - Identify Smart City Development Opportunities	Finalise Smart CityDeveloper Guidelines, Standards and Specifications with key stakeholders and implement at the Alkimos Central Rail Station Precinct	Land Development	On target	Smart Places for Smart Parks (NBN Co's Smart Places Product) is currently being reviewed by Land Development as an opportunity for embedding fibre into parks to ensure they are Smart Park ready. If suitable, it will be deployed by Land Development through new Public Open Space created via land subdivision. Smart City opportunities are currently being discussed with Stockland (Precinct 15 of East Wanneroo) and Parcel Property (Indi Estate, Yanchep).
CBP - Implementation of the Active Transport Plan	Design and construct pathways as identified in the Active Transport Plan in 2024/25 (and as approved in 2024/25 budget).	Traffic Services	Complete	WABN Project Milestones all met Hartman Drive Shared Pathway construction commenced
CBP - Implementation of the Bush Fire Risk Management Plan	Continue the implementationof mitigation actions identified in the Bush Fire Risk Management Plan andengage with the community as appropriate.	Community Safety & Emergency Management	Complete	15of 21 burns have been completed for 2024. The schedule wasn't completed due to weather conditions experienced which made burning unsuitable. The contractor has commenced pre mitigation works for autumn burning

CBP - Improve Road Safety and Network Optimisation	Review crash and traffic data to prioritise applications for annual Blackspot and/or Metropolitan Regional Road Group grant funding in the Long-Term Capital Works Program.	Waste Services	On target	Black Spot Applications submitted July 2024 for 25/26 funding - formal advice from Minister not yet received Still awaiting formal advice from Minister regarding Road Upgrade Grants for 25/26 funding Awaiting advice for Application for Neaves Road Upgrade under Safer Roads Programme Road Improvement Grant applications for 26/27 funding made May 2025 Black Spot Applications being prepared for 26/27 funding - due July 2025
CBP - Infrastructure upgrade for Yanchep Lagoon on Brazier Road	Continue designconsultancy for Yanchep precinct services infrastructure	Infrastructure Capital Works	On target	Consultant appointed, with preliminary reports, studies, and gap analysis underway.
CBP - Intersection upgrade of Marangaroo Dr and Girrawheen Ave	Re-design of theintersection to incorporate the construction of a suitable traffic treatment	Infrastructure Capital Works	Monitor	Western Power delayed in finalising design. It is likely this will occur by September 25. Following this, land acquisition will be completed. Construction of stage 1 - Service relocation will commence in December 2025.
CBP - Mariginiup Bush Fire Recovery	Continue to supportthose affected by the Mariginiup Fire in their recovery journey	Community Safety & Emergency Management	Complete	Cleanup has been completed
CBP - Neerabup Industrial Area road and infrastructure upgrades	Undertakeconstruction for the upgrade of roads and services infrastructure in theNeerabup Industrial Estate	Infrastructure Capital Works	Complete	Project completed.
CBP - Participate an and Promote the Department of Transport 'Your Move' Initiative	Work with the Department of Transport to promote the 'Your Move' initiative and assist local schools and workplaces to implement.	Waste Services	On target	Supported: three school through the City's Walk and Wheel to School Fund to host National Walk Safely to School Day events in May 2025. two schools to complete Primary School Bike Education Sessions from CycleSense St Francis of Assisi Catholic Primary School to attend Bike Education Teacher Accreditation Course from WestCycle Worked with WestCycle to develop Safe Routes to School for Shorehaven Primary School and Yanchep Rise Primary School
CBP - Preparation of the Local Planning Scheme No 3	Prepare LocalPlanning Scheme No.3 following the finalisation of the Local Planning Strategy	Strategic Land Use Planning & Environment	On target	The draft Local Planning Scheme No. 3 is currently being prepared. Progress is on track with a draft Scheme expected to be ready in late 2026.
CBP - Road upgrades to Flynn Drive in Neerabup	Construction fromWanneroo Road to Old Yanchep Road	Infrastructure Capital Works	Monitor	Adjustment of the utilities have commenced on site. Aboriginal Cultural Heritage has been cleared. Clearing permit has been appealed. Works will continue to progress, however the progress of the clearing permit review will be closely monitored.
CBP - Road upgrades to Lenore Road in Hocking	Undertakeconstruction for the upgrade to the dual carriageway from Kemp Street to ElliotRoad	Infrastructure Capital Works	Complete	Project completed.
CBP - Upgrade of existing roundabout in Landsdale	Undertakeconstruction works to the existing roundabout at Mirrabooka Ave and Kingsway inLandsdale	Infrastructure Capital Works	On target	Project progressing as scheduled. Construction anticipated to commence onsite by September 2025 and be completed prior to the end of the calendar year. Western Power works are likely to finish in August 2025.
CBP - Implementation of the Advocacy Plan	Develop collateral,advocacy tactics and undertake campaigns for the upcoming State and Federalelections	Advocacy & Economic Development	Complete	The City's Putting Community First campaign was completed for both State and Federal elections. Federal funding of $5.5m for Girrawheen Hub Precinct has been committed and is expected to be received by the City the 2025/26 financial year. A significant number of funding promises made for the City by elected State politicians are being finalised with relevant State Departments. The commitments from State Government that relate to City projects for delivery are estimated to total $24m.
CBP - 4-Year Legal Panel Review	Review the composition of the Legal Panel and implement reporting and KPI's.	Governance & Legal	Complete	The City continues to use the WALGA panel to ensure coverage.
CBP - 4-Year Review of the Risk Management Framework and Risk Registers	Review and integrate risk management across the City's Corporate planning processes.	Governance & Legal	On target	The new risk register structure is in progress for adoption in August 2025. The review and development of the Risk Appetite Statements and Risk Assessment Criteria within Risk Management Framework is on target. Council workshops with an external consultant are scheduled for July and August 2025. Risk management system investigation still in progress.
CBP - 5-Year Review of the City's Contract Conditions	Review procurement contracts and terms in relation to new legislation.	Governance & Legal	Complete	Review of the contracts have been completed, we are now arranging the associated training.
CBP - 8-Year Local Law Review	Undertake the statutory 8-year local law review.	Governance & Legal	Complete	8 Year local law review was completed on 19 March 2024
CBP - Develop a strategic procurement plan	Review the strategic procurement roadmap, relevant legislative frameworks and policy in order todevelop a Strategic Procurement Plan for the City	Contracts & Procurement	On target	Stage 1 of the Project complete. Maturity review assessment undertaken and dashboard reporting established.
CBP - Develop Asset Management Sustainability Performance Indicators	Develop and implement Performance Indicators to manage asset management sustainability.	Asset Planning	Monitor	Presentation to the Working Groups (WG) has experienced delays due to unavailability of group members to attend the monthly group meetings. Presentation back to the Asset Management Steering Group (AMSG) rescheduled for August/September. Presentation to ELM in October which will be subject to outcomes of the presentations to the WGs and the AMSG.
CBP - Development of 246 Mary Street in Wanneroo	Planning for futureland use and potential development of City freehold property.	Property Services	On target	City staff and continuing to monitor planning status of Precinct 1. Lease to continue into 2025/26, pending tenant determing whether it wants a longer term new lease.
CBP - Development of the Human Resources Information System (HRIS)	Continue the HRIS project for new modules to meet the future needs and requirements of theorganisation	Enterprise Software Renewal Program	Complete	Learning module went Live Performance module (PDRC) business ready

CBP - Governance Health Check	Undertake an onlinesurvey to test the organisations Governance performance.	Council & Corporate Support	Deferred	The Governance HealthCheck has been deferred for consideration in 2025/26. **Corrective action**: Consider action in 2025/26.
CBP - Implement a New Customer Relationship Management (CRM) System	Continue with the implementation of the Customer Relationship Management (CRM) system.	Customer & Information Services	On target	Following the Systems Review, an EOI was issued and responses received. Based on the outcomes of the EOI evaluation a recommendation has been presented to Executive for approval of a proposed RRFT structure.
CBP - Implement the data management framework	Continue implementation of Data Management Framework actions to reach desired level oforganisational maturity	Director Corporate Strategy & Performance responsibility	Monitor	The project has re-entered the active phase following the return to substantive role of the Principal Specialist Corporate Data. Budget has been carried forward into 2025/26 and RFT for two components - Data Warehouse/Master Data Management and Corporate Reporting Platform - are in preparation. DMF Implementation Action Plan is in active progress with the next milestone - first meeting of the Data and Information Management Steering Group - set for 24 July 2026.
CBP - Implementation of the Asset Management Strategy	Advocate and promote enhancements and improvements to asset management practises to meet short and long-term asset management goals and objectives.	Asset Planning	Complete	All 6 Asset Management Plans and the 2024 Asset Management Strategy are endorsed by Council.
CBP - Implementation of the Smart City Strategy	Continue progressingthe implementation of the Smart City Strategy	Customer & Information Services	On target	Implementation progressing as per schedule.
CBP - Industrial Relations Transition from Federal to State	Ensure statutory requirements are met when bargaining for relevant Industrial Agreements in line with State IR legislation.	People & Culture	On target	The City has finalised SOIA negotiations and this has been lodged in the WAIRC. Only the Fleet Services Agreement is to be fully transferred.
CBP - Monitoring compliance with the Work, Health and Safety Legislation	Continue theimprovement to policies and safety culture	People & Culture	On target	Completed high risk VOCs Initiated drug and alcohol testing at high risk site Continuing review of emergency preparedness Risk register updates commenced WHS Management system objectives reviewed and to be discussed with ELT end of July
CBP - New property and rating system	• Progress to a decision on the replacement or mitigation actions for the City's Property andRating System.• Based on project decision, complete tender for new Property and Rating System or completemitigation of system / process issues	Enterprise Software Renewal Program	On target	EOI completed and recommendation report provided to CEO
CBP - Property-Based Income Streams	Monitor disposal,acquisition and development opportunities in relation to the Strategic LandPolicy and reviewed by the Strategic Lands Working Group and reported to theRevenue Review Committee as required	Property Services	On target	Koondoola acquisition approved at May 2025 Ordinary Council Meeting. Purchase of small, strata industrial unit in Yanchep also 'under contract', subject to due diligence and Council approval. Report planned for August 2025 Ordinary Council Meeting. Strategic land investment presentation to ELM on 26 June 2025.
CBP - Quality Management System	Continue implementation of the roadmap for quality management aligned to ISO standards utilising a digital process management system.	Corporate Planning Performance & Improvement	On target	Change Management - Management Procedure approved for the CIty based on Prosci methodolgy and online tools. For implementation across the organisation to support change initiatives.
CBP - Redevelopment of the City Website	Continue with thedevelopment of the City's website in line with the recommendations of theindependent review carried out in 2022/23.	Communications & Brand	On target	Following the website review, an RFQ was issued and is currently being evaluated. An outcome of the RFQ is expected September/October 2025.
CBP - Respond to Local Government Reform (Governance)	Develop a plan to implement the LGA reform agenda across Governance, Risk and Policy.	Governance & Legal	On target	Ongoing monitoring of the LG Reforms and develop a communication strategy to inform stakeholders on the outcome of the Local Government Act reform.
CBP - Responding and Adapting to Local Government Reform (Planning)	Implementation of changes to the Integrated Planning and Reporting Framework as part of Local Government Act Reform including the development of a Council Plan.	Corporate Planning Performance & Improvement	On target	Draft Council Plan to be presented for adoption to the August 2025 OCM
CBP - Review the Communications and Brand Strategy	PresentCommunications Strategy for endorsement	Communications & Brand	On target	Draft has been completed as much as able until further detail is known from Council Plan endoresement. Draft will be progressed based on council plan goals, vision themes and objectives. Will be presented to council following October 2025 elections.
CBP - Review the Long-Term Financial Plan	Review of theLong-Term Financial Plan in line with prevailing economic conditions	Finance	Deferred	Review and adoption of the LTFP deferred to the first half of 25-26. **Corrective action**: Present to Council in the first half of 25-26.
CBP - Strategic Workforce and People Planning	Development of a new10-year Workforce Plan	People & Culture	On target	Strategic workforce planning training to be delivered on 17 July. Actions from existing Workforce Plan are being tracked by sharepoint.
CBP - Undertake service reviews	Undertake service reviews as identified by Service Review working group	Enterprise Software Renewal Program	Complete	Youth Development review completed and presented to SRWG

Attachment 2: Top Capital Projects 2024-25 as at 30 June 2025

	Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	4,036,801	4,024,890	0	11,911	8,687,051	8,766,152	(79,101)	G	G	G	G	99	S6. Close-Out	Construction completed October 2024, Practical completion issued. Savings identified
Halesworth Park, Butler, New Sports Facilities	760,530	723,200	0	37,330	22,324,937	22,299,594	25,343	G	G	G	G	99	S6. Close-Out	Main Pavilion and Storage - DLP Phase ongoing. Final Completion 6/08/2025. Savings identified.
Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New Building	11,854,468	10,969,636	0	884,832	17,990,000	18,002,045	(12,045)	G	G	G	G	71	S5. Delivery	Building Construction progressing, with the perforated cladding skin, canopies and windows providing the final appearance. Ceilings, electrical and mechanical services installation, raised flooring and finishes are underway. Official opening date anticipated late November/early December 2025. Western Power energisation delivery dates under review as this may delay project. Carry forward to FY25/26 required.
Montrose Park, Girrawheen, Upgrade Changeroom	756,041	776,222	0	(20,181)	1,225,333	1,113,237	112,096	G	G	G	G	97	S5. Delivery	The project is in the construction phase. The completion of works is scheduled for September 2026. An extension of time of 3 months is required due to the water corporation's works. Budget adjustments will be made in FY25/26.
Lenore Road, Hocking, Upgrade to Dual Carriageway from Kemp St to Elliot Rd	6,014,385	6,056,053	0	(41,668)	8,065,952	8,154,287	(88,335)	G	G	G	G	96	S5. Delivery	All Road works completed . Trees planted during the wet season through by the City term contractor. Safety audit will be completed once western Power address some street lights not working Some savings due to Water Corp protection works not required and lanscaping works carried out by City's term contractor.Budget adjustments will be made in FY25/26.
Alkimos, New Alkimos Aquatic and Recreation Centre	13,975,702	13,288,972	0	686,730	88,006,951	87,696,426	310,525	G	G	G	G	33	S5. Delivery	Works on site well underway with steel erection commencing in June. Carry forward to FY25/26 required.

Attachment 2: Top Capital Projects 2024-25 as at 30 June 2025

	Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
Heath Park, Eglinton, New Sports Amenities Building	3,268,362	3,244,235	0	24,127	5,553,356	5,229,279	324,077	G	G	G	G	96	S5. Delivery	The pavilion is in operation and rectification of defect list is underway. Creation of the mural, additional access provision for the storerooms and installation of drink fountains are completed.Savings identified.
Wanneroo Recreation Centre, Wanneroo, New Sports Hub	332,081	238,218	0	93,863	18,510,000	18,509,997	3	G	R	G	G	20	S4. Design	New design incorporates changes to the architectural aesthetic, landscaping, position and orientation on site; Report to Council OCM July, design to be reviewed through Community Consultation (Inform), Design Review Panel and DA (if required). Carry forward to FY25/26 required.
Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	2,998,997	3,041,258	0	(42,261)	37,787,350	37,787,350	0	G	G	G	A	30	S5. Delivery	Construction Tender for stage 1 rescheduled for October/Novembe 25, due to delays in obtaining clearing permits and Aboriginal heritage approvals. The timings will be dependent on the outcome of the Aboriginal and Heritage survey and clearing permits at Federal level and other service utilities approvals. ATCO gas protection works for Stage 1 started, to be completed in June/July 2025. Stage 2 will be dependent on ATCO and other services approvals due in 2nd quarter of 2025. Budget adjustments will be made in FY25/26.
Riverlinks Park, Clarkson, New All Abilities Playground	1,449,512	1,389,384	0	60,128	3,341,704	3,341,577	127	G	G	G	G	97	S5. Delivery	The scope includes the playground, the car park extension, and the toilet block. Practical completion of the playground in October 2024 and car park extension in December 2024. Toilet block works completed in May 2025. Additionally, the installation of ball-stopping back nets behind the soccer goals have been added to the scope. Carry forward to FY25/26 required.
Brazier Rd, Yanchep, Upgrade Services	157,812	39,054	0	118,758	695,000	529,998	165,002	G	R	R	G	72	S4. Design	Yanchep Lagoon services upgrades incorporated with the Foreshore Management Plan Tender. Carry forward to FY25/26 required.
Kingsway Regional Sporting Complex, Madeley, Renew Netball Court Surface and Floodlighting	4,239,484	4,236,708	0	2,776	4,722,989	4,338,214	384,775	G	G	G	G	99	S6. Close-Out	Practical completion achieved with contractor rectifying outstanding defects.

Attachment 2: Top Capital Projects 2024-25 as at 30 June 2025

	Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
Montrose Park, Girrawheen, Renew Tennis Courts, Fencing and Lighting	855,000	631,664	0	223,336	1,000,000	884,866	115,134	G	R	A	G	64	S5. Delivery	The project is on track and is in the construction phase. Anticipated completion of works in September 2026. Budget adjustments will be made in FY25/26.
	50,699,175	48,659,495	0	2,039,680	217,910,623	216,653,021	1,257,602							

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

Attachment 3: Corporate Business Plan KPI Results



GOAL 1:
An inclusive and accessible City with places and spaces that embrace all.

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Annual	Performance	Service	Service Unit
% access items identified through audit completed as scheduled	New measure	97%	96%	>90%	92%	**Achieved**	Community Development	Asset Planning
% access infrastructure budget expended	New measure	90%	94%	>90%	96%	**Achieved**	Community Development	Asset Planning
Number of volunteers supporting City Services	130	128	154	>125 & <135	134	**Achieved**	Community Development	Community Development
Number page views Your Say pages for consult to collaborate engagements	New measure	48,749	89,440	Increase	88,430	**Not Achieved**	Community Development	Place Management
Sporting facility attendance – Aquamotion and Kingsway Indoor Stadium	356,059	440,109	511,811	Increase	556,254	**Achieved**	Community Recreation Programs and Facilities	Community Facilities
Community facility bookings	90,859	97,532	100,514	Increase	96,507	**Not Achieved**	Community Recreation Programs and Facilities	Community Facilities
% of library members to total population	34%	34%	35%	Increase	36%	**Achieved**	Library Services	Cultural Development
Attendance numbers programs and activities	25,397	30,933	42,951	Increase	52,745	**Achieved**	Library Services	Cultural Development

GOAL 2:
A City with rich cultural histories, where people can visit and enjoy unique experiences.

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
Number of visitors / participants in cultural services activities (including Wanneroo Regional Museum and Historic Houses)	26,370	24,664	44,939	Increase	31,039	**Not Achieved**	Museums, Heritage and the Arts	Cultural Development
Discover Wanneroo website visitors	New measure	9,272	12,539	Increase	18,930	**Achieved**	Tourism	Economic Development
Social media metrics (total followers Instagram and Facebook)	New measure	3,329	4,005	Increase	6,018	**Achieved**	Tourism	Economic Development



GOAL 3:
A vibrant, innovative City with local opportunities for work, business and investment.

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
Number of business training, events and workshops facilitated	New measure	14	8	8	15	**Achieved**	Economic Development	Economic Development
Total number participants attendance at business training, events and workshops	New measure	87.75%	86.00%	0.75	63.00%	**Not Achieved**	Economic Development	Economic Development
% business applications approved within 60 day timeframe	New measure	95.7%	95.9%	Increase	88%	**Not Achieved**	Economic Development	Economic Development
% business applications approved within 90 day timeframe	New measure	92.8%	93%	Increase	81%	**Not Achieved**	Economic Development	Economic Development
$ value non-residential buidling approvals	New measure	$157.7m	$224m	Increase	$367m (up to May 2025)	**Achieved**	Economic Development	Economic Development

GOAL 4:
A sustainable City that balances the relationship between urban growth and the environment.

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
% of ground water* licence allocations used	88%	90%	98%	<100%	89%	**Achieved**	Environmental Management	Parks & Conservation
% total canopy increase for the City	New measure	-1%	N/A	Increase	1%	**Achieved**	Environmental Management	SLUPE
Fleet diesel % reduction in GHG emissions per bin serviced per year (baseline 2016/17)	New measure	18%	26%	25% reduction by 2024/25	26%	**Achieved**	Environmental Management	SLUPE
Fleet ULP % reduction in GHG emissions (baseline 2017/18)	New measure	35%	42%	25% reduction by 2024/25	56%	**Achieved**	Environmental Management	SLUPE
Energy (electricity and gas) use per asset (reduction in emissions from energy use) (baseline 2019/20)	New measure	N/A	N/A	25% reduction by 2029/30	69.6%	**Achieved**	Environmental Management	SLUPE
% parks and reserves maintenance completed as scheduled	New measure	100%	100%	100%	100%	**Achieved**	Parks and Conservation Areas	Parks & Conservation
Waste to landfill (tonnes)	59,050	58,394	59,277	Decrease	61,609	**Not Achieved**	Waste Management	Waste Management
Waste to recycle (tonnes)	39,828	35,879	33,068	Decrease	31,502	**Achieved**	Waste Management	Waste Management
Total waste per capita (kg)	457	432	402	Decrease	383	**Achieved**	Waste Management	Waste Management



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

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
% completion of annual firebreak inspections program	New measure	100%	100%	100%	100%	**Achieved**	Emergency Management	Community Safety
CCTV footage requests provided within agreed timeframe (7 days)	New measure	New measure	100%	>95%	99.5%	**Achieved**	Community Safety	Community Safety
Community safety customer requests addressed within agreed timeframe	100	100	100%	100%	100%	**Achieved**	Community Safety	Community Safety
Emergency management preparedness sessions - Number of families reached	90	170	2,504	Increase	2,800	**Achieved**	Emergency Management	Community Safety
% of building permit applications (certified and uncertified) processed within timeframes	100%	99%	99%	95%	98%	**Achieved**	Planning and Building Approvals	Planning and Building Approvals
% development applications processed within timeframes (60 and 90 days)	92%	95%	95%	90%	86%	**Not Achieved**	Planning and Building Approvals	Planning and Building Approvals
% of public pool and caravan park inspections conducted within statutory timeframes	100%	100%	100%	100%	100%	**Achieved**	Public Health	Health and Compliance
Infrastructure Capital Works practical completion of pathway projects per financial year	New measure	95%	90%	95%	88%	**Not Achieved**	Transport and Drainage	Traffic Services
Percentage of major development sites monitored in the Proactive Sand Drift Program	New measure	New measure	New measure	95%	100%	**Achieved**	Planning and Building Compliance	Health and Compliance



GOAL 6:

A future focused City that advocates, engages and partners to progress the priorities of the community.

Key Performance Indicator	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
$ commited (election year - all projects)	New measure	100%	N/A (non-election year)	% priority projects supported	33%	**Not Achieved**	Advocacy	Economic Development
$ commited funds received for City of Wanneroo delivered projects (non-election year)	New measure	New measure	100% (16.1m)	100% as scheduled	N/A	**Not available - election year**	Advocacy	Economic Development

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

	2021/22	2022/23 Actual	2023/24 Actual	2024/25 Target	2024/25 Actual	Performance	Service	Service Unit
% customer requests responded to within the target time	92%	97%	95%	95%	90%	**Not Achieved**	Customer and Stakeholder Delivery	Customer and Information Services
Lost time injuries - Number of lost time injuries recorded in the City's Safety Management System	9	17	10	Decrease	11	**Not Achieved**	Customer and Stakeholder Delivery	People and Culture
All injury frequency rate (AIFR)	New measure	12.8	8.7	Decrease	7.2	**Achieved**	Customer and Stakeholder Delivery	People and Culture
Adverse external audit qualifications	1	0	0	0	N/A	**Will be available after audit**	Leadership, Strategy and Governance	Finance
% of revised capital budget spent	64%	73%	86%	<110%	93.9% (unaudited)	**Achieved**	Results and Sustainable Performance	Finance
% of original operational budget spent	102%	95%	82%	<110%	102% (unaudited)	**Achieved**	Results and Sustainable Performance	Finance
% key asset management reserve targets met	New measure	136%	100%	>80%	N/A	**Year end adjustments not finalized yet**	Results and Sustainable Performance	Finance

4.15 Youth Development Service Review

File Ref: 48812 – 25/226659
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the Youth Development Service Review.

Background

At the Ordinary Council Meeting on 18 June 2024, Council approved the service review of Youth Development for the 2024/25 financial year (CS01-06/24).

Administration has conducted a comprehensive service review of all Level 3 Youth Development services (the Review) designed to support young people aged 9-25.

The outcomes of the Review were discussed by the Service Review Working Group at its meeting on 16 June 2025.

The Youth Development Service Review was undertaken over 6 phases and based on the aims, principles and criterion as approved at Ordinary Council Meeting held on the 6 December 2022 (CS-12/22).



Current State provides a detailed analysis of the current state of these services. Future State (refer **Attachment 1**) provides detail of the envisaged Future State, and recommendations based on all phases of this review process to completion.

Detail

In 2024, the City of Wanneroo (**City**) was home to 51,032 young people aged 10 to 24, representing 21.2% of the City's population City population. The number of young people is expected to grow by 61.4% to 80,353 young people by 2046.

The City delivers youth services to young people across the City in youth centres, within public places (outreach), at events, and in a variety of other locations as part of its school holiday programs. The current delivery model of the City's youth services has remained largely unchanged for a number of years, including available activities, days and times of operation. However, the introduction of leadership programs and development of a youth diversionary advocacy agenda have been notable service improvements.

A review of youth services commenced in 2018 in collaboration with Edith Cowan University (**ECU**). The information from this review has contributed to the recommended Future State, alongside knowledge gained from Current State observations, benchmarking and community consultation.

Current State

This section provides a high-level summary of the findings from the Current State analysis.

Youth Development Services

Level 3 Service	Observations 2023/2024 financial year
Youth Centres Target Age Group 9-25	• There are four youth centres (Girrawheen, Wanneroo, Clarkson and Yanchep), staffed by professional youth workers. • Youth centres are located near City libraries and recreational facilities. • They are open during school terms for approximately 3 days per week for 3 hours; there are no bookable programs. • Provide free 'drop-in' programs for ages 9-18 (mostly 14) where young people can attend and leave at their leisure and participate in a range of unstructured activities and social interactions with peers. • Activities are designed based on the interests of young people attending the centre. • Youth Centre programs are not available for ages 19-25. • Youth centres have low attendance and high costs due to low utilisation and high staff ratios.
Youth Programs in Community (Outreach) Target Age Group 9-25	• The City delivers high-quality services citywide where the need is identified. The outreach team attends public spaces to proactively engage and educate young people (when safe to do so). • The City is funded by the Department of Communities for outreach services in the northern corridor (Clarkson, Butler, Alkimos, Eglinton, Yanchep and Two Rocks aged 12-18). • The City's outreach service is available 3 days per week (weather dependant) and mostly attended by young people under 12.
School Holidays Target Age Group 9-25	• The program primarily targets young people aged 9–11; 85% of programs are free, with a blend of bookable and open sessions. • 41 programs of approximately 4 hours were offered during 2023/2024. • An additional 272 school holiday sessions were provided by other City service units for this age group. This coupled with other service providers highlights that school holiday programs are overserviced.

Youth Leadership No Target Age Group	• The Youth Leadership Model, established in 2018, includes:
	  ○ Community Leadership Program which are community-based youth projects such as creating safe gathering places in parks.
	  ○ School Leadership Program (SLP).
	  ○ Youth Week WA, which involves young people designing events or programs.

Place Activation and Events	• Youth Development staff participated in 12 City-led and 8 community-led events (5 at schools, 3 at local businesses) to deliver activities and promote Youth Services.
Advocacy and Partnership Target Age Group 12-25	• The Connect Wanneroo Advocacy Plan 2023–2032 and related agendas focus on locally based youth services for at-risk young people in the City of Wanneroo. • The City works with service providers (six formal partnerships) to understand service gaps which informs the advocacy agenda.

Overall Cost of Delivering the Youth Development Service

- Service delivery is achieved through a combination of internal staff (15.4 FTE) and some outsourced service providers.
- The City receives funding from the Department of Communities for youth outreach in the northern corridor and youth leadership (Youth Week) services.
- The annualised direct operating costs dedicated to strategic planning and delivering Youth Development services is approximately $2.3m, of which $1.9m is payroll.

Benchmark Study

A Benchmark Study compared the City's Youth Development service delivery and management practices with 13 other local governments across Western Australia and select Eastern States. The review found that while the City's delivery approach aligns broadly with sector standards, opportunities exist to strengthen strategic focus, evaluation, and access.

Most comparable local governments operate youth centres in-house and have a dedicated Youth Strategy supported by outcome measures; in contrast, the City's Youth Development function currently operates under a broader Community Development Plan and does not have specific performance indicators. The City's staffing ratios and delivery model are mostly consistent, though opening hours and facility utilisation are more limited. The City's service cohort (ages 9–18) is younger than average (ages 11–22), and its youth centres host fewer co-located services. Common sector challenges include limited resources, compliance demands, funding constraints, and workforce retention - issues also reflected in the City's operating environment.

Community Consultation

An independently hosted community consultation, facilitated by Metrix Consulting, received 1,268 survey responses, including 1,131 from young people aged 9 to 25 and 137 from parents and community members.

The consultation identified generally low awareness and understanding of the City's current youth services (outside of events), indicating a need for improved promotion and communication. Respondents expressed a strong preference for activities delivered in accessible community locations such as parks and sports centres, with parents and community members also valuing youth centres, and skate parks.

Findings show that younger participants (ages 10–14) are most enthusiastic about a broad range of activities, while those aged 15–24 are more interested in work-readiness, employability workshops, community events, and leadership opportunities. Parents and young adults believe youth centres and skate park events should remain free, while subsidised fees are acceptable for workshops and supervised school holiday programs.

Metrix Consulting recommended that the City review its mix of activities to better cater to a range of needs and interests beyond sport, target programs by age group, and focus on increasing community awareness of youth service offerings.

Improvement Opportunities Identified

Through analysis of the current state, benchmarking, and community consultation, several opportunities for improvement have been identified to enhance the effectiveness, reach, and sustainability of the City's Youth Development services.

These include introducing more structured and development-focused programs within youth centres, transitioning school holiday activities to be centre-led, strengthening partnerships with schools, WA Police, and youth organisations, and developing an integrated partner engagement model for coordinated youth support. Further opportunities include establishing clear strategic frameworks and measurable service levels, aligning youth facilities with libraries and recreation spaces, and implementing a marketing and outreach strategy to improve service visibility and engagement beyond the current grant period.

During the review period, a number of “quick win” improvements have already been implemented. These include undertaking detailed cost and staffing analyses, initiating a work health and safety standards review, delivering consistent centre-based school holiday programs, and progressing long-term youth facility planning (completion due late 2025). The City has also improved contract reporting, implemented data and geospatial mapping tools to inform planning, upgraded internal data systems, enhanced community communication, and streamlined operational processes to improve efficiency and responsiveness.

Future State

Future state has been informed by current state, benchmark study, community consultation and identified opportunities for improvement.

Three options for the future provision of youth services in the City have been developed for Council's consideration. Each option presents a distinct approach to service delivery. The recommended option, once endorsed, will be implemented from July 2026. The recommended option is proposed to be implemented over three financial years, therefore all costs relevant to each option are aggregated over a three-year period for comparison purposes.

Summary of the three options:

Option 1 – Discontinuation of Youth Programs in Community (Outreach):

All existing Youth Services would remain, except for Outreach Services once the North Zone Youth Services grant (approximately $161,000) funded by the Department of Communities concludes. Upon its completion, the City will discontinue the delivery of the Level 3 service ‘Youth Programs in Community (Outreach)’. All other Level 3 services will be retained.

In addition, school holiday programs will be integrated into existing Youth Programs delivered through Youth Centres, Place Activation initiatives, and Events. This integration supports year-round continuity of services for young people, promotes consistent activation of youth facilities, and enables a streamlined staffing model throughout the year.

Level 3 Service	Option 1 - Services
Youth Programs in Youth Centres	✓ Retain current service
~~**Youth Programs in Community (Outreach)**~~	✗ Remove service budget reduction of $65,000
~~**School Holiday Programs**~~	✓ Incorporated into youth centres, and youth leadership and events.
Place Activation and Events	✓ Retain current service
Youth Leadership	✓ Retain current service
Advocacy and Partnership Development	✓ Retain current service

The City municipally funds approximately $65,000 towards the Outreach service. As such this operational budget would be reduced and the Youth Service Trailer would be decommissioned. Whilst this option involves the discontinuation of Outreach services, due to the number of staff delivering the remaining services (30 people) reporting to one Team Leader, there is still a need for an additional 1 FTE leadership role to ensure safe and effective leadership of individuals and the service.

Implementation approach: option 1 is the discontinuation of Youth Programs in Community (outreach) commencing in October 2027 (subject to an extension of the grant contract). The remaining services are a business-as-usual approach. The new leadership role subject to the City's annual workforce planning processes and will be sought as soon as possible.

Analysis of Impacts

Benefits:
- Retention of core services: All core Youth Services are maintained, ensuring continuity and stability for young people currently engaged with the programs.
- Year-round engagement: Integration of School Holiday Programs into existing services enhances continuous engagement and maximises the use of youth facilities throughout the year.
- Leadership capacity and service safety: The current team structure presents leadership strain and WHS risks. The addition of a dedicated leadership FTE will ensure safe and effective oversight of a large team of 30 staff, support operational stability, enhance community safety, and strengthen the management of complex service delivery.

Challenges:
- Reduced responsiveness: The discontinuation of the Outreach service limits the City's ability to respond flexibly to emerging needs within the community.
- Misalignment with community feedback: The proposed changes do not reflect the priorities and expectations identified through community consultation.
- Lack of agility and scalability: Current staffing levels and approach to service delivery does not align with population growth and the changing needs and interests of young people.
- Service gaps: Vulnerable or disengaged youth who previously benefited from Outreach may no longer be effectively reached, creating potential service gaps.

Cost impact:
- Total cost impact of $0.3m over 3 years from FY2027 to FY2029

Option 1 is **not recommended** as this will create service gaps, remove the responsiveness that the outreach service provides the community, and it doesn't align with the community consultation outcomes.

<u>Option 2 – Maintain services:</u>

Retain all the current Youth Development services. This includes:
- Continuation of Youth Programs in Community (Outreach) services at the expiry of the Department of Communities North Zone Youth Service grant, the Outreach service continues (3 afternoons per week across the City) using municipal funding.
- An additional 1 FTE leadership role to ensure safe and effective leadership of individuals and the service.
- School holiday programs will be integrated into existing Youth Programs delivered through Youth Centres, Place Activation initiatives, and Events.

Level 3 Service	Option 2 - Services
Youth Programs in Youth Centres	✓ Retain current service
Youth Programs in Community (Outreach)	✓ Retain current service (funded by the City)
~~School Holiday Programs~~	✓ Incorporated into youth centres, and youth leadership and events.
Place Activation and Events	✓ Retain current service
Youth Leadership	✓ Retain current service
Advocacy and Partnership Development	✓ Retain current service

Implementation approach: option 2 would be implemented from July 2026, with the new leadership role subject to the City's annual workforce planning processes.

Analysis of Impacts

Benefits:

- Continuity of services: All existing Youth Development services are maintained, ensuring no disruption to current service users.
- Community reach: Retaining the Outreach service allows continued engagement with young people in diverse community settings, supporting inclusion and early intervention.
- Integrated programming: Incorporating school holiday programs into existing services promotes year-round engagement and consistent use of youth facilities.
- Leadership capacity and service safety: The current team structure presents leadership strain and WHS risks. The addition of a dedicated leadership FTE will ensure safe and effective oversight of a large team of 30 staff, support operational stability, enhance community safety, and strengthen the management of complex service delivery.

Challenges:

- Lack of agility and scalability: Current staffing levels and approach to service delivery does not align with population growth and the changing needs and interests of young people.
- Financial constraints: Continued reliance on municipal funding for Outreach and the addition of a leadership role requires additional operational budget.
- Community expectations: Despite maintaining services, the model may not fully meet the variety and volume of services identified through community consultation.

Cost impact:

- Total cost impact of $0.86m over 3 years from FY2027 to FY2029

Whilst Option 2 provides satisfactory outcomes and will support year-round continuity of services for young people, promotes consistent activation of youth facilities, and enables a streamlined staffing model throughout the year, it is **not recommended** as it does not have the capacity to deliver the variety and volume of services expected from the community (as per consultation), particularly lacking scalability as the population increases.

<u>Option 3 – Enhance</u>

Option 3 enhances service delivery by transitioning to a '*Hub and Spoke'* Youth Development Model, reflecting the City's commitment to providing a diverse range of spaces and programs that are aligned with the needs and expectations of young people and the broader community. This model leverages the City's unique position to foster innovation in service delivery, programming, and engagement.

Youth Centres ('The Hub') provide safe, inclusive spaces for young people outside school hours to connect, lead, and build life skills. Supported by professional youth workers, these centres foster personal development through meaningful relationships, open dialogue, and responsive activities. To expand impact, it's recommended that Youth Centres operate year-round (including school holidays), support youth-led initiatives, offer structured programs and consultations, and collaborate with external organisations. Delivery is led by existing staff and newly placed Youth Program and Engagement Officers at each site.

Mobile Youth Outreach ('Spokes') - The City aims to expand outreach to two teams (north and south) to complement centre-based services. Outreach targets disengaged youth, provides early intervention in community settings, and helps prevent antisocial behaviour through trust-building, recreational activities, and self-referral support.

Outreach is both responsive and pre-planned, focusing on areas with limited services. Youth workers don't manage cases but build rapport to guide young people toward positive development and City programs.

New Youth Program and Engagement Officers will strengthen outreach through partnerships with community organisations, schools, businesses, and agencies. Their focus: identifying local needs, improving access to essential services, and fostering collaboration.

Using insights gained from young people and local stakeholders, place-based Youth Service Profiles and Action Plans will be developed and implemented. These plans will be created for identified clusters of suburbs and will guide service development, partnership engagement, and targeted advocacy, including:

- Community characteristics & existing youth infrastructure
- Non-City youth services
- Service provision data & engagement levels
- Youth perspectives on local services and community
- Opportunities to enhance services and fill gaps

Level 3 Service	Option 3 - Services
Youth Programs in Youth Centres	Retain service. Enhance by: ✓ Run programming during school holiday periods ✓ Programming to facilitate: ✓ continuation of drop-in (age specific programs based on need & interest) ✓ introduction micro & macro skill-building programs ✓ place-based youth leadership initiatives ✓ introduction of consultation (youth voice) initiatives. ✓ Programs designed for targeted age groups. ✓ Where possible, facilitate external providers deliver services based on need.
Youth Programs in Community (Outreach)	Retain service. Reduce target age group from 9-25 to 10- 21 noting that programs will target specific age groups based on need. Enhance by: ✓ Increase service levels by increasing teams from 1 to 2 (north and south teams). ✓ Engaging with young people, schools, community groups and service providers within place-based areas to inform and enhance services.

Level 3 Service	Option 3 - Services
	✓ Participation in City and external events to promote youth development services.
~~**School Holiday Programs**~~	✓ Incorporated into youth centres, outreach and youth leadership and empowerment.
~~**Place Activation and Events**~~	✓ Incorporated into youth centres, outreach and youth leadership and empowerment.
~~**Youth Leadership**~~ **Youth Leadership and Empowerment**	Retain service. Enhance by: ✓ Reviewing leadership programs and creating place-based impact. ✓ Introduce youth consultation and engagement initiatives.
~~**Advocacy and Partnership Development**~~ **Research, Planning, Advocacy and Partnership Development**	Retain service. Enhance by: ✓ Development and implementation of place-based youth service profiles and action plans to inform services, collaboration development and advocacy. ✓ Improved data collection and data driven service planning. ✓ Development and implementation of program outcomes framework ✓ Increased grant attraction. ✓ External collaboration framework and approach.

Implementation approach:

Option 3 (if approved) will be implemented through a staged resourcing and programming strategy over three financial years, commencing in 2026/27. The 2025/26 financial year will serve as a foundation setting phase, focused on planning, refining processes, and continuing with improvements. Each phase will be evaluated against the service principles to ensure effectiveness and adapted as needed.

Each phase of implementation will be dependent on the commitment of new staff resources to ensure consistent delivery at scale across the City.



Analysis of Impacts

Benefits:

- Comprehensive service delivery: Retains and enhances all existing services, ensuring continuity and responsiveness.
- Community alignment: Reflects feedback from community consultation and addresses identified service gaps.
- Scalability and flexibility: Supports growth and adaptation through place-based planning, service delivery and targeted outreach. Attracts a wider demographic of young people to the service.
- Youth empowerment: Embeds youth voice and leadership in service design and delivery across all City strategies and services.
- Collaboration and innovation: Facilitates partnerships with external providers and stakeholders to enrich and grow service offerings.

Challenges:

- Resource requirements: Implementation requires increased financial investment, including additional staffing and operational budget.
- Organisational priorities: The value of Youth Development services needs to be considered within the broader context of City priorities to ensure that the resources required for implementation are committed too.
- Change management: Transitioning to a new model may require adjustment periods for staff, stakeholders, and service users.

Cost impact:

- Total cost impact of $2.0m over 3 years from FY2027 to FY2029

This is the **recommended service model (option 3).** It is designed to increase promotion and significantly increase participation rates through being actively involved in a local community and building stronger relationships with young people and other stakeholders. It will also further leverage improved programming and marketing capacity for the service. The service model enables age specific programming and recognises critical milestones for young people; the transition from primary to secondary school, the secondary school years, and the transition from school to adulthood (independence to dependence). Although it is recognised that young people are adults between the ages of 18-25, this age group continues psychological, social and emotional development and is marked by significant life transitions. Services for this older cohort will be trialled and tested to assess needs and actual levels of participation. Synergies with external service provision will be explored to determine whether the City or a third party is best placed to provide direct services to this age group.

Improvements Across All Options

The following improvement initiatives will be undertaken for all three options to create a foundation for the service:

- Develop a comprehensive place-based youth service profiles and action plans
- Develop a branding and marketing plan for Youth Development.
- Review and implement improved data collection and reporting methodologies.

Additional improvement initiatives (outlined in detail in **Attachment 1**, section 4) will be implemented for the recommended service option.

Consultation

Community Consultation

In October 2024, a targeted community consultation process (hosted independently by Metrix Consulting). Outcomes of the survey have been summarised within this report and have formed the basis of the recommended option. Additionally, the Wanneroo Liveability survey results from 2023/2024 were analysed and incorporated in this report.

Benchmark Study

The Benchmark Study compared the City's Youth Development management practices with 13 other local governments across 11 from Western Australia, one from New South Wales, and one from South Australia.

ECU

In 2018 ECU were engaged to undertake a review of youth centre and outreach services. The 2019 targeted community consultation results were not substantially different from the 2024 consultation.

Department of Communities

The City's North Zone Youth Services grant contract concludes in June 2026. The Department of Communities have advised the City that they intend to extend service agreements for Services for Young People at Risk, Services for Young People – Night Patrol, and Youth Counselling program areas until 30 September 2027. This extension will enable Communities to undertake commissioning activities for services across Western Australia who support these vulnerable young people. The timeline and budget in Future State (all options presented) assumes the extension of the grant to 2027, however if this does not occur, the implementation plan and annual budget will be adjusted in accordance with the grant's current contract end date (June 2026).

Comment

By providing youth centres, consultation, leadership and skill-building programs, and community-based diversionary initiatives, the City can promote social inclusion, reduce disengagement, and foster stronger community connections; critical outcomes for a city managing rapid growth and complex social dynamics.

The 2025 State of Place Report highlights only 58% of under 25s rate their mental health as Good or better (down 3%), and liveability scores fell 4% for this age group. Evidence from across Australia demonstrates that local, universal youth services are more effective than reactive or punitive approaches in supporting young people and reducing antisocial behaviour. Programs that offer “soft entry” points, such as drop-in centres, outreach, mentoring, and school engagement, are particularly valuable in building trust and engagement with youth. These initiatives contribute to improved mental health, educational attainment, and long-term community wellbeing. Investing in youth services is not only a proactive approach to community safety and social cohesion but also a strategic investment in the City’s future resilience, productivity, and social fabric.

The recommended hub and spoke service model (Option 3) is aligned to the Council Plan 2025- 2035 through creating a connected liveable City and directly responds to the City’s need for a coordinated, future-focused approach to youth development by combining place-based delivery with city-wide strategy. This model ensures that youth services are embedded within local communities (the ‘Hubs’) while maintaining the flexibility to reach disengaged or underserved young people through mobile outreach (the ‘Spokes’). It balances consistent service standards with local responsiveness, ensuring relevance across the City’s growing and diverse population. The model builds the City’s capacity to universally engage young people meaningfully, respond early to emerging issues, and adapt to demographic and social change. By integrating professional youth work, evidence-based planning, and collaborative partnerships, this approach strengthens the City’s ability to deliver inclusive, empowering, and impactful services that foster resilience, social cohesion, and lifelong wellbeing for young people.

Delivering effective youth services is inherently resource-intensive, with staffing forming most operational costs. Given the City’s large geographic footprint and the significant growth in its youth population, the success of the recommended service model (Option 3) is dependent on the staged introduction of additional staff resources. It is important to note that the Youth Services team has not received an increase in full-time equivalent (**FTE**) staffing in over a decade, despite the youth population growing by approximately 12,000 during this time. Without corresponding investment in workforce capacity, the City will be limited in its ability to implement the model effectively and equitably across all communities.

Improving the marketing and branding of the City’s youth development services, delivering programs that are co-designed with young people, and increasing the City’s presence in local communities (beyond the physical walls of youth centres) are key strategies to drive stronger engagement. These efforts aim to significantly increase participation rates, reduce the City’s cost per participant, and enhance the overall impact of services. By ensuring programs are relevant, visible, and youth-led, the City can better support young people through key life transitions, particularly as they move from dependence to independence, while maximising the value and reach of its investment.

The City is currently undergoing a structural review in line with the new Council Plan 2025-2035; the recommendations outlined in this report acknowledges the CEO’s role in considering the Youth Development review within this context.

Statutory Compliance

There are no statutory services within Youth Development.

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. 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	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	3.3 Resilient and Productive Communities	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Community & Place		Manage

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

Policy Implications

Nil

Financial Implications

The costs presented for each of the three options outlined in the below table are indicative and include payroll related on-costs.

Option	New Cost	Overall Cost
1 - Retain all Level 3 services except Youth services in community (ends September 2027). Integrate school holiday programs into youth centres and youth leadership.	• Leadership position: $140,000 pa • Marketing Officer (0.4 FTE): $30,800 pa • Outreach budget reduced by $65,000	Total cost over 3 years from FY 27 to FY29: $330,265 (indexation included)
2- Retain all Level 3 services including Youth services in community, funded municipally post-grant (after October 2027). Same integration of school holiday programs	• Leadership position: $140,000 pa • Marketing Officer (0.4 FTE): $30,800 pa • Outreach increase: $161,000 pa	Total cost over 3 years from FY 27 to FY29: $861,609 (indexation included)
3 (Recommended) Full Hub and Spoke model: Hub offers comprehensive youth services and consultation.	• Marketing Officer (0.4 FTE): $30,800 pa • Youth Development employees (5 FTE): $578,900 introduced over 3 years • Outreach north team post-grant: $161,000 from 2027/28 • Skill-based programming: $50,000 introduced over 3 years • Expansion of outreach programming (south) - $56,000 pa • Additional nominal costs for consultation, leadership, training, and collaboration framework • Grant funding sought for outreach trailer/vehicle (south)	New ongoing costs introduced: • 2026/27: $349,140; • 2027/28: $369,320; • 2028/29: $157,840 Total cost over 3 years from FY 27 to FY29: $2,001,128 (indexation included)

Operational costs are included in the annual budget adoption process.

Administration has recently received notification from the Department of Communities (DoC) that they intend to extend service agreements for Services for Young People at Risk, Services for Young People until 30 September 2027 with future commissioning to be done during this period. Administration has reached out to DoC to seek further details about an extension to the City of Wanneroo's service agreement. Any changes to this contract will be reflected in the implementation plan.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ENDORSES the proposed Future State 'Option 3 – Enhance' and associated costs as outlined in Attachment 1;**

2. **ENDORSES for the Chief Executive Officer's consideration and subject to budget, the following new staff resources:**

   a) **2026/27 – 2.4 Full Time Equivalent;**

   b) **2027/28 – 1.6 Full Time Equivalent;**

   c) **2028/29 – 1.5 Full Time Equivalent; and**

3. **ENDORSES the proposed Youth Development Service Improvements as detailed in Attachment 1, Section 4.**

Attachments:

1⇩. *Future State - Youth Development Service Review report 24/444496*

Youth Development Service Review - Future State



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1. Introduction

The analysis of Current State, observations from the Benchmark study of comparable local governments, and Community feedback from young people aged 9 to 24, as well as parents and community members, on the need for improved Youth Development services, all contributed to shaping the proposed Future State.

In 2024, the City of Wanneroo (City) was home to 51,032 young people aged 10 to 24, representing 21.2% of the City's population. The City's youth population is projected to increase to 82,000 in 2046 as depicted in the below figure[1]. **Appendix 1** - Youth Projection 2024-2046.

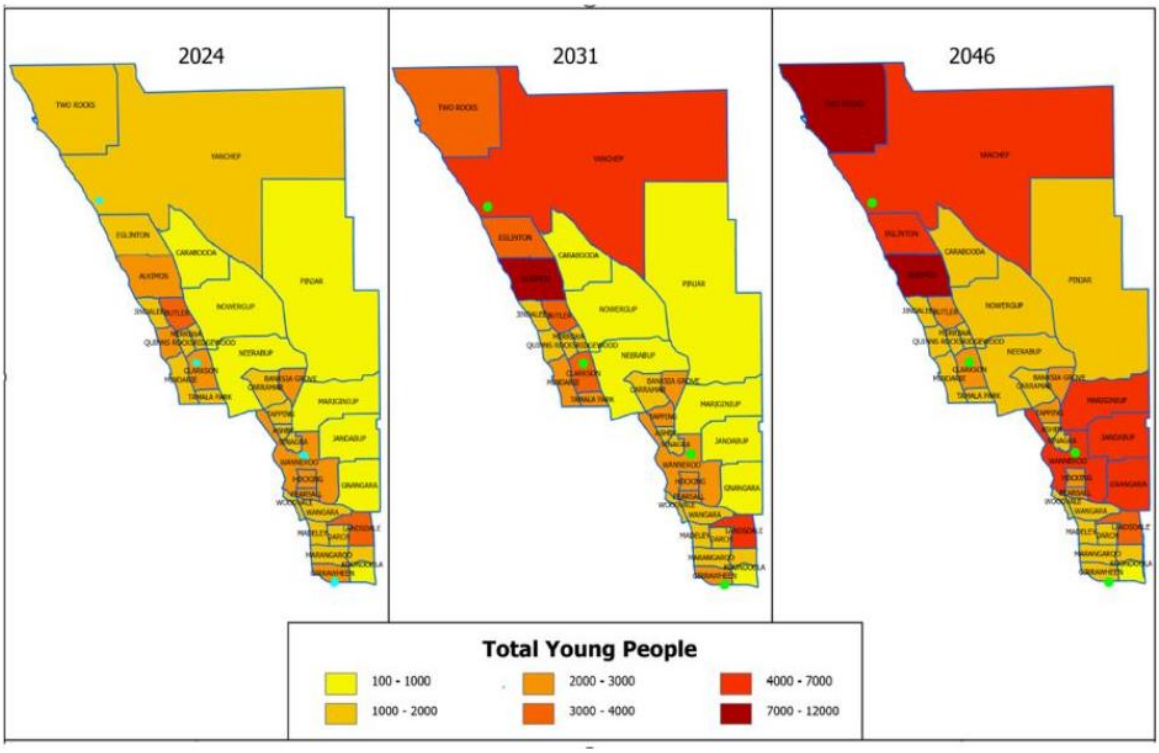


Figure 1 - City of Wanneroo - Distribution of Young People and Location of Current Youth Centres (●)

The Strategic Community Plan 2021-2031 outlines the roles the City plays in delivering its goal and priorities.

Role	Role Description
Community Leader	The City plays a key leadership role in the community.
Service Provider	The City takes full responsibility for delivering services.

[1] Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), March 2024 - https://forecast.id.com.au/wanneroo/population-age-structure

Regulator	The City has statutory responsibilities to ensure compliant service delivery.
Advocate	The City promotes the interests of the community to other decision-making organisations such as federal and state government. The City helps to ensure major priorities for the local area and region are known, understood and prioritised by key decision-makers.
Partner	The City delivers services or projects collaboratively, and in partnership with other organisations.
Facilitator	The City brings stakeholders together to help them understand their common goals and priorities and assists them to plan and achieve them. The City helps to enable and support business establishment, growth and investment.
Owner of asset	The City is the owner of assets that are used for the provision of services to the community and stakeholders.

These roles, along with the proposed guiding Youth Development principles, contribute creating healthy, safe and connected communities.

2. Youth Development – Service Principles

The proposed service principles have been developed with the vision of the recommended Future State.



Safe, Inclusive, and Empowering Environments

Create safe, welcoming, and inclusive spaces where young people feel valued, supported, and empowered to grow, connect, and participate in their community.

Inclusive, Strengths-Based Programming

Deliver age-appropriate, strengths-based programs for young people that foster positive engagement, community pride, skill development, and prepare them for a confident transition to independence.

Responsive Outreach and Service Integration

Reach underserved or high priority localities through outreach initiatives and co-locate services within youth hubs where possible to maximise accessibility and local impact.

Targeted Information and Referral

Provide young people with tailored information and referral pathways to connect them with specialised services that address individual challenges and goals.

Collaborative Partnerships for Impact

Strengthen collaboration across sectors to improve access, expand opportunities, and secure sustainable funding that enhances outcomes for young people.

Youth Voice and Leadership

Support and empower young people to influence decisions and shape the matters that affect them through active participation, consultation, and leadership opportunities.

Future-Focused Planning and Innovation

Use youth feedback, data, and emerging trends to design flexible, forward-thinking services and infrastructure that adapt to changing needs and priorities.

Evidence-Informed Advocacy

Use data and insights to influence policy and advocacy efforts, ensuring the opinions of young people are heard and local services are available, responsive, and aligned with the evolving needs of young people.

3. Determining a youth development service model

In determining the most effective way to deliver youth development services, whilst maximising financial resources and increasing social return on investment; the following factors were considered:

- Outcomes of community consultation (2023 Liveability Survey and 2024 Informing Youth Services Survey);
- Outcomes of service benchmarking with other local governments;
- Review of the City's youth development service (current state) to identify strengths and opportunities for improvement;
- Application of Cooper & Brooker's (2018)[2] questions to determining a flexible place-based youth service model; and
- How the external environment should be continually monitored and assessed against these questions to ensure that services remain relevant and responsive with a place-based lens.

4. Service Options – for implementation from June 2026

Three service options are presented below with the preferred option identified.
Please note that all options do not impact the committed service changes which have been budgeted accordingly:

- The introduction of Dordaak Kepup youth innovation hub.
- Following construction of Girrawheen Hub, relocate Hainsworth Youth Centre programs (currently 3 days per week) to Girrawheen Hub 2 days per week, maintaining Hainsworth Youth Centre programs 1 day per week. This will then be assessed after 12 months to consider a full relocation to Girrawheen Hub.

All options proposed will include the service improvements as outlined in Table 7.1.1 and 7.1.2. Similarly, for all options, where opportunities are available, attraction of grant funding will be prioritised to subsidise municipal funding.

The City's North Zone Youth Services grant contract concludes in June 2026. The Department of Communities have advised that they intend to extend service agreements for Services for Young People at Risk, Services for Young People – Night Patrol, and Youth Counselling program areas until 30 September 2027. This extension will enable Communities to undertake commissioning activities for services across Western Australia

[2] Cooper, T., & Brooker, D. R. (2018). *Integrated Youth Outreach and Youth Centre Services: Four Place-Based Models.* Joondalup: ECU (18/365827)

who support these vulnerable young people. The timeline in Future State assumes the extension of the grant to 2027, however if this does not occur, the implementation plan and annual budget will be adjusted in accordance with the grant's current contract end date (June 2026).

OPTION 1 – Discontinuation of Youth Programs in Community (Outreach)

All existing Level 3 services would remain except for Youth Programs in Community (Outreach).
The North Zone Youth Services grant (approximately $161,000) funded by the Department of Communities. Upon its completion, the City will discontinue the delivery of the Level 3 service 'Youth Programs in Community (Outreach)'.

The City's municipal funding towards the outreach program of approximately $65,000 will be reduced and the Youth Service Trailer will be decommissioned. This comprises of total cost of $226,000 (including 1.6 FTE), offset by grant funding of $161,000.

Due to the number of employees (30 people holding a mix of full time, part time and casual positions equating to 9.91 FTE) reporting to 1 team leader, there is a need for an additional 1 FTE leadership role to ensure safe and effective leadership of individuals and the service – **cost approximately $140,000** - inclusive of oncosts. This position was not approved in the 2025/26 workforce plan, therefore will be listed for consideration in 2026/27.

All other level three services will be retained however, whilst not a reduction of services, school holiday programs will be integrated into Youth Programs in Youth Centres and Place Activation and Events. This change allows year-round continuity of service for young people, a consistent approach to activating youth facilities and a consistent staffing model throughout the year.

Level 3 Service	Option 1 - Services
Youth Programs in Youth Centres	✓ Retain current service
~~**Youth Programs in Community (Outreach)**~~	✗ Remove service budget reduction of $65,000
~~**School Holiday Programs**~~	✓ Incorporated into youth centres, and youth leadership and events.
Place Activation and Events	✓ Retain current service
Youth Leadership	✓ Retain current service

Advocacy and Partnership Development	✓ Retain current service

Option 1 is not preferred as this will create service gaps and remove the responsiveness that the outreach service provides the community. Further, this option does not address the communities desire (60%) for youth services to be provided in locations such as parks. Data collected through the benchmarking report shows that 62% of local governments (inclusive of 2 interstate LGA's) do not have outreach services. However, of WA Local Governments surveyed, 54% offer some form of an outreach service. Those that do not deliver outreach services have a smaller youth population and are smaller in geographical size than the City of Wanneroo.

OPTION 2 - Maintain

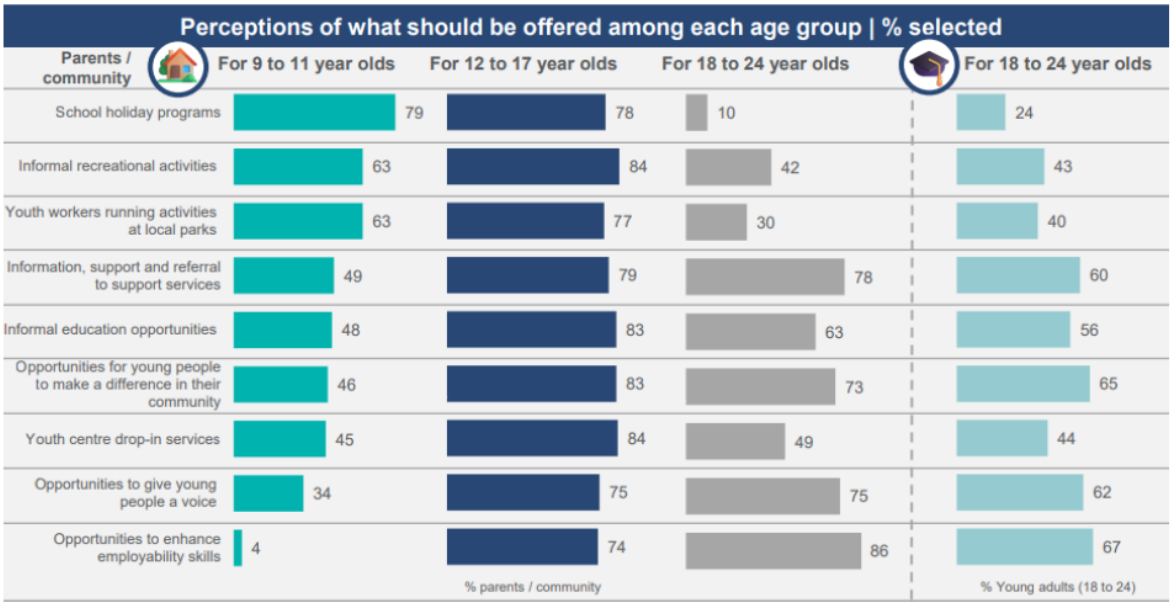
Retain services as per the table below. This includes:

- continuation of Youth Programs in Community (Outreach) services at the expiry of the Department of Communities North Zone Youth Service grant, the Outreach service continues (3 afternoons per week across the entire City) with municipal funding – **total cost of $161,000 pa**.
- An additional 1 FTE leadership role to ensure safe and effective leadership of individuals and the service – **cost approximately $140,000** - inclusive of oncosts. This position was not approved in the 2025/26 workforce plan, therefore will be listed for consideration in 2026/27.

Level 3 Service	Option 2 - Services
Youth Programs in Youth Centres	✓ Retain current service
Youth Programs in Community (Outreach)	✓ Retain current service
~~**School Holiday Programs**~~	✓ Incorporated into youth centres, and youth leadership and events.
Place Activation and Events	✓ Retain current service
Youth Leadership	✓ Retain current service
Advocacy and Partnership Development	✓ Retain current service

Whilst Option 2 is satisfactory, it does not have the capacity to deliver the variety and volume of services expected from the community, particularly as the population increases. The following diagram provides an overview of the parent and broader community perceptions of

what should be offered among each age group, in addition to the perception of young adults (18 to 24). The pattern of perception aligns for parent/community and young adults.



Across all respondents, very few feel they hear enough about the activities offered for young people in their local area.

A place-based approach to youth services through a hub and spoke model, as recommended in Option 3 addresses, these factors and aims to increase participation from a variety of young people across all areas of the city.

OPTION 3 - Enhance - **(Recommended Service Model)**

Transition to Youth Development via a Hub and Spoke Model:

How we want our service to be known by community:

Empowering young people where they are! The City of Wanneroo's dynamic youth service hubs connect local young people with tailored programs, expert youth workers, and a vibrant community space designed just for them. Whether through drop-in sessions, leadership and skill development programs, or recreational activities, the City creates opportunities for personal growth, social connection, and real impact.

Can't make it to a hub? The City's mobile youth service brings the fun, support, and resources to parks, schools, and community events; ensuring every young person has access to what they need, when they need it.

We're more than just a service, we're a movement. We amplify youth voices, provide leadership opportunities, and work alongside partners to shape a future where young people thrive. Through strong partnerships, advocacy, skill development and innovative programming, we ensure that the youth of the City of Wanneroo have the support, opportunities, and resources to grow, lead, and succeed.

The Hub and Spoke Model as defined:

The Hub – Dedicated Youth Hub/s

The youth centre (hub) serves as the core, providing a dedicated space for local young people to access:

- Drop-in sessions, leadership development, and recreational programs tailored to their needs and interests.
- Support and guidance from professional youth workers through the year, including during school holidays.
- A base for youth-led projects, where young people take an active role in creating and leading meaningful initiatives, supported by youth workers and/or partner agencies.
- Services beyond those directly offered by the City through collaborations/partnerships with external organisations.
- Consultation and engagement related to local or City-wide matters, allowing them to contribute to City decision-making through outreach and structured engagement frameworks.

The Spokes

Mobile and Outreach Programs (north and south team)

- To extend services beyond the hub, youth workers deliver outreach programs in parks, schools, community centres, and events, ensuring access for young people who may not visit the hub. These programs:
    - Raise awareness of available youth services.
    - Engage young people who may not typically seek out youth centre programs.
    - Gather insights to help youth workers adapt programs to emerging trends and needs.
    - Building local stakeholder relationships and collaborations.
- Community development approach to building and maintaining strong, cooperative relationships with a wide range of stakeholders—community services, educational institutions, local businesses, and government agencies. These collaborations or partnerships play a critical role in:

- Understanding local strengths and challenges for young people and the sector
- Ensuring the availability of essential services and resources
- Creating opportunities for collaboration to enhance City services.

Centralised services

City wide youth development services focus on:

- Comprehensive analysis of external environmental factors, including government policies, emerging social trends and insights gained through youth hubs and stakeholder engagement.
- Provision of recommendations to leverage opportunities to advocate for matters identified through analysis of internal and external qualitative and quantitative data.
- Development of program outcomes framework and analysis of service levels to ensure they are aligned with the community's changing demands.
- Advocating and/or applying for the necessary funding and support to sustain and expand youth services, facilities, and initiatives across the city.
- Building and maintaining strong, cooperative relationships with a wide range of stakeholders that work across the City (not just in a local area).
- Attraction and management of grants and partnership agreements, and coordination of youth development programs that span across the City.
- Leading City-wide youth development programs and youth engagement/consultations.

This model aligns with the benchmarking report and community consultation.

In summary (detailed in section 5):

Level 3 Service	Option 3 - Services
Youth Programs in Youth Centres	✓ Retain service. Enhance by: ✓ Run programming during school holiday periods ✓ Programming to facilitate: ✓ continuation of drop-in (age specific programs based on need & interest) ✓ Introduction micro & macro skill-building programs ✓ place-based youth leadership initiatives ✓ Introduction of consultation (youth voice) initiatives.

	✓ Programs designed for targeted age groups. ✓ Where possible, facilitate external providers deliver services based on need.
Youth Programs in Community (Outreach)	✓ Retain service. Reduce target age group from 9-25 to 10- 21 noting that programs will target specific age groups based on need. Enhance by: ✓ Increase service levels by increasing teams from 1 to 2 (north and south teams) ✓ Engaging with young people, schools, community groups and service providers within place-based areas to inform and enhance services. ✓ Participation in City and external events to promote youth development services.
~~School Holiday Programs~~	✓ Incorporated into youth centres, outreach and youth leadership and empowerment.
~~Place Activation and Events~~	✓ Incorporated into youth centres, outreach and youth leadership and empowerment.
~~Youth Leadership~~ Youth Leadership and Empowerment	✓ Retain Enhance by: ✓ Reviewing leadership programs and creating place-based impact. ✓ Introduce youth consultation and engagement initiatives.
~~Advocacy and Partnership Development~~ Research, Planning, Advocacy and Partnership Development	✓ Retain Enhance by: ✓ Development and implementation of place-based youth service profiles and action plans to inform services, collaboration development and advocacy. ✓ Improved data collection and data driven service planning. ✓ Development and implementation of program outcomes framework ✓ increased grant attraction. ✓ External collaboration framework and approach.

Implementation:

The model is designed to increase promotion and participation rates through being actively involved in a local community and building stronger relationships with young people and other stakeholders; further leveraging improved programming and marketing capacity for the service. It is expected that the current participation rates will increase significantly.

The model is built around implementing a transitional resourcing and programming strategy over three financial years commencing in 2026/27 (as outlined in 7.2.3.c.). 2025/26 will set the foundations through developing the implementation plan, refining processes, and executing improvements outlined in 7.1.

A youth hub model that incorporates a facility with a combination of City and external youth service stakeholder/partners is only possible in a stand-alone youth facility. At present, the only facility designed to facilitate this model is at Clarkson Youth Hub. With the appropriate resourcing, this can be used as a proof of concept to provide a basis for further investment.

A modified version of a youth hub can be facilitated at Dordaak Kepup whereby support services (e.g. mental health) will only be brought in as necessary, however this facility will operate for the other components of the youth hub definition, including collaborations with other service providers to maximise service offerings. This similar approach can be considered for Girrawheen Hub with a greater opportunity to activate the hireable spaces across the hub for programs such as tutoring. The spoke model for Dordaak Kepup and Girrawheen can be applied as defined.

Wanneroo Youth Centre is planned for redevelopment and will be considered for activation similar to Clarkson Youth Hub; in the meantime, where possible the hub and spoke model can be modified to achieve the principles once resourcing has been allocated.

Yanchep youth centre is not suitable for a hub model in its current facility; future planning will be required for a new youth hub in Yanchep to address the current interest in Youth Development services and growing population. The existing outreach program will continue if this is supported as recommended in 2026/27.

5. Recommended Level 3 Service Descriptions

The below table sets out the proposed Youth Development Level 3 service provisions using the proposed principles and proposed Future Service Model as previously outlined.

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
Discretionary	**Youth Programs in Youth Centres**	Youth-led recreational activities and provision of information designed for the purpose of aiding and improving the personal and social development of young people in purpose-built facilities in the City of Wanneroo. The City facilitates external service providers (such as Headspace) to attend youth centres where there is an identified need.	A dedicated hub that gives a public profile for youth services within the area, offering a diverse range of programs tailored to the needs and interests of local young people. Delivered by professional youth workers, the service operates year-round based on community demand (including school holidays) offering essential information, age-specific drop-in sessions, and bookable youth development, leadership and recreational programs	9-25	School year 5-7 School year 7-12 Post secondary school up to 21 years of age Services for ages 22-25 will be trialled and tested to assess levels of participation and synergies with external service provision to determine whether the City is best placed to provide direct services to this age group.	The current youth centre model provides mostly a drop-in service and programs are designed based on the interests of those attending, Whilst this encourages repeat custom, it doesn't necessarily attract attendance of a wider range of young people. The vision for facilities that are designed specifically for young people is (where possible) to

[3] City of Wanneroo Corporate Business Plan 2024/25-2027/28

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
			designed to foster personal and social growth. Serving as a base for youth-led initiatives, the Centre (where possible) also provides opportunities for collaboration with external organisations, expanding the range of services available to young people beyond those directly offered by the City. This service is available to all young people who live, work, study, or engage in recreational activities in the City of Wanneroo.			create an active hub in partnership with other service providers. Age 9 years have been excluded due to the social development and existing provision of services to that age group. Ages 10-12 years have been included to address and bridge the social and developmental stage in their transition to secondary school (school years 6-7). The maximum age limit reduced to 21 to align with Centrelink definition of independent which

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
						begins at 22[4] and the existing access to adult based services provided by the City and other agencies. However young people aged 22-25 continue psychological, social and emotional development and this period is marked by significant transitions, therefore programs for ages 22-25 will be trialled and tested to assess levels of participation and synergies with external service provision to determine whether the City is best placed to provide direct services to this age group.

[4] Online Claim Help

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
						School Holiday Programs will be merged with Youth Programs in Youth Centres and outreach. This consistent approach allows continuity of service year wide for young people, maximised activation of youth facilities and optimised efficiency of the staffing model throughout the year. This results in a higher number of programs being delivered in the school holiday period and structured self-development activities throughout the year.
Discretionary	**Youth Programs in**	Recreational activities and provision of information designed for the purpose of	A mobile youth program delivered by professional youth workers across	9-25	10-21 years of age. Note: programs will target specific age	Age 9 years have been excluded due to the social

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
	Community (Outreach)	aiding and improving the personal and social development of young people. Service is delivered in various locations throughout the City of Wanneroo, including, but not limited to, parks and community centres. The service is responsive to community needs (customer requests) and/or planned delivery in locations where young people frequent. Note: The City is contracted by the Department of Communities to 30 June 2026 to deliver early intervention diversional and recreational services for young people at risk. The North Zone Youth Service grant is approximately $170,000 per annum. The grant agreement conditions require the City to deliver the service in: Clarkson, Butler, Alkimos, Eglington, Yanchep and Two Rocks.	various locations in the City of Wanneroo, including parks, community centres, local events, and schools. Operating year-round based on community demand (including school holidays) the service provides essential information and recreational activities designed to support the personal and social growth of young people. The outreach initiative works in tandem with youth centre/hub-based programs, ensuring services remain responsive to local needs. The key objectives of outreach work are to: • Ensure young people are aware of the youth services available through the City of Wanneroo.		groups within this range. The number of programs/initiatives for each target age group will vary based on local demographic and need.	development and existing provision of services to that age group. Ages 10-12 years have been included to address and bridge the social and developmental stage in their transition to secondary school (school years 6-7). The maximum age limit reduced to 21 to align with Centrelink definition of independent which begins at 22[5] and the existing access to adult based services provided by the City and other agencies.

[5] Online Claim Help

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
		This is the foundational service undertaken under the Level 3 service, Youth Programs in Community (Outreach). Other outreach services are delivered across the City where resources are available or in response to community concerns.	• Engage young people who may not typically visit youth centres but could benefit from available programs — either within their community or by encouraging participation at a youth hub. • Keep youth workers informed about emerging trends and issues within the community, allowing programs to evolve and remain relevant to young people's changing needs and interests. This service is available to all young people who live, work, study, or engage in recreational activities in the City of Wanneroo.			The North Zone Youth Service grant ends as of 30 June 2026 to deliver early intervention diversional and recreational services for young people at risk. This contract has reached the maximum number of contract extensions. Future service delivery is recommended to expand the Outreach program (beyond Clarkson, Butler, Alkimos, Eglington, Yanchep and Two Rocks) across the City of Wanneroo as per the service definition. Following the expiry of the North Zone Youth Service grant, it is

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
						recommended that the program is to be municipally funded (Maintain option) with an expansion to two teams (Enhance option).
Discretionary	~~**School Holiday Programs**~~	Planned recreational or self-development activities run during the school's holidays in various locations throughout the City of Wanneroo.		~~9-25~~		School Holiday programs will no longer include recreational excursions or be defined as a school holiday program. Programs will be integrated into Youth Programs in Youth Centres and Youth Programs in the Community. This change allows year-round continuity of service for young people, a consistent approach to activating youth facilities and a

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
						consistent staffing model throughout the year. Programs will be aimed at ages that are not currently being delivered by other service providers or City services e.g. libraries.
Discretionary	**~~Place Activation and Events~~**	Participating in City or externally held events to provide activities and promote the City's youth services.				Incorporated into Youth Programs in Community as it aligns with the proposed definition.
Discretionary	**Youth Leadership**	Development and delivery of programs and partnerships that encourage and develop young people's leadership skills and active participation in community. Support youth-led initiatives. Create opportunities for the opinions, interests and needs of young people to be considered.	**Amendment to level 3 service name:** Youth Leadership and Empowerment **Service description:** The Youth Leadership and Empowerment service empowers young people to actively contribute to their	12-25	10 (school year 5) -25 years of age. Note: initiatives will target specific age groups within this range or combined (depending on appropriateness).	Improvement to encouraging young people's participation in City wide, or local consultation has been identified. Age range adjusted to school year for program delivery services and

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
			communities by sharing their perspectives, shaping initiatives, and leading meaningful projects. Through a combination of consultation, outreach, and hands-on leadership opportunities, this program ensures young people are heard, valued, and supported in driving change. <u>Youth voice/engagement:</u> Creating formal and informal opportunities for young people to provide their opinions, interests and needs to inform City decision making. Engagement is facilitated by methods such as outreach and place-based engagement and consultation, structured processes such as the		The number of initiatives for each target age group will vary based on local demographic and need.	programs targeted accordingly. Ages of school years 5 and 6 have been included to address and bridge the social and developmental stage in their transition to secondary school. The maximum age limit reduced to 21 to align with Centrelink definition of 'independent' which begins at 22[6]and the existing access to adult based opportunities provided by the City.

[6] Online Claim Help

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
			community engagement framework, and where appropriate, dedicated youth consultation forums. <u>Youth leadership (adult-supported) projects:</u> Initiatives empowering young people to take an active role in shaping their communities through meaningful projects. Whether youth or City-initiated, this program provides opportunities for young people to lead, collaborate, and develop valuable skills while addressing local or global issues. This program is available to all young people who live, work, study, or engage in recreational activities in the City of Wanneroo.			
Discretionary	**Advocacy and**	Analysis of external environment, including government strategy and policy priorities,	**Amendment to level 3 service name:**	12-25	10-25	

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
	Partnership Development	social factors (needs and interests) of the cohort, and levels of service provision. Facilitation and advocacy for services to meet community needs and interests.	Research, Planning, Advocacy and Partnership Development **Service description:** This service is designed to continuously assess and address the current and future needs of young people. By understanding these evolving needs, the service ensures the provision of high-quality support and resources that are responsive to both immediate and long-term requirements. The service involves a comprehensive analysis of external factors, including government policies, emerging social trends, and the place-based needs of young people. This helps guide decision-making and ensures that service levels are aligned with the		Resources will be allocated accordingly: • Age 10-11 (Monitor and respond) • Age 12-18 (Target) • Age 19-21 (Monitor and respond) • Age 22-25 (Monitor and respond)	No significant change to the service however, articulating the purpose of the service drives proactive improvement in analysing not only the external environment, but how young people interact with the City's youth development services, and building greater opportunity for collaboration and partnership development to enhance services.

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
			community's changing demands. Facilitation, advocacy, and partnership development aims to provide relevant services and facilities. This includes building and maintaining strong, cooperative relationships with a wide range of stakeholders — community services, educational institutions, local businesses, and government agencies. These collaborations or partnerships play a critical role in ensuring the availability of essential services and resources. The service involves lobbying for the necessary funding and support to sustain and expand youth services, facilities, and initiatives across the city.			

	Level 1 Community Development					
	Level 2 Service Youth Development - to build valued, empowered and supported young people [3]					
Statutory or Discretionary	**Level 3 Service**	**Current Description**	**Proposed Description**	**Current Target Age Group**	**Proposed Target Age Group**	**Why Change?**
			Ultimately, these efforts strengthen community ties, expand youth support services, and ensure the City remains proactive in meeting the needs of its young population as they evolve over time.			

6. Service Levels

The following data relates to the number of programs delivered and estimated participation rates based on the recommended service model and implementation timeline.

Program definitions are provided in **Appendix Two**.

Note: As a part of the planning and implementation of option 3, Administration will develop social outcome measures and other KPI's associated to this service.

Service Level	2023/24 performance	2024/25 performance	2025/26 target	2026/27 target	2027/28 target
Attendance at youth centre drop-in programs	8,482 attendances	10,026 attendances	10,500 attendances	15,000 attendances	18,750 attendances

Attendance at outreach programs	1,929 engagements	1,853 engagements	2,000 engagements	4,500 engagements	6,000 engagements
Number of outreach programs delivered	129 sessions	132 sessions	160 sessions	300 sessions	300 sessions
Number of skill development programs delivered	4	7	16	16 large skill development 100 micro sessions	16 large skill development 200 micro sessions
Number of community-based leadership programs delivered	5	7	7	8	8
School leadership program	1	1	1	1	1

7. Youth Development - Service Improvements

7.1 Improvements related to all service model options

The first three (7.1.1 - 7.1.3) service improvements are applicable to all service model options presented.

What	Description	Current State	Future State	Potential Financial Implications [7]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
7.1.1) Youth Development Services Policy	Develop a policy consolidating outcomes from the service review, inclusive of the City's role, services and service principles.	Opportunities exist to develop a strategic direction that will guide youth development, inform the community and ensure programs are focused on measurable social common goals (pg1 of Current State report).	Implementation of a youth policy inclusive of the City's commitment to youth development services.	Nil	Maintain	Council endorsed position on youth development services.
7.1.2) Facility Provision	Develop a comprehensive youth facility plan that considers attracting and retaining usage by young people and assists in the facilitation of the City's, and other providers, youth development services including detailed recommendations for: • Specific locations of youth centres across the City • Specific locations and types of other youth facilities across the City	Currently there are four youth centres: Wanneroo Youth Centre, Clarkson Youth Hub, Yanchep Community Centre and Hainsworth Community Centre. Dordaak Kepup Youth Innovation Hub and Library in Lansdale and is planned to open in late 2025. The concept plans for Girrawheen Hub includes a room for youth centre services which will likely replace or compliment the	Identification of youth facilities and their preferred location within the City to inform financial planning and advocacy. Action plan to implement youth facility recommendations with a prioritisation timeline (short, medium, long term).	Included in 2024/25 operating budget.	Maintain. Costs to implement recommendations are unknown.	Youth facilities align with the City's vision, growing population and community expectations. Service gaps are filled where there is an identified need.

[7] Any amounts mentioned are indicative and subject to future procurement processes and based on 2024 costs and any further escalation has not been considered.

What	Description	Current State	Future State	Potential Financial Implications [7]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	• Best practice indoor and outdoor amenities to attract and retain usage by young people	Hainsworth Community Centre youth service. Plans for demolishing and rebuilding Wanneroo Youth Centre have been created and works are listed in the City's Long Term Financial Plan for 2033/34 - 2036/37. This includes additional spaces for service partners to operate from and the inclusion of new outdoor facilities. No planning has commenced to identify other areas of need for youth facilities, such as East Wanneroo. The City's draft Community Facilities Framework recommends 1 centre per strategic area or one to service an area of 30,000 young people.				

What	Description	Current State	Future State	Potential Financial Implications [7]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
7.1.3) Youth Development Marketing/ Communication/ Brand Strategy	Review and update associated communication and marketing resources in partnership with Communication and Brand (CAB) and young people. Taking into consideration: • Types of audience • Method of communication and promotion • Key messaging per service and whole of service • Branding • Website and social media presence • Resources needed to effectively promote service	There is low awareness and understanding of the current services the City provides (outside of events). Young people and parents don't feel they hear enough about what is offered for young people in their local area. Net Promoter Score is negative across all cohorts which participate in City youth activities. The Online Safety Amendment (Social Media Minimum Age) Bill 2024 amends the *Online Safety Act 2021* and requires 'age-restricted social media platforms' to take reasonable steps to prevent Australians under 16 years from having accounts on their platforms from December 2025.	The Youth Development Communication and Marketing is current and appropriate based on new legislative requirements.	Marketing/Communication/ Brand Strategy included in 2025/26 operating budget. 0.4 FTE staff member to implement brand and oversee marketing and promotional activities (approx. $30,800 pa).	Increase	Improve awareness and understanding of services offered by the Community. Improve young people participation in services. Improved staff utilisation. Promote opportunities to influence civic participation. Generate opportunities for partnerships. Identifiable brand. Increase advocacy profile and outcomes.

What	Description	Current State	Future State	Potential Financial Implications [7]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
		Improving communication and developing stronger engagement aims to improve perception and participation. Communication of services, accuracy, completeness and accessibility of information across the communication channels and with stakeholders could be improved. The Children and Youth Services Communication and Marketing Guidebook has not been updated and requires review.				Use of communication methods that align with new legislation.
7.1.4) Data Collection	Explore systems to capture attendance and other relevant data for Youth Development. Enable evidence-based reporting. Identify qualitative and quantitative data collection methods	Data is captured across a range of applications which require manual entry and reporting limitations. Access to data in the field is limited. There is limited ability to capture qualitative data for measuring social outcomes.	A mobile centralised data collection and reporting tool that captures only data of relevance to assist with service delivery, improvements and funding requirements.	Unknown – ideally a database and reporting tool developed in house at little to no cost.	Maintain	Improved and refined data collection.

What	Description	Current State	Future State	Potential Financial Implications [7]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	Analyse and present evaluation results.	There is variance to what data is collected vs. need.	Tailored, ongoing training for staff who collect and report data.			

7.2 Improvements related to the 'Enhance' service model option 3

The remaining improvements are related to the recommended future state (Enhance).

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
7.2.1) Research, Planning, Advocacy & Partnership Development	**7.2.1.a) Social outcomes measurement framework** Develop a social outcomes measurement framework. The Community Development Plan 2021/22-2025/26 is up for review in 2025 at which time a social measurement framework and outcomes will be	The Community Development Plan 2021/22-2025/26 refers to an outcome's measurement framework – Measuring success. A measurement framework is yet to be developed. Opportunities exist to develop practical and meaningful social indicators	Practical and meaningful social measures indicators that align with the outcomes of Youth Development services.	The Community Development Evaluation Framework included in current budget. The Childhood & Youth Planning team is not appropriately resourced to	Increase in staff resources as outlined in section 7.2.3.c.	Outcome-aligned measures provide the ability to analyse progress, achievements and derive meaningful insights for improvement. Better inform the community, provide focused

[8] Any amounts mentioned are indicative and subject to future procurement processes and based on 2024 costs and any further escalation has not been considered.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	development, which builds on the development of the Local Government Professionals WA Community Development Evaluation Framework and Toolkit which was launched in 2020[9].	and evaluation measures that align with the outcomes, activities and inputs of the Youth Development services, identify and support qualitative and quantitative data collection methods and help interpret evaluation results findings for operational activities and initiatives. Opportunities exist to build an evaluation culture and embed evaluation into work practices.		implement effectively. Application of the Framework will require the appropriate skill level of staff, recommended through the implementation of the place-based Youth Program and Engagement Officer roles as outlined in section 7.2.3.c.		direction, ensure programs target common goals and have measurable outcomes. Performance of Youth Development social outcomes is measurable.
7.2.1) Research, Planning, Advocacy & Partnership Development	**7.2.1.b) Place-based planning** Development and implementation of place-based Youth Service Profile & Action Plan. Each identified cluster of suburbs will have a place-	Opportunities exist to improve local service mapping against the requirements of young people.	Each identified cluster of suburbs will have a clear understanding of the current levels of services provision, identified gaps and areas of interest for young people. Partnerships, program development and advocacy	No costs to develop plan apart from resourcing aligned to hub and spoke model in section 7.2.3.c. Implementation of programs is		Enhanced understanding of interests and needs of young people at a local level to improve programming, partnerships, advocacy and

[9] Local Government Professionals Australia WA

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	based analysis and implementation plan including: • Key community characteristics • Existing youth infrastructure • Other (non-City) Youth Services. • Current provision and engagement levels per level 3 service profile. • Youth voice/opinions of city service, surrounding services/activities, and overall views of their area (characteristics, strengths, weaknesses, opportunities). • Future (opportunities to address gaps/needs) <u>Implementation Plan: <place-based area></u> • Proposed future direction of City based Youth Services against level 3 service profiles.		can be tailored to young people. Young people in the area have an opportunity to help shape services to their needs and interests. City resources will be applied to areas of greatest impact. Increased relationships with localised service providers, schools and young people.	captured in section 7.2.3.b.		access to services.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	• Service development to achieve future direction (action plan per level 3 service profile)					
7.2.1) Research, Planning, Advocacy & Partnership Development	**7.2.1.c) Collaboration Framework** Develop a criteria framework that supports collaboration with other youth service providers, government departments and community groups, taking into consideration: • strategic and operational principles for collaboration. • social outcome objectives. • method of how to formalise or not formalise the collaboration. • duration of the arrangement and review timeframe. • City's Schedule of Fees and Charges, Community Funding and Sponsorship Policies.	No assessment criteria developed to determine if collaboration is appropriate. Opportunity exists to increase collaborations at a local level not just City-wide. Collaborations are often a result of an opportunity presenting rather than with a strategic purpose. Youth centres are underutilised. Opportunities exist to activate centres through collaborations with other service providers. Based on Community Consultation 90% of Parents and Community members find it somewhat important (33%) and	Clear assessment criteria and process when collaborating with external stakeholder allowing for cross sharing of information and measures of success. Formalisation of partnerships through MOU, Service Agreements, etc City delivered and external services are available in Wanneroo to meet young people's needs.	Budget required for partnerships is unknown and will vary between agreements. Resources exist to deliver this action however this won't deliver the localised objectives unless resources identified in section 7.2.3.c are supported.	Unknown. Likely to be a nominal increase.	Positive outcomes to the community. Increase variety of service offering. Fill service gaps where high need Preventative, responsive and responsible to young people needs.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
		extremely important (57%) that City of Wanneroo provides opportunities for other support services to be co-located in City of Wanneroo facilities.				
7.2.2) Youth Leadership & Empowerment	**7.2.2.a) Youth Consultation** Develop and implement processes and initiatives to improve youth engagement in consultation opportunities focused on matters of interest for young people.	Youth Development undertakes youth consultation focused on matters of interest for young people. For example, the Youth Forum on climate change and YSpeak! Yanchep – Youth Leadership and Engagement Workshop. Community Consultation demonstrates of 1060 responses 35% of young people aged between 9-17, and 48% of 18-24 year olds, are somewhat or very interested are interested in participating in forums or committees.	Expand the undertaking of structured youth consultation, focused on matters of interest for young people Through: forums, engagement workshops, Your Say.	Nominal increase to program budget. Potential grant funding opportunities exist. Resources are required to deliver this action as identified in section 7.2.3.c.	Nominal increase to program budget. Increase for staff resources.	Young people have an opportunity to actively participate in community consultation and engagement processes that are of an interest &/or impact them.
7.2.2) Youth Leadership & Empowerment	**7.2.2.b) Youth Leadership**	The Youth Leadership Model, established in 2018, has not been reviewed.	Expand youth leadership opportunities though formal and informal programs e.g.	Community-based youth leadership/action	Increase	Young people are actively participating in

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	Undertake a review of youth leadership programs to increase opportunities for participation.	A range of leadership opportunities already exist however they are not clearly defined as 'leadership' and require greater promotion.	community-based action projects, adult supported youth-led events, school leadership program, youth centre activation, etc.	projects will have variable costs dependant on size of the project. For large scale projects, grant funding will be sought.		opportunities that enhance their skills and create a sense of community pride.
7.2.3) Hub and spoke service model	**7.2.3.a) Implementation** Commence the implementation of the 'Hub and Spoke' service model through a transitional approach.	Opportunities exist to leverage place-based facilities e.g. parks, schools, community centres (spokes) to deliver additional programs and provider greater scope of service offerings whilst maintaining services from central youth centres (Hubs) This flexible service delivery approach will increase the presence of youth services in the City and address population growth and geographical spread whilst maintaining connection to the community and young	**By July 2026:** Outreach program will be expanded by an additional 3 days per week through the implementation of an additional team. Services will be divided into two teams (north and south teams). Commence full activation of Clarkson Youth Hub & Spoke model programming and services as per the service model description. **By July 2027:** Activate Girrawheen Hub and Dordaak Kepup Hub & Spoke model programming	**2026/27** 2.2 FTE - staff costs are outlined in the section 7.2.3.c.[10] Grant funding will be sought for an additional outreach trailer (or similar). Increased program costs for outreach are outlined in section 7.2.3.b. Increased program costs for Clarkson hub & spoke model	Increase	

[10] 1 FTE Youth Program & Engagement Officer - Clarkson – cost approximately $127,400 pa. / 0.2 FTE increase Youth Program Officer to full time (Clarkson) – cost approximately $20,440 pa./ 1 FTE over multiple youth worker positions for outreach (south team) – cost approximately $94,500pa.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
		people needs (Page 12 Current State) Youth centre facilities are underutilised with minimal sharing with community youth groups or organisations. To sustain a high standard of service provision, opportunities exist to foster and build on existing partnerships with internal/external stakeholders as well as looking for opportunities to develop new partnerships to increase service provision At an overall level, there is low awareness and understanding of the current services the City provides (outside of events). Bridging this knowledge gap may help to improve	and services as per the service model description. Commence planning for Wanneroo Youth Hub redevelopment and increasing programming and participation in youth development and leadership for the Wanneroo place area. **By July 2028 (estimate):** Commence planning for a future regional youth hub in Yanchep and increasing programming and participation in youth development and leadership for the Alkimos-Two Rocks place area. **TBA** Redevelopment of Wanneroo Youth Centre and full implementation of youth hub and spoke model.	(costs dependant on programming but are estimated in section 7.2.3.b) **2027/28** 1.6 FTE – staff costs are outlined in the table below.[11] Increased program costs for Girrawheen hub & spoke model (costs dependant on programming but are estimated in section 7.2.3.b). Dordaak Kepup programming costs are already included in current operational budget. Increased program costs for outreach		

[11] 1 FTE Youth Program & Engagement Officer - Wanneroo – cost approximately $127,000 pa. / 0.6 FTE increase 3 x Youth Program Officers to full time (Girrawheen, Dordaak Kepup & Wanneroo) – cost approximately $61,320 pa.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
		participation. e.g the Informing Youth Services in City of Wanneroo consultation found that only 37% of young people aged 9-17, 15% of young people aged 18-24, 12% of parents and 21% of community members feel they hear enough about activities offered in their local area.	Construction & completion of Yanchep Youth Hub and full implementation of youth hub and spoke model.	are outlined in section 7.2.3.b. **2028/29** 1.2 FTE – staff costs are outlined in 7.2.3.c.[12] Increased program costs for Wanneroo & Yanchep place areas (costs dependant on programming but are estimated in section 7.2.3.b).		
7.2.3) Hub and spoke service model	**7.2.3.b) Programs and fees** Commence the program delivery components of the hub & spoke service model on a transitional basis. Undertake a review of the fees and charges	3 drop in sessions per youth centre per week (not during school holidays). 3 x outreach (northern suburbs) sessions per week – not during school holidays. 41 school holiday activities per annum.	3 drop in sessions per youth centre including during the school holidays. 6 x outreach sessions per week (northern and southern suburbs) including during the school holidays. Skill building programs will run as a combination of full	Existing school holiday program budget will be reallocated across increased youth centre and skill building programs. Skill building programs estimated budget increase of	Increase	Youth hubs activated during school holidays and beyond drop-in sessions. Programs are designed to appeal to a wider range of interests

[12] 1 FTE Youth Program & Engagement Officer - Yanchep – cost approximately $127,400 pa. / 0.2 FTE increase Youth Program Officer to full time (Yanchep) – cost approximately $20,440 pa.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
	methodology for youth programs.	5 skill building programs per annum. 1 x school leadership program per annum. 1 x large community-based youth leadership/action project approximately 3 yearly (funding dependant). 4 x centre-based youth leadership events (open day). Opportunities exist to document program charging methodology and for this to be reflected in the City's Fees & Charges. Most parents and young adults believe youth centres (74%) and organised skate park or BMX events (66%) should be free services. 53% are open to paying a subsidised fee to access	day training sessions (e.g. first aid course) and micro skill building sessions (e.g. managing a budget, cooking, etc). Estimate average of 16 full day sessions per annum, and 1 x micro sessions per week per place area. 1 x school leadership program per annum. Each place area will have a minimum of 1 community-based youth leadership/action project per annum (e.g. Yanchep yarning circle, Grandis Park gathering place, Girrawheen pathway and bus stop painting, beach clean-up). 4 x centre-based youth leadership events (open day). Youth consultation opportunities.	$50,000 introduced over 3 years, however this could be partially offset through a subsided charges for these programs. City to fund existing outreach (north) program at the expiry of state government grant funding approx. $161,000 per annum from 2027/28. This includes costs for existing staff resources. Increased program costs for outreach (south team) are approx. $56,000 per year. Community-based youth		and targeted age groups. Community-based action projects create a sense of ownership and community pride. Outreach services are provided across a wider geographical area. Hub based staff work within the community to increase awareness of program offerings. Fees & Charges methodology align to community expectation.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
		upskilling/training workshops.		leadership/action projects and consultation opportunities will have variable costs dependant on size of the project. For large scale projects, grant funding will be sought.		
7.2.3) Hub and spoke service model	**7.2.3.c) Service Resourcing** Design team structure and positions that support the 'hub & spoke' service model. Review part time and casual roles to create positions with hours that align with the responsibilities of the role. Create rostering efficiencies (where possible) to maximise productivity and minimise use of casual roles.	Current service delivery positions are designed to create basic programs and support young people only. High Staff turnover rate of 44% resulting in high cost in recruitment and induction costs, as well as disruptions to service delivery. Community members want to see more educational / skill-building activities made available to young people. (Pg 45 Informing Youth Services in City of Wanneroo consultation report).	Three new positions created (Youth Program and Engagement Officers) at a level that analyses and coordinates local youth services aligned to the interests and needs of young people. Youth Program Officer positions are increased from 0.8 FTE to 1 FTE to work in place and deliver additional youth programming. Youth Worker FTE is reviewed to support additional programming and	Approximately $382,200 for Youth Program & Engagement Officers. Approximately $102,200 for Youth Program Officers. Approximately $94,500 for Youth Workers for the expansion of Outreach services (south team) – unless efficiencies are found through	Transitional increase over 3 financial years.	A place-based youth service model is implemented delivering a more responsive and collaborative approach. Youth engagement and consultation opportunities are generated along with additional youth leadership and development programs.

What	Description	Current State	Future State	Potential Financial Implications [8]	Increase/ Maintain/ Reduce compared to current budget	Service Improvements
			the expansion of Outreach services (south team). Efficiencies are created by reducing number of youth workers in Centres where other resource options can be considered. Hub & Spoke service model transitionally implemented.	reviewing structures. Total - $578,900 introduced over 3 years.		Youth outreach provides a dedicated team both the north and south of the City.
7.2.3) Hub and spoke service model	**7.2.3.d) Staff attraction, retention and training** Investigate strategies to attract and retain quality youth workers, including opportunities to offer on-the-job professional training. Improve staff supervision and increase WHS and procedural training.	High staff turnover rate of 44% resulting in high cost in recruitment and induction costs, as well as disruptions to service delivery. Approximately only 0.5% of staff salary budgets are allocated to a staff training budget. An improvement in skills and area specialist knowledge would require an increase to this allocation Opportunities exist to explore traineeship pathways or fee-free, direct with training providers.	Structure and FTE allocation to positions are reviewed to attract skilled staff and ensure appropriate level of supervision, support and on-the job training. Professional training opportunities are offered to continually enhance skills and retain staff.	Transitional increase in staff budget as outlined in section 7.2.3.c. Training budget.	Nominal increase to training budget.	Enhancing staff retention rates will lead to greater consistency in service delivery and optimise the efficiency of recruitment resources across the City.

8. Estimated additional known costs of recommended option 3

Ongoing new costs:

- Deliver on Youth Development Marketing Strategy (7.1.3) - Marketing Officer (0.4 FTE) - $30,800 pa.
- Collaboration Framework (7.2.1.c) – Unknown. Likely to be a nominal increase.
- Youth Consultation (7.2.2.a) - Unknown. Likely to be a nominal increase.
- Youth Leadership program costs (7.2.2.b) will vary annually (aim to reduce costs with grant funding).
- Outreach trailer for the south team (7.2.3.a) – Grant funding to be sought.
- Program & Fees (7.2.3.b) –
    - Skill based programming - $50,000 introduced over 3 years. This assumes no fees are applied.
    - Expansion of outreach programming (south team) - $56,000 pa.
    - Existing outreach program (including staff resourcing) following expiry of state government grant (north team) - $161,000 introduced in 2027/28.
- Resourcing (7.2.3.c) –
    - Youth Development employees (5 FTE over multiple positions) - $578,500 introduced over 3 years.
- Staff Attraction, Retention and Training (7.2.3.d) - Unknown. Likely to be a nominal increase.

Total known ongoing costs: $876,300 (incrementally implemented over three financial years) [13]

[13] Any amounts mentioned are indicative and subject to future procurement processes and based on 2024 costs and any further escalation has not been considered. Employee oncosts are included at 40%.

Indicative ongoing costs introduced per financial year

2026/2027	2027/2028	2028/2029
$349,140	**$369,320**	**$157,840**
New staff costs: • (Youth Development) - approximately $242,340 • (Marketing Officer) - approximately $30,800 Outreach programming (south team) $56,000 Skill-based programming $20,000 Leadership program costs will vary annually (aim to reduce costs with grant funding).	New staff costs – approximately $188,320 Existing outreach program following expiry of state government grant (north team) – approx. $161,000. Skill-based programming $20,000 Leadership program costs will vary annually (aim to reduce costs with grant funding).	New staff costs - approximately $147,840 Skill-based programming $10,000 Leadership program costs will vary annually (aim to reduce costs with grant funding).

The total cost (indexed at 4% per annum) over the 3-year period will be approximately $2m.

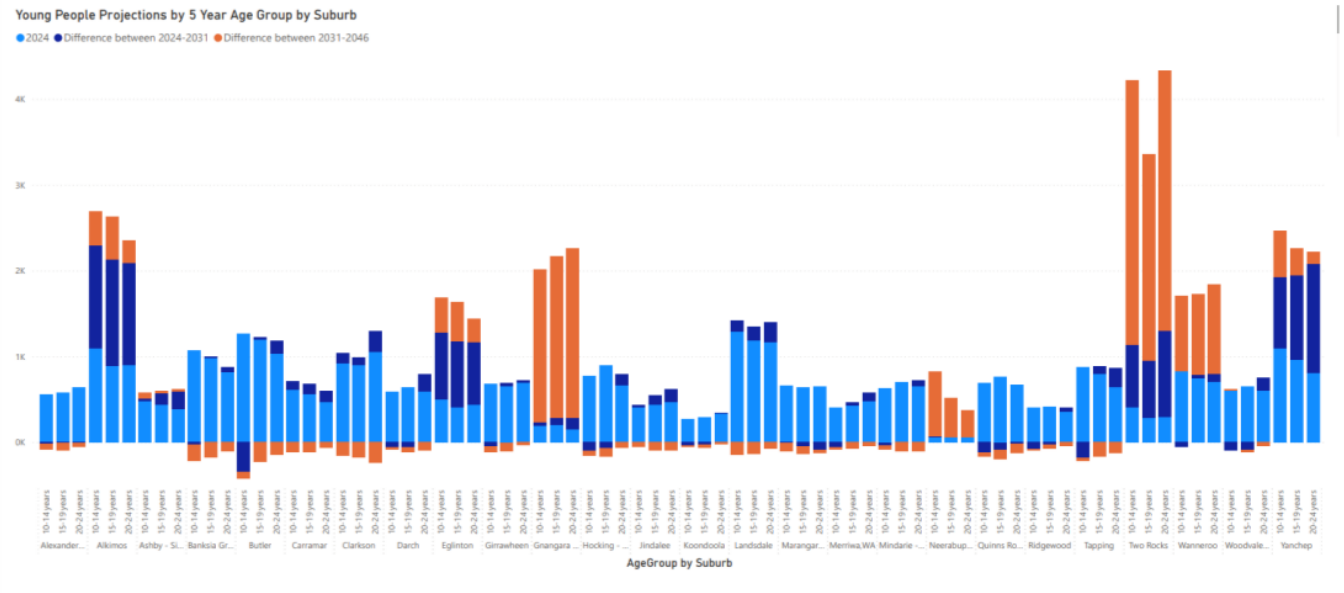
Note – Administration will actively explore grant funding to subsidise municipal funding for the recommended service where opportunities are available.

Note - The City's North Zone Youth Services grant contract concludes in June 2026. The Department of Communities have advised that they intend to extend service agreements for Services for Young People at Risk, Services for Young People – Night Patrol, and Youth Counselling program areas until 30 September 2027. This extension will enable Communities to undertake commissioning activities for services across Western Australia who support these vulnerable young people. The timeline and budget in Future State assumes the extension of the grant to 2027, however if this does not occur, the implementation plan and annual budget will be adjusted in accordance with the grant's current contract end date (June 2026).

9. Summary of proposed service enhancements timeline



Appendix 1 – Youth Projection 2024-2046



Appendix 2 – Program Definitions

Drop In

A drop-in session is an informal, flexible time when young people can visit youth hubs without needing to book in advance. Young people have the opportunity to socialise with peers, access games, equipment, creative and recreational activities. Drop In sessions are designed to be welcoming, safe and youth-led. Staffed by Youth Workers, young people have access to information and support.

Skill Development

This skill development program is designed to support young people aged 10–21 in building practical, social, and emotional skills that prepare them for life, learning, and work. Through a mix of engaging activities, real-world challenges, and guided reflection, participants grow in confidence, communication, creativity, and resilience. The program is flexible and inclusive, catering to diverse interests and learning styles.

Micro sessions

Micro sessions are short, skill based focused workshops lasting up to 2 hours. They introduce key concepts or practical tools in areas like time management, resume writing or cooking. These sessions are designed to be interactive and accessible, offering quick development and useful skills.

Comprehensive sessions

These extended bookable sessions (typically over 2 hours) offer deep dives into specific skill areas such as leadership, health and wellbeing, digital skills, or financial literacy. Participants engage in hands-on learning, group collaboration, and scenario-based challenges. Each session concludes with a certificate of participation or achievement, recognising the time and effort invested in personal development.

Outreach

A mobile youth program delivered by professional youth workers across various locations in the City of Wanneroo, including parks, community centres, local events, and schools. Operating year-round based on community demand (including school holidays) the service provides essential information and recreational activities designed to support the personal and social growth of young people.

The outreach initiative works in tandem with youth centre/hub-based programs, ensuring services remain responsive to local needs. The key objectives of outreach work are to:

- Ensure young people are aware of the youth services available through the City of Wanneroo.
- Engage young people who may not typically visit youth centres but could benefit from available programs — either within their community or by encouraging participation at a youth hub.
- Keep youth workers informed about emerging trends and issues within the community, allowing programs to evolve and remain relevant to young people's changing needs and interests.

Community Leadership

Initiatives empowering young people to take an active role in shaping their communities through meaningful community-based projects such as development of local spaces, community art projects or event planning and delivery. Whether youth or City-initiated, this program provides opportunities for young people to lead, collaborate, and develop valuable skills while addressing local or global issues.

School Leadership

The School Leadership Program aims to empower young people to become change makers in their community. In collaboration with education providers, the program provides a unique opportunity for young leaders to build their confidence, learn about teamwork, resilience and problem solving, innovative project management and leadership skills. This program provides opportunities for schools (inclusive of alternative education providers and home-schooling groups) to participate in, and contribute to, a community leadership project in their community while addressing local or global issues.

Transactional Finance

4.16 Warrant of Payments for the Period to 30th September 2025

File Ref: 1859V02 – 25/393316
Responsible Officer: Director Corporate Strategy & Performance
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

Presentation to the Council of a list of accounts paid for the month of September 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 September 2025..

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – September 2025		
Cheque Numbers	125215 – 125242	$9,820.82
Credit Cards	93 - 94	75,841.93
EFT Document Numbers	47215 - 48314	$53,464,193.22
TOTAL ACCOUNTS PAID		**$53,549,855.97**
Less Cancelled Cheques		($18,439.16)
Manual Journals		($5,237.36)
Town Planning Scheme		($14,648,148.70)
RECOUP FROM MUNICIPAL FUND		**($38,878,030.75)**
Municipal Fund – Bank A/C		
Accounts Paid – September 2025		
Recoup to Director Corporate Services Advance A/C		$38,878,030.75
Bank Fees		$43,293.54
Payroll – Direct Debits		$7,584,348.57
TOTAL ACCOUNTS PAID		**$46,505,672.86**
Town Planning Scheme		
Accounts Paid – September 2025		
Cell 4		$2,504,271.20
Cell 6		$12,140,452.50
Cell 9		$3,425.00
TOTAL ACCOUNTS PAID		**$14,648,148.70**

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
125215	1/09/2025	Djurandi Dreaming	$2,750.00
		NAIDOC Youth Boomerang Painting	
125216	1/09/2025	Miguel Villa Alobos	$61.65
		Refund - Building Application - Rejected	
125217	1/09/2025	Jack Healey	$61.65
		Refund - Building Application - Rejected	
125218	1/09/2025	Deborah Lorraine Foreman	$61.65
		Refund - Building Application - Rejected	
125219	1/09/2025	Marie (Hans) Descubes	$111.80
		Refund - Copy Of Plans - Not Available	
125220	1/09/2025	Ljubica Ratz	$60.80
		Refund - Copy Of Plans - Not Available	
125221	8/09/2025	Louise Hudston	$14.50
		Refund - Building Application - Additional Fee Not Required	
125222	8/09/2025	Amy Wayne	$42.50
		Cat Registration Refund - Already Registered	
125223	8/09/2025	Emma Cannell	$50.00
		Refund - Animal Registration - Paid Twice	
125224	8/09/2025	David Ryes	$61.65
		Refund - Building Application - Rejected	
125225	8/09/2025	Gary Wrigley	$500.40
		Refund - Aquamotion Membership Fees	
125226	15/09/2025	Bonny & Cuan Whitefoot	$166.65
		Refund - Building Application - Duplicate	
125227	15/09/2025	Hector Drage	$61.65
		Refund - Building Application - Rejected	
125228	15/09/2025	Robert Wilson	$22.63
		Refund - Jadu System Error - Duplicate Payment	
125229	15/09/2025	Rates Refund	$873.24
125230	22/09/2025	Peter Allpress	$25.00
		Refund - Art Award Entry - Rejected - Reissue Of Stale Cheque	
125231	22/09/2025	Erika Algeri	$25.00
		Refund - Art Award Entry - Rejected - Reissue Of Stale Cheque	
125232	22/09/2025	Niall Welsh	$11.60
		Refund - Copies Of Plans - Not Available - Reissue Of Stale Cheque	
125233	22/09/2025	Naya Alrowaimi	$44.00
		Refund - Incorrect Payment - Reissue Of Stale Cheque	
125234	22/09/2025	Mara & Marko Vojvodic	$12.10

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Copies Of Plans - Not Available - Reissue Of Stale Cheque	
125235	22/09/2025	Australian Outdoor Living (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
125236	22/09/2025	West Coast Heli Scene	$210.00
		Gift Voucher - Yanchep Park Flight - Reissue Of Stale Cheque	
125237	22/09/2025	Doanh Le	$42.45
		Refund - Subsidised Booking Fee - Hire Fees - Reissue Of Stale Cheque	
125238	22/09/2025	James Warnock	$350.00
		Bond Refund - Reissue Of Stale Cheque	
125239	22/09/2025	Ausglobal Finance Pty Ltd	$2,000.00
		Refund - Street And Verge Bond - Reissue Of Stale Cheque	
125240	22/09/2025	Nicolle Matthews	$71.90
		Refund - Copies Of Plans - Not Available - Reissue Of Stale Cheque	
125241	22/09/2025	Jacky Mullianga	$50.00
		Dog Registration Refund - Reissue Of Stale Cheque	
125242	22/09/2025	Fraser Booth	$78.00
		Refund - Copies Of Plans - Not Available - Reissue Of Stale Cheque	
		Total Cheque Payments	**$9,820.82**
Electronic Funds Transfer			
47215	1/09/2025	101 Residential Pty Ltd	$4,000.00
		Refund - Street & Verge Bond	
47216	1/09/2025	3Logix Pty Ltd	$3,502.18
		Self Service Portal - Waste, OSH And Volunteer Fire Brigade - ICT	
47217	1/09/2025	AAAC Towing	$855.00
		Abandoned Vehicle Management Services	
47218	1/09/2025	ABN Residential WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
47219	1/09/2025	Adrian Price	$900.00
		Construction Drawing Revisions & Conversion - CAD Standards - Ashby Operations Centre Changeroom Upgrades	
47220	1/09/2025	AE Hoskins Building Services	$82,664.03
		Progress Claim 3 - Supply & Installation Of A Boardwalk - Yellagonga Regional Park	
47221	1/09/2025	Agility Executive Pty Ltd t/a Integrity Executive Recruitment	$3,876.26
		Casual Labour Services	
47222	1/09/2025	Air Liquide Australia	$84.90

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Gas Bottle Rental - Stores	
47223	1/09/2025	Alinta Gas	$162.50
		Gas Supply Charges - Various Locations	
47224	1/09/2025	Allworks (WA) Pty Ltd	$1,188.00
		Posi Track Operator - Lukin Drive - Assets	
47225	1/09/2025	Amy Dixon	$2,000.00
		Refund - Street & Verge Bond	
47226	1/09/2025	Rates Refund	$850.85
47227	1/09/2025	Anthony McEntee	$1,108.00
		Vehicle Crossing Subsidy	
47228	1/09/2025	Applied Security Force	$1,730.48
		Provision Of Security - Fire Services Annual Award Dinner	
47229	1/09/2025	Rates Refund	$465.99
47230	1/09/2025	Ausform Builders	$2,000.00
		Refund - Street & Verge Bond	
47231	1/09/2025	Aussie Natural Spring Water	$32.49
		Bottle Water - Print Room	
47232	1/09/2025	Australian Airconditioning Services Pty Ltd	$2,629.74
		Airconditioning Maintenance Services - Various Locations	
47233	1/09/2025	Australian Library & Information Association	$2,165.00
		Institutional Company Membership Fee	
47234	1/09/2025	Avec Global Pty Ltd	$2,824.00
		Technology One HRP Support	
47235	1/09/2025	Baking Club	$900.00
		Workshop - Young People Cake Decorating - Yanchep - Youth Services	
47236	1/09/2025	Bee Advice	$200.00
		Treat Bee Hive - Marangaroo Drive	
47237	1/09/2025	BGC Residential Pty Ltd	$152,000.00
		Refund - Street & Verge Bonds	
47238	1/09/2025	Blueprint Homes (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47239	1/09/2025	Brendan Lahey	$2,000.00
		Refund - Street & Verge Bond	
47240	1/09/2025	Bridgestone Australia Limited	$25,013.80
		Tyre Fitting Services	
47241	1/09/2025	Brightly Software Australia Pty Ltd	$40,810.00
		SAM Consulting Managed Services	
47242	1/09/2025	Brownes Foods Operations Pty Limited	$392.11
		Milk Deliveries For The City	
47243	1/09/2025	Bunnings Pty Ltd	$7,298.95
		Spill Crew Lithium Battery Charging Cabinet - Fleet	
		2 Cigweld Arcmaster Cyclone Kits - Fleet	
47244	1/09/2025	BWY Engineering Consultants Pty Ltd	$5,940.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Site Inspection - Kahana Park Nominated Structures	
47245	1/09/2025	Cabcharge	$548.06
		Cabcharges For The City	
47246	1/09/2025	Calvin Mathias & Roshni Mathias	$1,329.30
		Vehicle Crossing Subsidy	
47247	1/09/2025	Car Care (WA) Mindarie	$484.05
		Custom Detailing Package - Community Busses	
47248	1/09/2025	Car Care Motor Company Pty Ltd	$3,918.51
		Vehicle Services / Repairs	
47249	1/09/2025	Carramar Resources Industries	$362.56
		Brickies Sand	
47250	1/09/2025	Cat Welfare Society Incorporated	$6,017.00
		Cat Management Charges	
47251	1/09/2025	Catalina Regional Council	$626,278.46
		Bond Refund - Catalina Stage 42 Clarkson WAPC 163749 & 164422 — Works Completed	
47252	1/09/2025	Chandler Macleod Group Limited	$2,733.22
		Casual Labour Services	
47253	1/09/2025	Clark Equipment Sales Pty Ltd	$1,287.40
		Vehicle Spare Parts	
47254	1/09/2025	Cleanaway Equipment Services Pty Ltd	$556.60
		Parts Washer Rental - Fleet	
47255	1/09/2025	Coca Cola Amatil Pty Ltd	$373.54
		Beverages - Kingsway	
47256	1/09/2025	Commercial Aquatics Australia	$6,268.90
		Preventative Maintenance - Aquamotion	
47257	1/09/2025	Commercial Aquatics Australia	$363.00
		Attended Site And Inspected Outdoor Chlorine Booster Pump - Aquamotion	
47258	1/09/2025	Commissioner of Police	$35.20
		National Police Check - July 2025 - 2 Volunteers	
47259	1/09/2025	Complete Office Supplies Pty Ltd	$1,167.99
		Stationery Supplies For The City	
47260	1/09/2025	Corsign (WA) Pty Ltd	$503.58
		Signs - District Of Madeley	
		Street Name Plates	
47261	1/09/2025	Critical Fire Protection & Training Pty Ltd	$1,934.71
		Fire Protection Equipment Maintenance - Various Locations	
47262	1/09/2025	Crown Lift Trucks	$468.88
		Vehicle Repairs - 98482	
47263	1/09/2025	CS Legal	$8,154.10
		Court Fees - Rating Services	
47264	1/09/2025	Dale Alcock Homes Pty Ltd	$2,000.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bond	
47265	1/09/2025	Daniele Russo	$1,329.30
		Vehicle Crossing Subsidy	
47266	1/09/2025	David Jansen	$963.00
		Refund - Development Application - Withdrawn	
47267	1/09/2025	David Roy Cull	$1,617.06
		Pest Control Services - Various Locations	
47268	1/09/2025	Dee Murray	$2,000.00
		Refund - Street & Verge Bond	
47269	1/09/2025	Deepak Halai	$850.00
		Bond Refund	
47270	1/09/2025	Department of Fire & Emergency Services	$1,337.00
		False Fire Alarm Attendance - Aquamotion	
47271	1/09/2025	Department of Local Government Sport &Cultural Industries	$246.40
		Kidsport Refund - J Wong	
47272	1/09/2025	DFS Industrial & Environmental Services Pty Ltd	$95,628.07
		Drain Cleaning / Road Sweeping - Various Locations	
47273	1/09/2025	Diana Evans	$27.50
		Refund - Copies Of Septic Plans - Not Available	
47274	1/09/2025	Discus Print & Signage	$643.50
		Print & Install Logo - City Van - Fleet Maintenance	
47275	1/09/2025	Ecoblue International	$2,159.01
		Ad Blue - Stores Stock	
47276	1/09/2025	Edith Cowan University	$11,000.00
		Develop & Implement Tourism Destination Sustainability Index	
47277	1/09/2025	Elliot Mossop	$2,000.00
		Refund - Street & Verge Bond	
47278	1/09/2025	Empower2Free Pty Ltd	$522.50
		Work Ready Workshop - Youth Services	
47279	1/09/2025	Entire Land Care Pty Ltd	$14,850.00
		Provision Of Mitigation Works - Caporn Park	
47280	1/09/2025	Environmental Industries Pty Ltd	$209.44
		Irrigation Maintenance - Foreshore Park	
47281	1/09/2025	Equifax Australasia Credit Rating Pty Ltd	$7,574.82
		Detailed Financial Assessments	
47282	1/09/2025	Erections Roadside Safety Solutions WA	$4,037.00
		Install Guideposts Onsite - Colonial Circle	
47283	1/09/2025	Ergolink	$570.56
		Gregory Inca High Back Ergonomic Office Chair	
47284	1/09/2025	Rates Refund	$500.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47285	1/09/2025	Evolve Talent Pty Ltd	$27,662.69
		Casual Labour Services	
47286	1/09/2025	Fencing WA State Sporting Association	$240.00
		Participation Funding - 1 Member - Fencing WA State Sporting	
47287	1/09/2025	Fini Group c/o - Blueport Development Management	$1,440.00
		Bond Refund - Not Required	
47288	1/09/2025	First Homebuilders Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47289	1/09/2025	Fleet Commercial Gymnasiums Pty Ltd	$17,216.88
		Rental And Maintenance - Fitness Equipment - Aquamotion	
47290	1/09/2025	Fleetspec Hire	$4,214.76
		Hire Of 2t Tray Truck With Crane - Bulk Services	
47291	1/09/2025	Flossy Mutasa	$2,000.00
		Refund - Street & Verge Bond	
47292	1/09/2025	Fusion Applications Pty Ltd	$4,290.00
		Consulting Fees For OICS Architecture Integration	
47293	1/09/2025	Gemmill Homes Pty Ltd	$2,899.70
		Refund - Development Application - Withdrawn	
		Refund - Street & Verge Bond	
47294	1/09/2025	Geoff's Tree Service Pty Ltd	$37,929.93
		Pruning Works For The City	
47295	1/09/2025	Rates Refund	$1,565.00
47296	1/09/2025	Glenn Claxton	$77.50
		Dog Registration Refund - Sterilised	
47297	1/09/2025	Graham Barrow	$500.00
		CCTV Rebate	
47298	1/09/2025	Halpd Pty Ltd Trading As Affordable Living Homes	$2,000.00
		Refund - Street & Verge Bond	
47299	1/09/2025	Hays Personnel Services	$3,517.62
		Casual Labour Services	
47300	1/09/2025	Heatley Sales Pty Ltd	$380.38
		Tie Down Straps	
47301	1/09/2025	Heidelberg Materials Pty Ltd	$640.64
		Supply Concrete - Engineering	
47302	1/09/2025	Hex Design and Planning	$1,338.91
		Refund - Unused Amount Of Estimated Costs In Relation To The Application For Amendment No. 21 To Local Structure Plan No. 4	
47303	1/09/2025	Hickey Constructions Pty Ltd	$10,171.48
		Driveway Installation - Ian Robbins Park	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Structure Repairs - Leisure Park Step Repairs	
47304	1/09/2025	Highs and Glows	$222.00
		Refund - Development Application - Not Required	
47305	1/09/2025	Hitachi Construction Machinery Pty Ltd	$247.28
		Air Filters - Stores	
47306	1/09/2025	Hodge Collard Preston Unit Trust	$4,950.00
		Architectural And Specialist Consultancy Services - Wanneroo Recreation Centre	
47307	1/09/2025	Holty's Hiab	$357.50
		Goal Rotation - Kingsway AFL	
47308	1/09/2025	Home Group WA Pty Ltd	$3,190.43
		Refund - Development Application - Withdrawn	
		Refund - Street & Verge Bond	
47309	1/09/2025	Hydroquip Pumps & Irrigation Pty Ltd	$8,640.94
		Removal And Servicing Of Bore Pump - Grandis Park	
47310	1/09/2025	Ideal Homes Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
47311	1/09/2025	Imagesource Digital Solutions	$1,211.10
		Supply / Installation Signs - Buckingham House	
		Map Brochure - Yaberoo Budjara Trail	
47312	1/09/2025	Inflatable Entertainment Perth Pty Ltd T/a Perth Bubble Soccer	$625.00
		Childhood And Youth Services - Outreach - Amberton - Bubble Soccer	
47313	1/09/2025	Instant Toilets & Showers Pty Ltd	$599.85
		Equipment Hire - Ridgewood Reserve	
47314	1/09/2025	Integrity Industrial Pty Ltd	$1,733.63
		Casual Labour Services	
47315	1/09/2025	Integrity Staffing	$4,711.58
		Casual Labour Services	
47316	1/09/2025	Intelife Group	$51,575.12
		Cleaning Services / Consumables - Various Locations	
		Rural Verge Mowing - July 2025	
47317	1/09/2025	Irrigation Australia	$825.00
		Registration - 2025 Waterwise Irrigation Exp - 1 Attendee - Parks	
47318	1/09/2025	J Blackwood & Son Ltd	$110.88
		Shovels - Stores	
47319	1/09/2025	Jake Royle Tomlinson	$240.00
		AV Service / Venue Management For Author Talk - Mindarie Senior High School	
47320	1/09/2025	James Bennett Pty Ltd	$37.81

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Book Stock For Library Services	
47321	1/09/2025	James Hamilton	$141.00
		Refund - Copies Of Plans - Not Available	
47322	1/09/2025	Japanese Truck & Bus Spares Pty Ltd	$354.55
		Vehicle Spare Parts	
47323	1/09/2025	Jason Signmakers	$173.58
		Station Name Magnets	
47324	1/09/2025	Cancelled	
47325	1/09/2025	Rates Refund	$530.27
47326	1/09/2025	Jeffrey Smith	$500.00
		CCTV Rebate	
47327	1/09/2025	Jewelbic Brothers Pty Ltd	$8.80
		Refund - Verge License - Cancelled	
47328	1/09/2025	Joondalup Centa Pty Ltd T/A Harvey Norman AV/IT	$325.00
		Panasonic Microwave - Gumblossom Play Centre	
47329	1/09/2025	Rates Refund	$914.18
47330	1/09/2025	K & K Facility Services Pty Ltd	$660.00
		Cleaning Services For The City	
47331	1/09/2025	K2 Audiovisual Pty Ltd	$3,553.00
		Signage TV - ICT	
47332	1/09/2025	Kennedys (Australasia) Partnership trading as Kennedys Law	$968.00
		Legal Fees For The City	
47333	1/09/2025	Rates Refund	$945.83
47334	1/09/2025	Rates Refund	$174.01
47335	1/09/2025	Kleenit	$4,893.51
		Graffiti Removal - Various Locations	
		Pressure Cleaning - Halesworth Park Shed	
		Maintenance - Playground Equipment - Litchfield Park	
47336	1/09/2025	Rates Refund	$375.05
47337	1/09/2025	Landcare Weed Control	$64,297.92
		General Post Burn Weed Control Program	
47338	1/09/2025	Landscape Elements Pty Ltd	$18,088.40
		Mulching Works - Tarbert Park	
47339	1/09/2025	Law Society Education Centre	$560.00
		The Law Society Membership - 1 Employee	
47340	1/09/2025	Lawn Doctor Turf Solutions	$1,083.22
		Turfing Works - Various Locations	
47341	1/09/2025	Local Government Professionals Australia WA Inc	$560.00
		Local Government Professionals Membership - 1 Employee	
47342	1/09/2025	LoganScott Design	$487.50
		Wanneroo Link / Local Elections	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47343	1/09/2025	Luxury Living WA Pty Ltd t/a Status Residential	$2,000.00
		Refund - Street & Verge Bond	
47344	1/09/2025	Major Motors	$5,250.18
		Vehicle Service	
47345	1/09/2025	Marquee Magic	$280.00
		Chair Hire - NAIDOC Week - Flag Raising Ceremony	
47346	1/09/2025	Matrix Traffic and Transport Data Pty Ltd	$1,155.00
		Traffic Count - Templeton Crescent / Marangaroo Drive	
47347	1/09/2025	Matthew Bergles & Alyce Bayakly	$2,000.00
		Refund - Street & Verge Bond	
47348	1/09/2025	Maxxia Pty Ltd	$10,061.16
		Payroll Deductions	
47349	1/09/2025	Michael Page International (Australia)Pty Ltd	$5,216.07
		Casual Labour Services	
47350	1/09/2025	Mills Group WA	$117.88
		Refund - Building Application - Overdue - Re-issue Of Stale Cheque	
47351	1/09/2025	Mindarie Regional Council	$13,885.96
		Refuse Disposal Charges	
47352	1/09/2025	Miniquip Hire	$6,042.74
		Hire - Avant 528 Articulated Loader - 01 - 31.07.2025	
47353	1/09/2025	MME Underground Services Pty Ltd	$1,705.18
		Scan Mainline And Services For Cutting And Capping - Nankeen Park	
47354	1/09/2025	Modular Asset Pty Ltd	$147.00
		Refund - Development Application - Not Required	
47355	1/09/2025	Myung Sun Kang	$42.50
		Dog Registration Refund - Transferred From Another Council	
47356	1/09/2025	Natasha Lester	$3,300.00
		Writing Workshop - 02 & 09.08.2025 - Wanneroo Library	
47357	1/09/2025	Natural Area Consulting Management Services	$8,745.00
		Aquamotion Preventative Maintenance	
47358	1/09/2025	Next Generation Fisheries Pty Ltd	$5,555.00
		Refund - Development Application - Duplicate	
47359	1/09/2025	Northern Lawnmower & Chainsaw Specialists	$245.85
		Honda Safety Chaps - Allocation To Mowing Team	
47360	1/09/2025	Nuturf	$15,356.00
		Algae Control Products - Irrigation Lakes - Parks	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Supply Of Liquid Fertiliser - Folimax NFE - Parks	
47361	1/09/2025	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$391.41
		Advertising Services For The City	
47362	1/09/2025	On Tap Services	$10,666.61
		Plumbing Maintenance Services - Various Locations	
47363	1/09/2025	Paperbark Technologies Pty Ltd	$1,784.57
		Arboricultural Works To Oversee Excavations - Elliot Park	
		Soil Testing - Montrose Park	
47364	1/09/2025	Parker Black & Forrest	$168.82
		Locking Services - Various Locations	
47365	1/09/2025	Perth Heavy Tow	$1,980.00
		Towing Services - Fleet	
47366	1/09/2025	Perth Testing & Tagging Pty Ltd	$1,147.30
		Testing & Tagging - Aquatics Electricals	
47367	1/09/2025	Peter Gerard Loughlin	$4,000.00
		Nameplate - SS Alkimos - Museum	
47368	1/09/2025	Petrina Bushby	$295.00
		Refund - Development Application - Withdrawn	
47369	1/09/2025	Planning Institute of Australia Limited	$70.00
		Registration - PIA WA State Conference Study Tours - 1 Attendee	
47370	1/09/2025	Plunkett Homes	$237.60
		Refund - Verge Licence Application - Rejected	
47371	1/09/2025	Prada Constructions Pty Ltd	$7,578.77
		Refund - Development Application - Withdrawn	
47372	1/09/2025	Pranam & Dhyana Pty Ltd t/a PDCD Homes	$8,000.00
		Refund - Street & Verge Bonds	
47373	1/09/2025	Prestige Alarms	$1,733.88
		Alarm / CCTV Services - Various Locations	
47374	1/09/2025	Price Consulting Group Pty Ltd	$2,942.50
		Workshop - Workforce Planning Training Session	
47375	1/09/2025	Prime West Constructions Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47376	1/09/2025	Prina Shah Consulting	$4,950.00
		Culture Action Planning Workshop - Waste	
47377	1/09/2025	Pritesh Pankhania	$2,000.00
		Refund - Street & Verge Bond	
47378	1/09/2025	Pro Crack Seal	$2,695.00
		Asphalt Crack Sealing - Wallawa Street	
47379	1/09/2025	Professional Search Group Pty Ltd	$2,397.45

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Casual Labour Services	
47380	1/09/2025	Programmed Skilled Workforce Limited	$5,412.27
		Casual Labour Services	
47381	1/09/2025	Proof the Band	$2,117.50
		Gemini (Main Act) - Carramar Sunset Sounds	
47382	1/09/2025	Pure Homes Pty Ltd t/a B1 Homes	$2,000.00
		Refund - Street & Verge Bond	
47383	1/09/2025	R1i Technology Pty Ltd	$158,001.67
		Supply / Design / Implementation / Support - City Network - Option 2 Solution & Project Services	
47384	1/09/2025	RAC BusinessWise	$1,400.00
		Fleet Breakdown Cover Renewal	
47385	1/09/2025	Rebecca McCann & Neil McCann	$2,000.00
		Refund - Street & Verge Bond	
47386	1/09/2025	Reffing Hoops	$1,680.25
		Netball Umpires - Kingsway	
47387	1/09/2025	Reliable Fencing WA Pty Ltd	$6,235.60
		Fencing / Bollards / Gate Repairs - Various Locations	
47388	1/09/2025	Renee Bennett	$2,000.00
		Refund - Street & Verge Bond	
47389	1/09/2025	Roads 2000	$19,453.93
		Profiling & Asphalt Works - Joondalup Drive	
		Supply Asphalt - Engineering	
47390	1/09/2025	Robert Harrold	$462.00
		De-Installation Of Artworks - Community Art Awards	
47391	1/09/2025	Rates Refund	$212.75
47392	1/09/2025	Rates Refund	$920.12
47393	1/09/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
47394	1/09/2025	Rates Refund	$924.07
47395	1/09/2025	Safety Tactile Pave	$1,577.27
		Install New Concrete Tactile Pavers - Illuminate Approach	
47396	1/09/2025	Safety Tactile Pave	$3,128.18
		Kerbing Works - Install New Concrete Tactile Pavers - Illuminate Approach	
47397	1/09/2025	Safety World	$455.24
		PPE Issues - Various Employees	
47398	1/09/2025	Sai Wei Lam	$1,329.30
		Vehicle Crossing Subsidy	
47399	1/09/2025	Sangeet Shrestha	$1,036.50
		Vehicle Crossing Subsidy	
47400	1/09/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$46,377.21

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Landscape Maintenance Works - Various Locations	
47401	1/09/2025	Seabreeze Landscape Supplies	$21.00
		Brickie Sand Supplies - Parks	
47402	1/09/2025	Shane Spinks Consulting	$9,719.44
		Progress Claim 2 - Youth Facilities Plan - Consultant	
47403	1/09/2025	Sharon Giltrow	$705.00
		Author Visit - Children's Book Week	
47404	1/09/2025	Shaun Henzler	$2,000.00
		Refund - Street & Verge Bond	
47405	1/09/2025	Signorina Chiara Campo	$2,000.00
		Refund - Street & Verge Bond	
47406	1/09/2025	SK Horizon Pty Ltd t/a Commercial Stationery Office National	$661.30
		Stationery Items - Parks	
47407	1/09/2025	Smartsalary	$203.57
		Input Tax Credits - Salary Packaging - June 2025	
47408	1/09/2025	SOLO Resource Recovery	$196,972.12
		Contract For Provision Of Kerbside Bin Collection & Transport	
47409	1/09/2025	Rates Refund	$796.10
47410	1/09/2025	Sphere Architects	$9,933.00
		Concept Design - Alexander Heights Community Centre	
		Contract Documentation - Clarkson Library Renovation	
47411	1/09/2025	SSB Pty Ltd	$9,022.40
		Refund - Street & Verge Bonds	
		Refund - Development Application - Withdrawn	
47412	1/09/2025	St John Ambulance Western Australia Ltd	$308.55
		Provision Of First Aid Kits And Defibs Servicing	
47413	1/09/2025	Statewide Pump Services	$7,766.00
		Pumping Station Maintenance - Quinns Rocks	
		Site Visit Inspections - Various Sites	
47414	1/09/2025	Stuart MacDonald & Karen MacDonald	$1,025.00
		Vehicle Crossing Subsidy	
47415	1/09/2025	Summer Walker	$2,000.00
		Refund - Street & Verge Bond	
47416	1/09/2025	Sunsafe Australia Pty Ltd	$809.75
		Sample PPE Clothing	
47417	1/09/2025	Superior Nominees Pty Ltd	$9,983.78
		Playground Equipment Repairs - Various Locations	
47418	1/09/2025	Rates Refund	$184.07

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47419	1/09/2025	Synergy	$8,791.91
		Power Supply Charges - Various Locations	
47420	1/09/2025	Tai Shin Woon	$750.00
		Vehicle Crossing Subsidy	
47421	1/09/2025	Taldara Industries Pty Ltd	$286.00
		Enviro Disposable Cups - Stores	
47422	1/09/2025	Technology One Limited	$5,104.00
		AMS Program Uplift - 01.07.2025 - 31.07.2025	
47423	1/09/2025	Telstra Limited	$1,210.00
		Ethernet Service - Girrawheen Hub	
47424	1/09/2025	The Distributors Perth	$315.70
		Confectionary Supplies - Kingsway	
47425	1/09/2025	The Flower Boutique Perth	$935.00
		Flower Arrangements - Pioneers Lunch	
47426	1/09/2025	The Trustee for Talis Unit Trust T/a Talis Consultants	$9,883.50
		Clearing Permit Amendment - Wanneroo Neerabup RRP - Assets	
		Design / Documentation - Wangara Waste Transfer Station	
47427	1/09/2025	Toolmart	$305.00
		Tool Purchases - Air Hammer / Hammer Head	
47428	1/09/2025	Total Tools Joondalup	$1,444.00
		Tool Purchases - Aluminium Tool Box / Reciprocal Saw And Battery	
47429	1/09/2025	Traveller By Trade	$2,640.00
		Social Media Management - Discover Wanneroo	
47430	1/09/2025	Triton Electrical Contractors Pty Ltd	$3,958.90
		Irrigation Electrical Works - Various Locations	
47431	1/09/2025	Trophy Shop Australia	$13.90
		Name Badge - People & Culture	
47432	1/09/2025	Ultimo Catering And Events	$2,622.00
		Catering - Waste Management Advisory Committee - 04.08.2025	
		Catering - Concept Forum 05.08.2025	
47433	1/09/2025	University of Western Australia	$7,150.00
		AUDRC Future Climate Future Home - Professor Julian Bolleter	
47434	1/09/2025	Veolia Recycling & Recovery Pty Ltd	$119,586.86
		Bulk Hard Waste Tip Off Fees	
47435	1/09/2025	Vexel Pty Ltd	$20,079.97
		Dog Waste Bags - Waste Services	
47436	1/09/2025	Vicky Blair & Alan Blair	$896.00
		Vehicle Crossing Subsidy	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47437	1/09/2025	Vocus Pty Ltd	$495.00
		Unlimited - Standard Access - Lagoon Drive	
47438	1/09/2025	WA Garage Doors Pty Ltd	$6,435.00
		Replace Roller Doors - Gumblossom Changing Rooms	
47439	1/09/2025	Wanneroo Electric	$12,030.32
		Electrical Maintenance Works - Various Locations	
47440	1/09/2025	Water Corporation	$17,563.02
		Water Supply Charges - Various Locations	
47441	1/09/2025	WATM Crane Sales and Services WA	$643.36
		Annual Crane Inspection & Service	
47442	1/09/2025	West Coast Turf	$37,675.00
		Turfing Works - Various Locations	
47443	1/09/2025	West-Sure Group Pty Ltd	$168.61
		Cash Collection Services	
47444	1/09/2025	Western Australian Local Government Association	$70.00
		Registration - WALGA Roadside Vegetation Field Day - 1 Attendee	
47445	1/09/2025	Western Australian Local Government Association	$682.00
		Training - Policy Development & Procedure Writing - 1 Attendee	
47446	1/09/2025	Western Irrigation Pty Ltd	$19,576.03
		Irrigation Parts Replacement	
47447	1/09/2025	William Buck Consulting (WA) Pty Ltd	$2,200.00
		Probity Advisory Services - Contracts & Procurement	
47448	1/09/2025	Workpower Incorporated	$11,640.71
		Maintenance - Beach Access Way	
		Household Goods Disposal - Waste Services	
47449	1/09/2025	Wow Group (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47450	1/09/2025	Zenith Executive Search Pty Ltd	$2,688.24
		Casual Labour Services	
47451	1/09/2025	Mr M Dickson	$181.95
		Reimbursement - Meeting - DPLH / Staff Recognition	
47452	1/09/2025	Ms N Baxter	$24.46
		Reimbursement - Parking - Training	
47461	4/09/2025	Applied Security Force	$3,500.00
		Security Services - Missing Children - Events Season	
47462	4/09/2025	Empathy Studios LLC	$2,611.36
		2025 Annual Membership - Library Youth Services	
47463	4/09/2025	Entire Land Care Pty Ltd	$84,150.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Controlled Eco-Burning - Various Locations	
47464	4/09/2025	Janey Emery	$1,575.00
		3 Workshops - Painting In Acrylics - Cultural Services	
47465	4/09/2025	LoganScott Design	$1,515.00
		Design Services - 25-242 Payble Rates App	
		Design Services - Kingsway Adult Sports & Aquamotion School Holidays / Kingsway School Holidays	
47466	4/09/2025	Mindarie Regional Council	$1,294,718.02
		Refuse Disposal Services	
47467	4/09/2025	Pablo Sheamus Hughes t/a Pablo Hughes (Art-Up)	$2,050.00
		Art Installation Services - Inside Pompeii Exhibition	
47468	4/09/2025	The Collab Effect Pty Ltd	$2,750.00
		Workshop - Community Engagement And Relationship Management	
47469	8/09/2025	Ms A Martin	$1,231.62
		Reimbursement - Practising Certificate	
47470	8/09/2025	Mr M Bennett	$426.99
		Reimbursement - Retirement Gift	
47471	8/09/2025	Cancelled	
47472	8/09/2025	Mr O Faruk	$1,209.00
		Reimbursement - Study Assistance	
47473	8/09/2025	McLeods Lawyers Pty Ltd	$2,753,635.72
		East Wanneroo Cell 4 POS Acquisition – DCP Funded	
47474	8/09/2025	(A) Pod Pty Ltd	$36,046.01
		Consultancy Services - Alkimos Aquatic & Recreation Centre	
47475	8/09/2025	A.D. Engineering International Pty Ltd	$2,112.00
		Radar Speed Displays - Remote Access	
47476	8/09/2025	ABN Residential WA Pty Ltd	$20,000.00
		Refund - Street & Verge Bonds	
47477	8/09/2025	Advanced Lock & Key	$41.00
		Repairs - CCTV Trailer	
47478	8/09/2025	Advanced Patios	$171.65
		Refund - Building Application - Duplicate	
47479	8/09/2025	Alinta Gas	$20,371.46
		Gas Supply Charges - Various Locations	
47480	8/09/2025	Appliances Online Pty Ltd	$992.00
		Hisense Bottom Mount Fridge - Gumblossom Play Centre	
47481	8/09/2025	Ashmy Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47482	8/09/2025	Atom Supply	$1,334.08
		20 Safety Glasses - Stores	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47483	8/09/2025	Auscontact Association Limited	$650.00
		Corporate Membership 2025 / 2026	
47484	8/09/2025	Australian Airconditioning Services Pty Ltd	$34,700.21
		Airconditioning Maintenance Services - Various Locations	
47485	8/09/2025	Australian Institute of Management - Western Australia Human Resource Development Centre Limited	$1,572.00
		Training - Leadership Development - 23.06.2025 - 1 Attendee	
47486	8/09/2025	Australian Services Union	$212.00
		Payroll Deductions	
47487	8/09/2025	Australian Taxation Office	$782,993.00
		Payroll Deductions	
47488	8/09/2025	Aye Thandar Kyi	$350.00
		Bond Refund	
47489	8/09/2025	Ball & Doggett Pty Ltd	$401.17
		Paper Supplies - Print Room	
47490	8/09/2025	Bee Advice	$250.00
		Treat Beehive - Capricorn Boulevard	
47491	8/09/2025	Benx World Trade	$687.50
		Bag Of Rags - Stores	
47492	8/09/2025	BGC Residential Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47493	8/09/2025	Biostat Engineering	$10,164.00
		Pipeline Scourer - Ridgewood Park	
47494	8/09/2025	Blueprint Homes (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47495	8/09/2025	BP Australia Ltd	$60,379.00
		Fuel Issues For The City	
47496	8/09/2025	Bridgestone Australia Limited	$1,101.12
		Tyre Fitting Services	
47497	8/09/2025	Brownes Foods Operations Pty Limited	$459.88
		Milk Deliveries For The City	
47498	8/09/2025	Butler College	$250.00
		Bond Refund	
47499	8/09/2025	Call Associates Pty Ltd trading as Connect Call Centre Services	$4,959.35
		After Hours Call Service.	
47500	8/09/2025	Caoimhe Power	$250.00
		Performance - Beach To Bush Arts Festival Finale	
47501	8/09/2025	Car Care Motor Company Pty Ltd	$984.50
		Vehicle Services - Fleet	
47502	8/09/2025	Carine Cats Ball Club	$235.00
		Community Funding - Baseball Australian Youth Women's Championships - 05.04.2025 - 19.04.2025	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47503	8/09/2025	Catalina Regional Council	$190,061.69
		GST Payable – July - 2025 Pursuant To Section 153 B Of Agreement	
		Bond Refund - Catalina Green Streetscape Stage 39 Clarkson WAPC 160750 162201 — Works Completed	
47504	8/09/2025	Catherine Cronin	$800.00
		Mindful Art Workshops - Clarkson Library	
47505	8/09/2025	CFMEU	$100.00
		Payroll Deductions	
47506	8/09/2025	Child Support Agency	$1,600.11
		Payroll Deductions	
47507	8/09/2025	Christopher Thompson	$2,000.00
		Refund - Street & Verge Bond	
47508	8/09/2025	City of Wanneroo	$516.00
		Payroll Deductions	
47509	8/09/2025	Closed Loop Environmental Solutions Pty Ltd	$4,631.00
		Induction Welcome Bag Cups - Organisational Development	
47510	8/09/2025	CMO Trading Pty Ltd	$5,171.10
		Service Dividing Curtain And Winch - Kingsway	
47511	8/09/2025	Coca Cola Amatil Pty Ltd	$467.17
		Beverages - Kingsway	
47512	8/09/2025	Commercial Aquatics Australia	$6,268.90
		Preventative Maintenance - Aquamotion	
47513	8/09/2025	Complete Office Supplies Pty Ltd	$1,489.16
		Stationery Supplies For The City	
47514	8/09/2025	Complete Office Supplies Pty Ltd	$80.59
		Stationery Supplies For The City	
47515	8/09/2025	Converge International Pty Ltd	$1,005.40
		Staff Coaching & Training Services	
47516	8/09/2025	Corsign (WA) Pty Ltd	$8,472.81
		400 Traffic Cones - Engineering	
		Signs - No Through Road / Street Name Plates	
		Supply / Install Sticker - Site Office Sign	
47517	8/09/2025	Cr Glynis Parker	$138.11
		Reimbursement - Travel Expense Claim - 06.07.2025 - 31.07.2025	
47518	8/09/2025	Cr Jordan Wright	$444.17
		Reimbursement - Travel Expense Claim - April - June 2025	
47519	8/09/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$19,218.54
		Transport / Processing Of Green Waste - Wangara And Supply Of Shredded Greens	
47520	8/09/2025	Critical Fire Protection & Training Pty Ltd	$705.76

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Routine Maintenance - Wanneroo Community Centre	
47521	8/09/2025	Cromag Pty Ltd T/a Sigma Telford Group	$220.46
		Signs - Aquamotion	
47522	8/09/2025	CS Legal	$20,868.87
		Court Fees - Rating Services	
47523	8/09/2025	Data #3 Limited	$3,842.50
		Software Licences - ICT	
47524	8/09/2025	Department Local Government, Industry Regulation and Safety (LGIRS)	$245,514.53
		Collection Agency Fee Payments - July 2025	
47525	8/09/2025	DFS Industrial & Environmental Services Pty Ltd	$68,466.35
		Drain Cleaning / Road Sweeping Services - Various Locations	
47526	8/09/2025	Donald Cant Watts Corke (WA) Pty Ltd	$3,465.00
		East Wanneroo Cell 9 - Landsdale Local Community Facility - DCP Cost Review 2024 / 2025 Period	
47527	8/09/2025	Double G (WA) Pty Ltd	$9,230.82
		Monthly Maintenance Service - Clarkson / Mindarie / Merriwa	
		Scheduled Irrigation Maintenance - Multiple Parks	
47528	8/09/2025	Dowsing Group Pty Ltd	$281,186.49
		Concrete Works - Various Locations	
47529	8/09/2025	Draeger Australia Pty Ltd	$570.75
		Equipment Servicing - Aquamotion	
47530	8/09/2025	Drovers Vet Hospital Pty Ltd	$602.07
		Veterinary Charges - Animal Care Centre	
47531	8/09/2025	Du Clene Pty Ltd	$50,256.43
		Cleaning Services For The City	
47532	8/09/2025	Economic Development Australia Limited	$3,157.00
		Registration - 2025 National Economic Development Conference - 2 Attendees	
47533	8/09/2025	Einsteins Australia	$1,237.50
		Workshop - Geo Science Crystal Collector - Girrawheen Library Clarkson Library Wanneroo Library	
47534	8/09/2025	Environmental Industries Pty Ltd	$46,448.96
		Landscape Maintenance Services - Various Locations	
47535	8/09/2025	Ergolink	$536.50
		Office Chair - Work Health & Safety	
47536	8/09/2025	Evolve Talent Pty Ltd	$13,546.01
		Casual Labour Services	
47537	8/09/2025	Evolve WA	$1,980.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Workshop - De-Escalating Conflict And Aggression - Aquamotion	
47538	8/09/2025	First Homebuilders Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47539	8/09/2025	Fleet Network	$12,193.20
		Payroll Deductions	
47540	8/09/2025	Fusion Applications Pty Ltd	$4,468.75
		OICS Architecture Integration - ICT	
47541	8/09/2025	Gemmill Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
47542	8/09/2025	Geoff's Tree Service Pty Ltd	$47,041.24
		Tree Pruning Services - Various Locations	
47543	8/09/2025	GPC Asia Pacific Pty Ltd	$642.40
		Vehicle Spare Parts	
47544	8/09/2025	GPC Asia Pacific Pty Ltd	$511.10
		UHF CB Radios - Fleet	
47545	8/09/2025	Hays Personnel Services	$3,740.57
		Casual Labour Services	
47546	8/09/2025	Haz-Ed Services Pty Ltd	$980.00
		Training - Working Safely At Heights - 4 Attendees	
47547	8/09/2025	Headset ERA	$1,556.50
		Jabra Engage Headsets - CRC	
47548	8/09/2025	Heidelberg Materials Pty Ltd	$2,255.22
		Concrete Supplies - Various Locations	
47549	8/09/2025	Hickey Constructions Pty Ltd	$11,124.31
		Minor Works - Gumblossom Pavilion And Activity Upgrade Works	
		Fix Cement Around Above Ground Light - Quinns SLSC	
		Repair Rock Wall - Richard Aldersea Park	
47550	8/09/2025	Hitachi Construction Machinery Pty Ltd	$397.09
		Vehicle Spare Parts	
47551	8/09/2025	Holty's Hiab	$929.50
		Goal Rotation Services	
47552	8/09/2025	Hydroquip Pumps & Irrigation Pty Ltd	$14,774.89
		Removal / Servicing Of Irrigation Pump - Ridgewood Lake / Edgar Griffiths Park	
47553	8/09/2025	Ian Bush	$61.65
		Refund - Building Application - Rejected	
47554	8/09/2025	Imagesource Digital Solutions	$1,595.00
		Removable Vinyl - Exhibition Title	
		Sign - Aquamotion Wanneroo Splash Pad Safety	
47555	8/09/2025	Institute of Public Works Engineering Australasia – Western Australia Inc.	$300.00
		Asset Management Workshop - 1 Attendee	
47556	8/09/2025	Integrity Industrial Pty Ltd	$63,619.83

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Casual Labour Services	
47557	8/09/2025	Intelife Group	$10,603.29
		Scheduled Sandsifting For The City - June 2025	
47558	8/09/2025	Interfire Agencies Pty Ltd	$3,681.57
		Seaguard Class A Foam Concentrate - Fire Services	
47559	8/09/2025	Interfire Agencies Pty Ltd	$3,309.15
		8 Full Facepiece - Fire Services Equipment	
47560	8/09/2025	IPWEA	$165.00
		Webinar - Looking After Public Lighting - 1 Attendee	
47561	8/09/2025	Ixom Operations Pty Ltd	$253.70
		Chlorine Gas - Aquamotion	
47562	8/09/2025	J Blackwood & Son Ltd	$458.74
		Batteries / Earmuffs - Stores	
47563	8/09/2025	Jadu Software Pty Ltd	$10,560.00
		Professional Services - Design And Build Of Forms And Workflows	
47564	8/09/2025	Jag Demolition	$1,000.00
		Refund - Street & Verge Bond	
47565	8/09/2025	James McGovern t/a Governance Solutions	$1,400.00
		Review Of Council Policies - Council Members Recognition Of Service & Bereavement Recognition	
47566	8/09/2025	Jardim Investments Sinagra Pty Ltd	$23,281.17
		Bond Refund - Lot 9001 Capri Leone Way Sinagra WAPC 157672 & 162322 - Works Completed	
47567	8/09/2025	Joondalup Athletics Centre	$485.00
		Participation Fund - 1 Member - Junior International Tour 02.07.2025 - 07.07.2025	
47568	8/09/2025	Jurovich Surveying Pty Ltd	$4,378.00
		Digital Ground Survey And Quality Class B Utility Survey - Hacienda Park	
47569	8/09/2025	Karingal St Laurence Ltd t/a Genu	$7,603.64
		Landscape Maintenance Services - Various Locations	
47570	8/09/2025	Kelyn Training Services	$900.00
		Basic Worksite Traffic Management Training Course	
47571	8/09/2025	Kerb Direct Kerbing	$5,790.15
		Kerbing Works - Various Locations	
47572	8/09/2025	Kerryn Gray	$2,000.00
		Refund - Street & Verge Bond	
47573	8/09/2025	Kleenit	$2,104.80
		Graffiti Removal - Various Locations	
47574	8/09/2025	Konica Minolta Business Solutions Australia Pty Ltd	$1,716.08

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Meter Reading - Contract - Print Room	
47575	8/09/2025	Laundry Express	$735.25
		Cleaning Of Linen - Hospitality	
47576	8/09/2025	Les Mills Asia Pacific (Subscriptions)	$2.74
		Program License - 01.08.2025 - 31.08.2025 - Aquamotion	
47577	8/09/2025	Liam Husband	$1,000.00
		Vehicle Crossing Subsidy	
47578	8/09/2025	Local Government Planners Association	$400.00
		Strategic Planning - Local Government Approaches To Short Term Rentals - 4 Attendees	
47579	8/09/2025	Lock Joint Australia	$642.40
		Stiff Exp Joint Strips - Stores	
47580	8/09/2025	M Bunting and PA Bunting t/a Marynas Icecreams	$1,000.00
		Catering - Ru Ok Day	
47581	8/09/2025	M Gregory Legal	$1,062.60
		Legal Fees For The City	
47582	8/09/2025	Mackay Urban Design	$550.00
		Attendance - Design Review Panel	
47583	8/09/2025	Mark Harrison	$345.00
		CCTV Rebate	
47584	8/09/2025	Maxxia Pty Ltd	$11,013.78
		Payroll Deductions	
47585	8/09/2025	Mayor Linda Aitken	$168.63
		Reimbursement - Travel Expense Claim - July 2025	
47586	8/09/2025	McLeods Lawyers Pty Ltd	$1,283.60
		Legal Fees For The City	
47587	8/09/2025	Medina Property Services Pty Ltd	$1,939.00
		Accommodation - K Davis	
47588	8/09/2025	Michael Page International (Australia)Pty Ltd	$5,216.07
		Casual Labour Services	
47589	8/09/2025	Michelle Sharpe	$463.36
		CCTV Rebate	
47590	8/09/2025	Milsearch Pty Ltd	$13,662.00
		Undertake Uxo Search - Countryside Park	
47591	8/09/2025	Mindarie Regional Council	$234,152.38
		Refuse Disposal Charges	
47592	8/09/2025	Mini-Tankers Australia Pty Ltd	$2,378.61
		Fuel Issues For The City	
47593	8/09/2025	MME Underground Services Pty Ltd	$6,199.39
		Location Of Services - Various Locations	
47594	8/09/2025	Modern Motor Trimmers	$423.41
		Flat Canvas Cover Seat - Fleet	
47595	8/09/2025	MowMaster Turf Equipment	$1,829.50
		Edger Blades - Turf Equipment - Stores	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47596	8/09/2025	Mr Steven Lewis	$500.00
		CCTV Rebate	
47597	8/09/2025	MTA WA Training Inc	$2,400.00
		Training - Battery & Hybrid Registration - 1 Attendee	
47598	8/09/2025	Natural Area Consulting Management Services	$27,977.84
		Grass Control / Fuel Load Reduction Program	
47599	8/09/2025	Nick Zafir	$1,941.92
		Mural - Carramar Community Centre	
47600	8/09/2025	Nileshkumar Patel	$327.00
		Refund - Food Application Fee - Withdrawn	
47601	8/09/2025	North Coastal Bush Fire Brigade Wanneroo	$4,022.00
		Annual Contribution - Community Services	
		Reimbursement - Working With Children Renewal	
47602	8/09/2025	Northland Development Pty Ltd	$16,017.90
		Bond Refund - Lot 9500 Terrenova Way Sinagra WAPC 160449 - Works Completed	
47603	8/09/2025	Nutrien Ag Solutions Limited	$1,425.60
		Gegp Premium Potting Mix - Parks	
47604	8/09/2025	Nuturf	$35,200.00
		Supply Of Stamina 90 - Parks	
47605	8/09/2025	Office Cleaning Experts	$50,042.94
		Cleaning Services For The City	
47606	8/09/2025	Omkara Retail Pty Ltd	$79.25
		Hire Fee Refund	
47607	8/09/2025	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$3,140.19
		Advertising Services	
47608	8/09/2025	On Tap Services	$7,471.78
		Plumbing Maintenance Services - Various Locations	
47609	8/09/2025	Optus Billing Services Pty Limited	$6,556.44
		Vehicle Assets	
47610	8/09/2025	Oracle Corporation Australia Pty Ltd	$3,708.79
		Edu Cloud Applications Learning Subscription	
47611	8/09/2025	Outdoor World	$2,000.00
		Refund - Street & Verge Bond	
47612	8/09/2025	Outdoor World	$2,000.00
		Refund - Street & Verge Bond	
47613	8/09/2025	Paperbark Technologies Pty Ltd	$2,312.37
		Landscape Maintenance Services - Various Locations	
47614	8/09/2025	Perth Better Homes	$40,943.10

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Shade Sails Repairs / Replacements - Various Parks	
47615	8/09/2025	Perth Heavy Tow	$1,485.00
		Towing Services - Fleet	
47616	8/09/2025	Perth Materials Blowing Pty Ltd	$114,584.11
		Mulching Works - Stage 4 - Hartman Drive - Parks	
47617	8/09/2025	Planning Institute of Australia Limited	$1,504.00
		Registration - PIA WA State Conference 2025 - 05.09.2025 - 2 Attendees	
47618	8/09/2025	Powerlyt	$7,908.62
		Onsite Inspections And Research - Kingsway Sport Lighting	
47619	8/09/2025	Prashan Puttoo	$500.00
		CCTV Rebate	
47620	8/09/2025	Primewest (Yanchep Beach Road) Pty Ltd	$815,788.11
		Refund - Vertex Stage 6 Yanchep WAPC 162542— Works Completed	
47621	8/09/2025	Pro Crack Seal	$605.00
		Crack Sealing - Yanchep Beach Road	
47622	8/09/2025	Programmed Skilled Workforce Limited	$1,792.65
		Casual Labour Services	
47623	8/09/2025	Quinns Mindarie Surf Lifesaving Club Inc	$2,640.00
		Participation Funding - 11 Members - 2025 Sharkskin Australian And Interstate IRB Championships NSW 16 - 20.07.2025	
47624	8/09/2025	Quinns Rock Bush Fire Brigade	$4,000.00
		Annual Contribution - Community Services	
47625	8/09/2025	RAC Finance Ltd	$13,750.00
		Refund - Bond Only Landscape Reinstatement Works - Breakwater Estate Stage 13 - Works Only Completed	
47626	8/09/2025	RediMedico Legal	$700.00
		Medical Fees For The City	
47627	8/09/2025	Redink Homes Pty Ltd	$34,000.00
		Refund - Street & Verge Bonds	
47628	8/09/2025	Reffing Hoops	$1,179.75
		Netball Umpires - 26 - 27.08.2025 - Kingsway	
47629	8/09/2025	Reliable Fencing WA Pty Ltd	$41,714.41
		Fencing / Gate / Bollard Works - Various Locations	
47630	8/09/2025	Roads 2000	$306.64
		Supply Asphalt - Engineering	
47631	8/09/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
47632	8/09/2025	Roy Gripske & Sons Pty Ltd	$292.65

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Sprockets / Plugs / Chain & Bar Oil / Mower Blade Kits - Stores	
47633	8/09/2025	Rubek Automatic Doors	$589.05
		Investigate Door Locking Fault - Wanneroo Community Centre	
47634	8/09/2025	Safety World	$168.30
		PPE Issue - Jacket	
47635	8/09/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$3,995.75
		Landscape Maintenance Services - Various Locations	
47636	8/09/2025	School Sport Western Australia Incorporated	$3,090.00
		Participation Funding - 6 Members - Netball Under 15's, Moreton Bay 26.07.2025 - 01.08.2025	
		Participation Funding - 7 Members - 18 Years And Under Football (Soccer) Championships - Moreton Bay 26.07.2025 - 01.08.2025	
47637	8/09/2025	Scott Print	$5,581.40
		Printing - Rates Information Flyer	
47638	8/09/2025	Seabreeze Landscape Supplies	$672.00
		Landscape Supplies	
47639	8/09/2025	Shred-X	$2,070.03
		Replacement And Destruction Of Shred-X Confidential Documents Bins	
47640	8/09/2025	SJ McKee Maintenance Pty Ltd	$345.00
		Repairs And Maintenance To Properties Damaged By Bulk Vehicles	
47641	8/09/2025	Skills Force Australia (Wangara)	$189.00
		Fire Warden Training - 1 Attendee	
47642	8/09/2025	Slater-Gartrell Sports	$924.00
		Sporting Equipment Repairs - Yanchep Sports Club Tennis Net Replacement	
47643	8/09/2025	Smartsalary	$1,914.32
		Payroll Deductions	
47644	8/09/2025	Sports Surfaces	$1,628.00
		Line Marking Services - Tennis Practice Pad - Bellport Park Mindarie	
47645	8/09/2025	St John Ambulance Western Australia Ltd	$1,402.60
		First Aid Training Services - 2 Attendees	
47646	8/09/2025	Stephen Lewis	$2,000.00
		Refund - Street & Verge Bond	
47647	8/09/2025	Stewart & Heaton Clothing Company Pty Ltd	$1,139.73
		Uniform Issue - Fire Services	
47648	8/09/2025	Stihl Shop Joondalup	$1,999.00
		Chainsaw Bar - Stores	
47649	8/09/2025	Stihl Shop Osborne Park	$292.60
		2 Harnesses - Parks	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47650	8/09/2025	StrataGreen	$28,380.00
		Supply & Delivery Of One (1) 2000L Water Trailer	
47651	8/09/2025	Stuart Walton	$80.00
		Refund - Copies Of Plans - Unavailable	
47652	8/09/2025	Superior Nominees Pty Ltd	$1,714.58
		Playground Equipment Repairs - Various Locations	
47653	8/09/2025	Synergy	$110,651.03
		Power Supply Charges - Various Locations	
47654	8/09/2025	T-Quip	$120.32
		Small Plant Spare Parts	
47655	8/09/2025	Telstra Limited	$138.52
		Telstra Integrated Messaging Charges	
47656	8/09/2025	The Distributors Perth	$253.05
		Confectionary - Kingsway	
47657	8/09/2025	The Institute of Internal Auditors – Australia	$790.00
		The Institute Of Internal Auditors Conference - 1 Attendee	
47658	8/09/2025	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,052.00
		Payroll Deductions	
47659	8/09/2025	The Royal Life Saving Society Australia	$350.00
		Lifeguard License Renewal - 2 Employees	
47660	8/09/2025	The Trustee for Prime Projects Construction Trust	$2,000.00
		Refund - Street & Verge Bond	
47661	8/09/2025	The Trustee for Talis Unit Trust T/a Talis Consultants	$117,562.49
		Neerabup RRP - Community Recycling Centre	
47662	8/09/2025	Toolmart	$634.00
		Tool Purchases - Fleet	
47663	8/09/2025	Total Tools Joondalup	$589.00
		Karcher K4 Pressure Washer - Kingsway Mower Shed	
47664	8/09/2025	Totally Workwear Joondalup & Butler	$125.70
		PPE Issue	
47665	8/09/2025	Traveller By Trade	$552.97
		Discover Wanneroo Social Media Management - Annual Content Creation Allocation For Approved Content Shoot Incidentals	
47666	8/09/2025	Tree Planting & Watering	$127,692.95
		Tree Planting - 28.07.2025 - 08.08.2025	
47667	8/09/2025	Triscope Pty Ltd t/a Aura Homes WA	$2,000.00
		Refund - Street & Verge Bond	
47668	8/09/2025	Trophy Shop Australia	$152.90
		Name Badges - Various Employees	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47669	8/09/2025	Truck Centre WA Pty Ltd	$1,352,576.22
		New Vehicle Purchase (2) - Volvo FE8 6X4 Cab Chassis $66,8213.70 - Fleet Assets	
		Vehicle Spare Parts	
47670	8/09/2025	Two Rocks Volunteer Bush Fire Brigade	$4,000.00
		Annual Brigade Contribution - Community Safety	
47671	8/09/2025	Ultimo Catering And Events	$2,139.00
		Catering - Briefing Dinner - 12.08.2025 - Hospitality	
47672	8/09/2025	Vanessa Webber	$2,000.00
		Refund - Street & Verge Bond	
47673	8/09/2025	Veolia Recycling & Recovery Pty Ltd	$7,253.03
		Bin General Waste Dry - Collection Charges	
47674	8/09/2025	Viva Energy Australia Pty Ltd	$108,221.55
		Fuel Issues For The City	
47675	8/09/2025	WA Rangers Association Incorporated	$1,300.00
		WA Ranger Conference - 2 Attendees	
47676	8/09/2025	WA Temporary Fencing Supplies	$4,114.00
		Supply Temp Fence / Concrete Feet / Clamps And Braces - Engineering	
47677	8/09/2025	Wanneroo Districts Rugby Union Club	$2,400.00
		Participation Funding - Australian Schools & Junior Rugby Union - 9 Participants	
47678	8/09/2025	Wanneroo Electric	$950.63
		Electrical Maintenance Works - Various Locations	
47679	8/09/2025	Wanneroo Giants Baseball Club Inc	$970.00
		Participation Funding - 2 Members - U/16 National Tour - Tokyo - 07 - 12.08.2025	
47680	8/09/2025	Water Corporation	$9,996.00
		Water Supply Charges - Various Locations	
47681	8/09/2025	Water Corporation	$5.70
		Water Supply Charges	
47682	8/09/2025	WATM Crane Sales and Services WA	$968.08
		Annual Crane Inspection - Fleet	
47683	8/09/2025	West Coast Turf	$40,526.86
		Turfing Works - Various Locations	
47684	8/09/2025	WestCycle Incorporated	$295.00
		1 Teacher Accreditation Course - 1 Attendee - Traffic Services	
47685	8/09/2025	Western Australian Basketball Federation	$545.00
		Level 1 Refresher Course Fees - Kingsway	
47686	8/09/2025	Western Australian Local Government Association	$2,264.40
		Training - Introduction To Waste Management - 1 Attendee	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Walga Local Government Convention 2025 - 1 Attendee	
47687	8/09/2025	Western Irrigation Pty Ltd	$77,667.23
		Irrigation Equipment Works - Various Locations	
47688	8/09/2025	Westpeak Engineering Pty Ltd	$40,975.00
		Detailed Design - Quinns Rocks Universal Access Fishing Platform	
47689	8/09/2025	WEX Australia Pty Ltd	$1,280.80
		Fuel Issues - Wanneroo Fire Services	
47690	8/09/2025	WFS Australia Pty Limited	$1,175.05
		Technical Support - New Leave Codes - ICT	
47691	8/09/2025	William Buck Consulting (WA) Pty Ltd	$2,200.00
		Probity Services - Specialised Mowing Services	
47692	8/09/2025	Work Clobber	$1,039.00
		PPE Issues - Various Employees	
47693	8/09/2025	Wow Group (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47694	8/09/2025	Yanchep Two Rocks Community Recreation Association	$10,629.00
		Support Delivery Of The 2026 Australia Day Breakfast - Flagship Funding	
47695	8/09/2025	Zenith Executive Search Pty Ltd	$2,724.57
		Casual Labour Services	
47701	11/09/2025	AMA Group PTY Limited	$1,000.00
		Insurance Excess - WN 34509	
47702	11/09/2025	AusSport Scoreboards	$4,579.30
		Dell Inspiron 15Inch Laptop Controller To Suit Scoreboard	
47703	11/09/2025	Australia Post	$6,241.03
		Billpay Transaction Fees - Rates	
47704	11/09/2025	Australia Post	$130,985.80
		Postage Charges For The City - Lodged	
47705	11/09/2025	Austswim Ltd	$649.00
		Swim School Network Membership - 18.08.2025 - 17.08.2026	
47706	11/09/2025	Optus Billing Services Pty Limited	$27,388.47
		Phone Charges For The City	
47707	11/09/2025	Paywise Pty Ltd	$8,113.08
		Payroll Deduction	
47708	11/09/2025	TC & Sons Enterprise Pty Ltd t/a ME Fire Solutions	$234,870.87
		Supply / Installation Of New Fire Indication Panels & Emergency Warning Information Systems - Kingsway Indoor Stadium And Wanneroo Aquamotion	
47709	11/09/2025	Wanneroo Electric	$215.60

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Electrical Maintenance Services - Various Locations	
47710	12/09/2025	Australia Post	$2,635.06
		Postage Charges For The City	
47711	12/09/2025	RM Palmer & ET Stickells t/a Rove Charters	$400.00
		Araluen Trip Deposit - Gold Program	
47712	12/09/2025	Rates Refund	$176,935.00
47713	15/09/2025	Mr L Reid	$100.85
		Reimbursement - Fuel - Card Pin Did Not Work - Company Car Required Fuel	
47714	15/09/2025	Ms N Thompson	$24.35
		Reimbursement - Parking - Training	
47719	16/09/2025	HopgoodGanim Lawyers	$723,420.06
		Strategic Land Purchase 2601 New Acquisition	
47720	16/09/2025	Roads 2000	$225,716.07
		Road Resurfacing Works - Various Locations	
47721	15/09/2025	101 Residential Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47722	15/09/2025	4Park Pty Ltd trading as Forpark Australia	$14,747.30
		Bond Refund - The Renewal Of Play Equipment - Softfall And Installation	
47723	15/09/2025	ABN Residential WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
47724	15/09/2025	ABN Residential WA Pty Ltd	$10,000.00
		Refund - Street & Verge Bonds	
47725	15/09/2025	ABN Residential WA Pty Ltd	$42,000.00
		Refund - Street & Verge Bonds	
47726	15/09/2025	Access Technologies (HeytesburyTechnologies Pty Ltd)	$323.95
		Repair Cable Gate - Fred Stubbs Park	
47727	15/09/2025	Access Unlimited International Pty Ltd	$126.50
		Quarterly Inspection / Calibration - Gas Detector	
47728	15/09/2025	Alan Scott	$500.00
		CCTV Rebate	
47729	15/09/2025	Alinta Gas	$143.00
		Gas Supply Charges - Various Locations	
47730	15/09/2025	All Stamps	$170.50
		Stamps - Library Services	
47731	15/09/2025	Angela Higgins	$477.27
		CCTV Rebate	
47732	15/09/2025	Rates Refund	$500.00
47733	15/09/2025	Arup Australia Pty Ltd	$8,975.01
		Prepare A Technical Addendum To A Traffic Study - Neerabup Industrial Area	
47734	15/09/2025	Ati-Mirage	$1,930.50

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Training - Coaching For Performance - 2 Attendees	
		Training - Leadership Essentials Course - 1 Attendee	
47735	15/09/2025	Australian Training Management Pty Ltd	$5,400.00
		Training - Basic Worksite Traffic Management & Traffic Control WHS 13 - 15.08.2025 - Engineering Maintenance	
47736	15/09/2025	Badminton Western Australia	$660.00
		Badminton Sessions - Hainsworth Youth Centre - Term 3 Drop-In	
47737	15/09/2025	Ball & Doggett Pty Ltd	$1,738.92
		Paper Supplies - Print Room	
47738	15/09/2025	Barry Snesar	$500.00
		CCTV Rebate	
47739	15/09/2025	Bee Advice	$250.00
		Treat Beehive - Kingsway Sports Reserve	
47740	15/09/2025	BGC Residential Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47741	15/09/2025	Bing Technologies Pty Ltd	$10,500.64
		Postage Charges For The City 1 - 14.08.2025	
47742	15/09/2025	Bladon WA Pty Ltd	$1,156.10
		100 Earbud Sets / USB Flash Drives - New Starters	
47743	15/09/2025	Bridgestone Australia Limited	$11,577.51
		Tyre Fitting Services	
47744	15/09/2025	Brownes Foods Operations Pty Limited	$378.23
		Milk Supplies For The City	
47745	15/09/2025	Bucher Municipal Pty Ltd	$2,903.67
		Vehicle Spare Parts	
47746	15/09/2025	Car Care Motor Company Pty Ltd	$2,408.06
		Vehicle Repairs / Services	
47747	15/09/2025	City of Wanneroo	$37,691.21
		2025 / 2026 Rates For Tamala Park Disposal Site - 1700 Marmion Avenue	
47748	15/09/2025	Clark Equipment Sales Pty Ltd	$949.96
		Vehicle Spare Parts	
47749	15/09/2025	Coca Cola Amatil Pty Ltd	$447.61
		Beverage Supplies - Kingsway Indoor Stadium	
47750	15/09/2025	Complete Office Supplies Pty Ltd	$3,382.05
		Stationery Supplies For The City	
47751	15/09/2025	Conplant Pty Ltd	$2,476.24
		Equipment Hire - Multi Tyred Roller - Assets	
		Equipment Hire - Remote Controlled Smoothdrum Single Drum Roller - Assets	
47752	15/09/2025	Corsign (WA) Pty Ltd	$1,636.53

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Signs - Halesworth Park	
		Signs - No Stopping Symbol	
47753	15/09/2025	CR Kennedy & Co Pty Ltd	$2,420.00
		Subscription - WA RTK Unlimited 1 Year - 13.08.2025 - 12.08.2026	
47754	15/09/2025	Creating Communities Australia Pty Ltd	$116.00
		Hire Fee Refund	
47755	15/09/2025	Critical Fire Protection & Training Pty Ltd	$214.50
		Fault - Fire Information Panel - Wanneroo Community Centre	
47756	15/09/2025	Cromag Pty Ltd T/a Sigma Telford Group	$337.90
		Signs - Deep Water / One Person - Aquamotion	
47757	15/09/2025	Crommelin Air & Power Pty Ltd	$867.35
		Service - 94237 - Fleet	
47758	15/09/2025	CS Legal	$15,554.49
		Court Fees - Rating Services	
47759	15/09/2025	CTI Couriers	$930.09
		Courier Services - Health Services	
47760	15/09/2025	Rates Refund	$641.93
47761	15/09/2025	Danmar Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47762	15/09/2025	David Roy Cull	$2,962.71
		Pest Control Service - Various Locations	
47763	15/09/2025	Deborah Jane Fitzpatrick	$880.00
		Author Presentation - Children's Book Week 2025 Events - Quinns Beach Primary School	
47764	15/09/2025	Deloitte T&T Pty Ltd	$6,341.92
		Tech Services Agreement – Defects. Additional Consultant Support	
47765	15/09/2025	Delos Delta Pty Ltd	$13,032.25
		Professional Services - Final ICT Strategy And Roadmap	
47766	15/09/2025	Department of Fire & Emergency Services	$9,867,737.87
		2025 / 2026 ESL Quarter 1	
47767	15/09/2025	Department of Transport	$2,045.10
		Vehicle Ownership Search Fees - Rangers	
47768	15/09/2025	DFS Industrial & Environmental Services Pty Ltd	$81,026.76
		Road Sweeping / Drain Cleaning Services - Various Locations	
47769	15/09/2025	DiskBank Pty Ltd	$115.00
		SSD- Toshiba Dynabook 500Gb Solid State Drive - Cultural Development	
47770	15/09/2025	Diverseco Pty Ltd	$47,414.40
		Supply / Install Truck Weighing Systems - Volvo 280FE Side Loaders	
47771	15/09/2025	Duvan Meyer	$2,000.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bond	
47772	15/09/2025	Ebony Froome	$650.00
		Public Speaking Engagement - Story Time NAIDOC - Week 8 - Djinang Bonar Seeing Seasons	
47773	15/09/2025	Eclipse Soils	$10,010.00
		Aquamor Mulch - Hartman Drive	
47774	15/09/2025	Entire Land Care Pty Ltd	$32,340.00
		Provision Of Mitigation Works - Various Locations	
47775	15/09/2025	Environmental Health Australia (Western Australia) Incorporated	$3,480.00
		Corporate Membership - Health Services	
47776	15/09/2025	Environmental Industries Pty Ltd	$158,486.26
		Landscape Maintenance Services - Various Locations	
47777	15/09/2025	Evolve Talent Pty Ltd	$19,933.56
		Casual Labour Services	
47778	15/09/2025	Fila Constructions Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47779	15/09/2025	First Homebuilders Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47780	15/09/2025	Focus Consulting WA Pty Ltd	$7,717.02
		Electrical Consulting Services - Kingsway Rugby	
47781	15/09/2025	Foxfish Pty Ltd t/as Binley Fencing	$1,987.96
		Temporary Fencing - Various Locations	
47782	15/09/2025	Fraser Studios	$687.50
		Website Redesign - Business Wanneroo	
47783	15/09/2025	Frontline Fire & Rescue Equipment	$2,293.69
		Appliance Inspection / Service / Repairs	
47784	15/09/2025	FRS Australasia Pty Ltd t/a Prodotti Solutions Group	$184.80
		Repairs To Lockers That Have Closed And Locked - Civic Centre	
47785	15/09/2025	Fusion Applications Pty Ltd	$4,290.00
		OICS Architecture Integration - Week Ending 17.08.2025 - ICT	
47786	15/09/2025	Geoff's Tree Service Pty Ltd	$55,367.69
		Pruning Services For The City	
47787	15/09/2025	Georgie Cameron	$1,250.00
		Vehicle Crossing Subsidy	
47788	15/09/2025	GJ Woodard	$243.55
		Keyholder Payments	
47789	15/09/2025	Rates Refund	$10,547.88
47790	15/09/2025	Gorton Building Group	$2,000.00
		Refund - Street & Verge Bond	
47791	15/09/2025	Greenway Turf Solutions Pty Ltd	$275.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Kamba M - 5L - Parks	
47792	15/09/2025	Hayley Smith	$500.00
		CCTV Rebate	
47793	15/09/2025	Hays Personnel Services	$3,666.26
		Casual Labour Services	
47794	15/09/2025	Haz-Ed Services Pty Ltd	$1,010.00
		Working Safely At Heights Training Course	
47795	15/09/2025	Heather Elizabeth Moremon t/a Butterdream Baking	$725.00
		Sugar Cookies - R U Ok? - Cultural Development	
47796	15/09/2025	Hickey Constructions Pty Ltd	$3,361.60
		Fix Rock Wall - Gumblossom Park	
		Repair Uneven Bricks - Bouvard Walk	
		Repair Limestone Wall - Serpentine Park	
47797	15/09/2025	Hydroquip Pumps & Irrigation Pty Ltd	$51,591.17
		Removal And Servicing Of Irrigation Pumps - Kingsway	
47798	15/09/2025	Ideal Homes Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
47799	15/09/2025	Imagesource Digital Solutions	$2,625.70
		Idiamond Pull Up Banners - Payble - Civic Centre / Clarkson Library	
		Presentation Folders - Business Wanneroo	
		Corflute - Software Renewal Program	
		Window Decals - Inside Pompeii Exhibition	
47800	15/09/2025	Impeltec Pty Ltd	$10,640.30
		Kace License Renewal - 900 Sma And 100 SDA Licenses 30.09.2025 - 30.09.2026	
47801	15/09/2025	Integrity Industrial Pty Ltd	$31,337.15
		Casual Labour Services	
47802	15/09/2025	Integrity Industrial Pty Ltd	$1,398.16
		Casual Labour Services	
47803	15/09/2025	Integrity Staffing	$5,975.44
		Casual Labour Services	
47804	15/09/2025	Intelife Group	$469.93
		Vehicle Cleaning Services	
47805	15/09/2025	Interfire Agencies Pty Ltd	$376.15
		Helmet - Fire Services	
47806	15/09/2025	J Blackwood & Son Ltd	$1,441.44
		Gloves / Visors - Stores	
47807	15/09/2025	Jacinta Drummond	$500.00
		CCTV Rebate	
47808	15/09/2025	James Bennett Pty Ltd	$570.83
		Book Purchases - Library Services	
47809	15/09/2025	Jason Wilkinson	$68.50
		Refund - Bin Not Required - Waste Service	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47810	15/09/2025	Jeffery Electronics	$10,164.00
		4G Modem Connection Fees - Community Facilities	
47811	15/09/2025	Jessica Sheldrick	$500.00
		CCTV Rebate	
47812	15/09/2025	Jodie Aedy Freelance Graphic Designer	$467.50
		Graphic Design - Aquamotion Poster & Social Media Tile	
47813	15/09/2025	Rates Refund	$379.18
47814	15/09/2025	Jose Blayne Thierryno Gangou	$990.00
		Entertainment For First, Second & Third Ceremony - Events	
47815	15/09/2025	Joseph Paul Landro t/a Joe's Printing	$420.00
		Printing 5 Copies Of 2 Photographs - Cultural Services	
47816	15/09/2025	Joshua Shanks	$500.00
		CCTV Rebate	
47817	15/09/2025	Kennedys (Australasia) Partnership trading as Kennedys Law	$1,986.05
		Legal Fees For The City	
47818	15/09/2025	Kerb Direct Kerbing	$17,628.79
		Kerbing Repair / Replacement - Various Locations	
47819	15/09/2025	Kimberley Exploration Pty Ltd t/a Wildrocks Publications	$100.00
		Rock Art Discoveries - National Science Week 2025 - Wanneroo Library	
47820	15/09/2025	Kleenit	$7,982.24
		Graffiti Removal - Various Locations	
		Pressure Cleaning Of Coastal Assets July 2025	
47821	15/09/2025	Komatsu Australia Pty Ltd	$1,760.00
		Oil Sample Kits - Stores	
47822	15/09/2025	Kylee Whitewood	$100.00
		Dog Registration Refund	
47823	15/09/2025	Lacrosse WA	$485.00
		Participation Funding - 1 Member - APLU U16 Sixes Championship South Korea 27 - 31.08.2025	
47824	15/09/2025	Landcare Weed Control	$885.34
		Wood Weed Control - Japanese Pepper Tree Controls - Connolly Drive	
47825	15/09/2025	Larrikin House Pty Ltd	$400.00
		Book Stock - Library Services	
47826	15/09/2025	Linemarking WA Pty Ltd	$25,302.12
		Carpark Linemarking - Various Locations	
47827	15/09/2025	Linemarking WA Pty Ltd	$1,059.42
		Parking Bays Markings - Players Place - Kingsway	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47828	15/09/2025	Living Turf	$1,705.00
		Turf Fertiliser Supplies	
47829	15/09/2025	M Power Health & Wellness	$150.00
		Sound Healing Event - Aquamotion	
47830	15/09/2025	Magesan Vasu	$500.00
		CCTV Rebate	
47831	15/09/2025	Major Motors	$969.31
		Vehicle Spare Parts / Repairs	
47832	15/09/2025	Malco Flooring Pty Ltd	$1,628.00
		Supply / Installation - Vinyl Flooring To Toilet Floor - Lake Joondalup Pre-School	
47833	15/09/2025	Maree Pollock	$150.00
		Dog Registration Refund - Deceased	
47834	15/09/2025	Maria Rutter	$427.28
		CCTV Rebate	
47835	15/09/2025	Mastec Australia Pty Ltd	$34,039.24
		462 Green Waste Bins	
47836	15/09/2025	Master Meyn	$16,896.00
		Provision Of Human Resources And Industrial Relations Services	
47837	15/09/2025	Materon Investments WA Pty Ltd	$10,000.00
		Refund - Street & Verge Bonds	
47838	15/09/2025	McLeods Lawyers Pty Ltd	$18,098.56
		Legal Fees For The City	
47839	15/09/2025	MDM Entertainment Pty Ltd	$678.46
		Book Stock - Library Services	
47840	15/09/2025	Michael James Kent t/a Aragorn Consulting Services	$2,970.00
		Review - Reserves Accuulation & Budget Forecasting	
47841	15/09/2025	Michael Page International (Australia)Pty Ltd	$5,216.07
		Casual Labour Services	
47842	15/09/2025	Mindarie Regional Council	$363,886.58
		Refuse Disposal Charges	
47843	15/09/2025	MME Underground Services Pty Ltd	$17,966.06
		Surveying Works - Montrose Park Girrawheen Tennis Courts & Club Building	
47844	15/09/2025	Nutrien Ag Solutions Limited	$3,390.16
		Troforte / Envirodye Red / Pulse - Parks	
47845	15/09/2025	OEM Group Pty Ltd	$1,322.53
		98467 Quarterly Service - Fleet	
47846	15/09/2025	Office Cleaning Experts	$51,325.86
		Cleaning Services - Various Locations	
47847	15/09/2025	On Tap Services	$19,936.81
		Plumbing Maintenance Services - Various Locations	
47848	15/09/2025	Optima Press	$953.70
		Printing - Reconciliation Plan Booklet	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47849	15/09/2025	Oracle Corporation Australia Pty Ltd	$2,060.44
		EDU Cloud Applications Learning Subscription	
47850	15/09/2025	Oxlades Art Supplies	$44.34
		4 Canvas Stretchers - Acrylic Workshops	
47851	15/09/2025	Paperbark Technologies Pty Ltd	$42,469.31
		Arborist Report - Various Locations	
47852	15/09/2025	Parker Black & Forrest	$360.44
		BBQ Requires 1433 Barrel Installed - Kennerton Park	
47853	15/09/2025	Rates Refund	$6,000.00
47854	15/09/2025	Paxon Group	$1,595.00
		Probity Advisory - Alkimos Aquatic & Recreation Centre	
47855	15/09/2025	Perth Playground And Rubber	$18,829.75
		Refund - Renewal Of Play Equipment - Softfall / Installation	
47856	15/09/2025	Philip Mees	$500.00
		CCTV Rebate	
47857	15/09/2025	Play Check Pty Ltd	$52,998.00
		Comprehensive Playground Audit - July And August	
47858	15/09/2025	Powerhouse Batteries Pty Ltd	$681.78
		Batteries - Fleet	
47859	15/09/2025	Print Integrity	$1,347.50
		Promotional Items - Sticky Pads / Pens - Business Wanneroo	
47860	15/09/2025	Printstuf	$239.80
		Printing - Brochure - Aquamotion	
47861	15/09/2025	Professional Search Group Pty Ltd	$4,730.97
		Casual Labour Services	
47862	15/09/2025	Proficiency Group Pty Ltd	$5,390.00
		Milestone 1 - GRDA Upgrade Project	
47863	15/09/2025	Programmed Skilled Workforce Limited	$10,776.09
		Casual Labour Services	
47864	15/09/2025	Proof the Band	$3,877.50
		Main Act - Diamond Roads - Quinns Rocks Sunset Sounds	
		Main Act - Little Belles - Yanchep Sunset Sounds	
47865	15/09/2025	Pure Homes Pty Ltd t/a B1 Homes	$6,000.00
		Refund - Street & Verge Bonds	
47866	15/09/2025	RAC BusinessWise	$787.00
		Roadside Assistance Fees - Various Vehicles	
47867	15/09/2025	Redink Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47868	15/09/2025	Rhys Gill	$500.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		CCTV Rebate	
47869	15/09/2025	Robert Harrold	$1,170.00
		Installation Of Artworks - Inside Pompeii	
47870	15/09/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
47871	15/09/2025	Roda Mayuen	$350.00
		Bond Refund	
47872	15/09/2025	Rory O'Connor – Consultant Anthropologist	$7,920.00
		Yanchep Coastal Management Project - Aboriginal Engagement	
47873	15/09/2025	Rubek Automatic Doors	$363.00
		Door Repairs - Wanneroo Library And Cultural Centre	
47874	15/09/2025	Safety Tactile Pave	$4,302.28
		Bollard Removal & Handrail Installation - MSWA Butler Boulevard	
47875	15/09/2025	Safety World	$368.78
		PPE Issues - Various Employees	
47876	15/09/2025	Sanax Medical And First Aid Supplies	$808.94
		First Aid Supplies / Hand Sanitiser	
47877	15/09/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$19,058.37
		Landscape Maintenance Services - Various Locations	
47878	15/09/2025	Scott Print	$181.50
		Printing - Brochures - Kingsway Stadium	
47879	15/09/2025	Seabreeze Landscape Supplies	$31.00
		Landscape Mix	
47880	15/09/2025	Shane Healey	$500.00
		CCTV Rebate	
47881	15/09/2025	Shane Spinks Consulting	$14,399.88
		Consultancy Services - Development And Lodgement Of Commercial Tender Documentation	
47882	15/09/2025	Sharka Hornakova t/a Donut Waste	$700.00
		Donut Waste Workshop - Diy Coffee Body Scrub - Waste	
47883	15/09/2025	SJ McKee Maintenance Pty Ltd	$2,347.00
		Repair Works - Various Locations - Waste	
47884	15/09/2025	Slater-Gartrell Sports	$17,019.20
		Basketball Ring Repairs - Kingsbridge	
		Supply / Install Basketball / Tennis Nets - Kingsbridge Park	
		Synthetic Turf And Rubber Mats- Kingsway Cricket Nets	
47885	15/09/2025	SPORTENG	$3,126.20
		Irrigation Design – Mirrabooka Avenue - Koondoola Avenue Roundabout	
47886	15/09/2025	SSB Pty Ltd	$6,000.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bonds	
47887	15/09/2025	St John Ambulance Western Australia Ltd	$271.00
		Provision Of First Aid Kits And Defibs Servicing	
47888	15/09/2025	Stannard Homes	$2,000.00
		Refund - Street & Verge Bond	
47889	15/09/2025	Stephen Bambridge	$500.00
		CCTV Rebate	
47890	15/09/2025	Stephen Bradshaw	$500.00
		CCTV Rebate	
47891	15/09/2025	Stihl Shop Osborne Park	$831.60
		PPE Issue - Fleet	
47892	15/09/2025	Superior Nominees Pty Ltd	$18,572.14
		Playground Equipment Repairs - Various Locations	
47893	15/09/2025	Rates Refund	$1,286.34
47894	15/09/2025	Swan Group WA	$810.00
		3 Tickets To Master Builders Association Awards - Halesworth Park Nominated For Award	
47895	15/09/2025	Synergy	$199,736.66
		Power Supply Charges - Various Locations	
47896	15/09/2025	Team Global Express Pty Ltd	$456.66
		Courier Services	
47897	15/09/2025	Technology One Limited	$6,380.00
		AMS Program - 01 - 30.09.2025	
47898	15/09/2025	The Distributors Perth	$292.50
		Confectionary - Aquamotion	
47899	15/09/2025	The Hire Guys Wangara	$4,797.00
		Hire - Mitsubishi Triton 4X4 - Bulk Services	
47900	15/09/2025	The Literature Centre Inc	$979.00
		Every Stone Has A Story - National Science Week - Library Services	
47901	15/09/2025	The Organising School	$400.00
		Talk - Declutter Your Home - Girrawheen Library - 20.08.2025	
47902	15/09/2025	Toro Australia Group Sales Pty Ltd	$1,044.13
		Small Plant Spare Parts	
47903	15/09/2025	Triton Electrical Contractors Pty Ltd	$280.50
		Irrigation Electrical Works - John Moloney Park	
47904	15/09/2025	Trophy Shop Australia	$13.90
		Name Badge - Waste Services	
47905	15/09/2025	Truck Centre WA Pty Ltd	$8,108.14
		Vehicle Spare Parts	
47906	15/09/2025	True North Church	$29,864.70
		Auditorium Hire / Catering - Fire Services Annual Award Dinner	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47907	15/09/2025	Trung Trieu	$1,250.00
		Vehicle Crossover Subsidy	
47908	15/09/2025	UGC Holdings Pty Ltd t/a UGC Group	$8,750.18
		Apply Fertiliser - Various Ovals	
47909	15/09/2025	Ultimo Catering And Events	$3,657.00
		Catering - Concept Forum Dinner	
		Catering - Policy Revenue Review Committee Dinner	
47910	15/09/2025	Vanessa Shaw	$500.00
		CCTV Rebate	
47911	15/09/2025	Rates Refund	$1,691.49
47912	15/09/2025	Vincent Road Developments Pty Ltd	$251,362.00
		Bond Refund - Garden Park Grove Stage 15 Sinagra WAPC 161924	
47913	15/09/2025	Vivek Solanki	$478.50
		CCTV Rebate	
47914	15/09/2025	WA Diving Association Inc.	$235.00
		Participation Funding - 1 Member - Diving Australia Open Championships - Sydney 26 - 31.05.2025	
47915	15/09/2025	WA Hino Sales & Service	$439.78
		Oil & Fuel Filters	
47916	15/09/2025	Wanneroo Central Bushfire Brigade	$400.00
		Mitigation Burn - 68 Rustic Gardens Carramar	
47917	15/09/2025	Wanneroo Central Bushfire Brigade	$4,000.00
		City Annual Brigade Contribution	
47918	15/09/2025	Wanneroo Electric	$14,755.62
		Electrical Maintenance Services - Various Locations	
47919	15/09/2025	Wanneroo Smash Repairs Pty Ltd	$1,000.00
		Vehicle Excess - WN 615	
47920	15/09/2025	Water Corporation	$1,007.11
		Water Supply Charges - Various Locations	
47921	15/09/2025	Water Corporation	$2,130.26
		Water Supply Charges - Various Locations	
47922	15/09/2025	WATM Crane Sales and Services WA	$1,585.48
		Annual Inspections - Fleet	
47923	15/09/2025	Welink Construction Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47924	15/09/2025	West Coast Turf	$55,841.50
		Turfing Works - Various Locations	
47925	15/09/2025	Western Australian Local Government Association	$8,666.35
		Training - Introduction To Local Government - On-site	
		Training - Preparation Program To Induct Newly Elected Members - 3 Attendees	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Training - Procurement And Contract Essentials - 1 Attendee	
		Training - Planning Practices - Essentials / Advances - 1 Attendee	
		Training - Procurement Planning And Risk Management - 1 Attendee	
		Training - Rates In Local Government - Debt Collection - 1 Attendee	
		Training - Rates In Local Government - Clerical Course - 1 Attendee	
47926	15/09/2025	Western Building Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47927	15/09/2025	Western Irrigation Pty Ltd	$9,434.25
		Irrigation Parts - Parks	
47928	15/09/2025	Woodlands Distributors & Agencies Pty Ltd	$3,742.20
		Galvanised Brake Dispenser - Waste	
47929	15/09/2025	Work Clobber	$2,454.00
		PPE Issues - Various Employees	
47930	15/09/2025	Wormall Civil Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
47931	15/09/2025	Yungatha	$167.20
		Truck Signage - Fleet Assets	
47932	15/09/2025	Zenith Executive Search Pty Ltd	$4,359.30
		Casual Labour Services	
47933	15/09/2025	Zircon by Domination Homes	$2,000.00
		Refund - Street & Verge Bond	
47934	18/09/2025	Capricorn Village Joint Venture	$98,555.56
		Jindee Marmion Avenue Contribution 2025	
47935	18/09/2025	LoganScott Design	$862.50
		Spring Activities - Sausage Sizzle / Wanneroo Link / Tree Policy / Skate Series - Marketing & Design Services	
47936	18/09/2025	Mindarie Regional Council	$6,986.87
		Refuse Disposal Charges	
47937	18/09/2025	Swan Group WA	$1,987,219.88
		Progress Claim 13 - Construction - Dordaak Kepap Library & Youth Innovation Hub	
47938	18/09/2025	Swetnisha O'Mahony	$2,000.00
		Refund - Street & Verge Bond	
47939	22/09/2025	Ms A Oprandi	$96.00
		Reimbursement - Library Materials	
47940	22/09/2025	Mr B Pathirathna	$80.11
		Reimbursement - Fuel - City Card Not Working	
47941	22/09/2025	Ms C Buck	$10.60
		Reimbursement - Parking Expense - Destination Perth Event	
47942	22/09/2025	Mr P Bracone	$8.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Reimbursement - Attending Planning Institute Of Australia Event	
47943	22/09/2025	Cancelled	
47957	24/09/2025	Cr Jordan Wright	$2,280.00
		Reimbursement - Governance Institute Of Australia - GIA Professional Development Course	
47958	24/09/2025	Parcel Darch Pty Ltd	$12,140,452.50
		East Wanneroo Cell 6 POS Land Acquisition – DCP Funded	
47959	24/09/2025	PS Structures Pty Ltd	$5,029,606.62
		Progress Claim 8 - Construction Of Alkimos Aquatic & Recreation Centre	
47960	24/09/2025	Shayla Nguyen	$396.50
		Refund - Trading & Food Applications - Withdrawn	
47961	22/09/2025	1Spatial Australia Pty Limited	$13,750.00
		3 Year FME Enterprise Subscription - ICT	
47962	22/09/2025	3Logix Pty Ltd	$3,719.10
		Waste Track Access Licences & Sim's, Api Licence Fee, SMS Self Service Portal	
47963	22/09/2025	AAC ID Solutions	$1,681.35
		Spa / Sauna Wristbands - Aquamotion	
47964	22/09/2025	Rates Refund	$959.68
47965	22/09/2025	ABN Residential WA Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
47966	22/09/2025	ABN Residential WA Pty Ltd	$38,000.00
		Refund - Street & Verge Bonds	
47967	22/09/2025	ABN Residential WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
47968	22/09/2025	Access Unlimited International Pty Ltd	$126.50
		Service & Calibration - Gas Detector	
47969	22/09/2025	Access Without Barriers Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
47970	22/09/2025	Acclaimed Catering	$10,718.40
		Catering - Heritage And Library Dinner	
47971	22/09/2025	Action Glass & Aluminum	$925.98
		Glazing Services - Various Locations	
47972	22/09/2025	Acurix Networks Pty Ltd	$11,743.81
		Monitoring, Licensing, Support, Category Based Content Filtering, Premium Portaland Unlimited Downloads - WLCC	
47973	22/09/2025	Adform Engraving & Signs	$22.00
		Trophy Plaque Engraving - Emergency Management	
47974	22/09/2025	AE Hoskins Building Services	$154,144.88
		Progress Claim 4 - Yellagonga Regional Park Boardwalk	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
47975	22/09/2025	Air Liquide Australia	$242.88
		Cylinder Rental - Stores	
47976	22/09/2025	Alinta Gas	$611.05
		Gas Supply Charges	
47977	22/09/2025	Allday Construction WA Pty Ltd	$15,466.00
		Sand Supply - Dunes Development Site	
47978	22/09/2025	Allworks (WA) Pty Ltd	$2,772.00
		Grader Operator - The Limestone Track - The Spot	
47979	22/09/2025	Alphazeta	$25,080.00
		Detailed Design Stage - Mechanical / Electrical / Hydraulic - Wanneroo Showground Female AFI Change Room	
		Consultancy Services - Carramar Golf Course Potable Water Project - Stage 2 Site Visit / Preparation Of Contract Documentation / Water Corp Liaison	
47980	22/09/2025	Altus Group Consulting Pty Ltd	$8,800.00
		Quantity Surveyor Services - Girrawheen Hub Redevelopment	
47981	22/09/2025	Andrew McKenzie	$2,000.00
		Refund - Street & Verge Bond	
47982	22/09/2025	Appliance Service Agents Pty Ltd	$591.00
		Repairs - Food Warmer - Civic Centre Commercial Kitchen	
		Repairs - Oven Door In North Kitchen - Halesworth Pavilion	
47983	22/09/2025	Aqua Attack Drilling	$68,882.00
		Drilling Of New Irrigation Bore / Associated Works - Grandis Park	
47984	22/09/2025	Armaguard	$315.47
		Cash Collection Services	
47985	22/09/2025	Ascon Survey and Drafting	$2,615.00
		Ascon Drawing - Lukin Drive	
47986	22/09/2025	Aslab Pty Ltd	$847.00
		Core Sampling - Shared Footpath - Pinjar Road	
47987	22/09/2025	Asphaltech Pty Ltd	$4,756.87
		7mm Gravel Mix - Engineering	
47988	22/09/2025	Atom Supply	$5,244.80
		Gloves Mechanics Heavy Duty Black	
47989	22/09/2025	AUSactive	$650.00
		Annual Membership - 26.08.2022 - 25.08.2023	
47990	22/09/2025	Aussie Natural Spring Water	$97.47
		Water Supplies - Print Room / Yanchep Community Centre	
47991	22/09/2025	Australasian Performing Right Association	$1,140.28

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Music In Fitness Classes Licence Fees 01.09.2025 - 30.11.2025	
47992	22/09/2025	Australian Airconditioning Services Pty Ltd	$27,832.12
		Airconditioning Maintenance Services - Various Locations	
		Relocation Of AC Units - Wanneroo Youth	
47993	22/09/2025	Australian Institute of Management Western Australia Limited	$1,254.00
		Training – Assertive Communication Course - 1 Attendee	
47994	22/09/2025	Australian Services Union	$212.00
		Payroll Deductions	
47995	22/09/2025	Australian Taxation Office	$779,158.00
		Payroll Deductions	
47996	22/09/2025	Autoscreens Automotive Glass	$104.50
		Windscreen Chip Repair	
47997	22/09/2025	Avec Global Pty Ltd	$910.97
		Technologyone HRP Support - ICT	
47998	22/09/2025	Aveling	$540.00
		Training - Aveling White Card - 6 Participants - Planning & Sustainability	
47999	22/09/2025	Aveling Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48000	22/09/2025	Banhams WA Pty Ltd	$19,635.00
		Decommission / Relocation Of Fire Services - Wangara Recycling Facility	
48001	22/09/2025	Beachside Blinds & Curtains	$10,240.00
		Supply / Install Roller Blinds - Building 2 - Depot	
48002	22/09/2025	Beilby Executive Search Selection & Assessment	$14,643.82
		Recruitment Services - Director Planning & Sustainability	
48003	22/09/2025	Bistel Construction Pty Ltd	$4,240.50
		Building Consult Advisory Fee - Abbeville Park	
48004	22/09/2025	Bladon WA Pty Ltd	$2,654.20
		Corporate Uniform Issue	
48005	22/09/2025	Blueprint Homes (WA) Pty Ltd	$22,000.00
		Refund - Street & Verge Bonds	
48006	22/09/2025	BOC Limited	$68.69
		Oxygen / Nitrogen Hire	
48007	22/09/2025	Bolinda Digital Pty Ltd	$33,000.00
		Provision Of eBooks And Audiobooks	
48008	22/09/2025	Bollig Design Group Ltd	$26,963.86
		Architectural Consultancy Services - Southern Suburbs Library	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Architectural Services - Creche / Staff Room / Training Room Upgrades - Wanneroo Aquamotion	
48009	22/09/2025	Boral Construction Materials Group Ltd	$2,132.58
		Concrete Mix - Various Locations	
48010	22/09/2025	Boulevard Group Pty Ltd	$572.00
		Consultancy - Statutory Work Health & Safety Compliance	
48011	22/09/2025	Boya Equipment	$124.66
		Vehicle Spare Parts	
48012	22/09/2025	Brajkovich Demolition & Salvage (WA) Pty Ltd	$21,780.00
		Demolition Works - Removal And Recycling Of Plant And Equipment / Enclosure Of Remaining Structure WRC	
48013	22/09/2025	Rates Refund	$1,647.43
48014	22/09/2025	Bridgestone Australia Limited	$61,520.09
		Tyre Fitting Services	
48015	22/09/2025	BrightMark Group Pty Ltd	$42,309.77
		Cleaning Services - Various Locations	
48016	22/09/2025	Brownes Foods Operations Pty Limited	$652.36
		Milk Deliveries For The City	
48017	22/09/2025	Bucher Municipal Pty Ltd	$136,488.05
		Vehicle Spare Parts / Repairs	
48018	22/09/2025	Built Ink Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48019	22/09/2025	Bunnings Pty Ltd	$8,589.00
		Breathing Masks - Rear Of A Waste Truck - Fleet	
		Action Impact Socket In Hex Long - Fleet	
48020	22/09/2025	Butler College	$1,302.50
		Bond Refund - Bus Booking	
48021	22/09/2025	Candor Training	$715.00
		Development / Delivery Of Workshop - Re-Issue Of Unpresented Cheque 00122439 16.11.2021	
48022	22/09/2025	Car Care Motor Company Pty Ltd	$9,305.92
		Vehicle Repairs / Services	
48023	22/09/2025	Carabiner Architects Pty Ltd	$160,674.80
		Construction Documentation - Girrawheen Hub Redevelopment Project	
48024	22/09/2025	Carramar Resources Industries	$413.55
		Sand Supplies - Engineering	
48025	22/09/2025	Catalina Regional Council	$48,180.03
		Bond Refund - Catalina Stage 31 Clarkson WAPC 160855	
48026	22/09/2025	Certex Lifting Pty Ltd	$2,787.40
		CVI And Tag Gear - Fleet Workshop	
48027	22/09/2025	CFMEU	$100.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Payroll Deductions	
48028	22/09/2025	Chandler Macleod Group Limited	$2,733.20
		Casual Labour Services	
48029	22/09/2025	Charlotte Flatt	$2,000.00
		Refund - Street & Verge Bond	
48030	22/09/2025	Cheesebuddy Food Supply Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
48031	22/09/2025	Child Support Agency	$1,690.99
		Payroll Deductions	
48032	22/09/2025	Christine Knight	$2,000.00
		Refund - Street & Verge Bond	
48033	22/09/2025	City of Wanneroo	$528.00
		Payroll Deductions	
48034	22/09/2025	CK Maloney Surveying Pty Ltd	$27,473.60
		Utility Survey – Marmion Avenue / Cabrini Park	
48035	22/09/2025	Clark Equipment Sales Pty Ltd	$258.37
		Vehicle Spare Parts	
48036	22/09/2025	Clayton Utz	$3,080.00
		Legal Fees For The City	
48037	22/09/2025	Clinipath Pathology	$3,025.24
		Medical Fees For The City	
48038	22/09/2025	Coca Cola Amatil Pty Ltd	$412.57
		Drinks For Retail Sale - Kingsway	
48039	22/09/2025	Rates Refund	$1,035.61
48040	22/09/2025	Complete Office Supplies Pty Ltd	$1,551.61
		Stationery Supplies For The City	
48041	22/09/2025	Conplant Pty Ltd	$1,811.43
		Roller And Multi Hire - Limestone Track - The Spot	
48042	22/09/2025	Conplant Pty Ltd	$266.07
		Roller And Multi Hire - Limestone Track - The Spot	
48043	22/09/2025	Converge International Pty Ltd	$11,207.35
		Staff Coaching & Training / Employee Assistance Program	
48044	22/09/2025	Corsign (WA) Pty Ltd	$1,319.40
		Stickers - No Through Road	
		120 Sign Posts	
		Sign - Private Investigator	
48045	22/09/2025	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$7,391.89
		Transport / Processing Of Green Waste From Wangara And Supply Of Shredded Greens	
48046	22/09/2025	Critical Fire Protection & Training Pty Ltd	$1,320.00
		Fire Safety Audit - Lot 1 / 34 Koondoola Ave	
48047	22/09/2025	Critical Fire Protection & Training Pty Ltd	$1,336.50

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Investigate Faults On Fire Pumps - Quinns Mindarie Community Centre	
		Isolate Fire Detector - Civic Centre	
48048	22/09/2025	Crommelin Air & Power Pty Ltd	$1,159.40
		Repairs To Compressor & Dryer - Fleet	
48049	22/09/2025	CS Legal	$20,051.05
		Court Fees - Rating Services	
48050	22/09/2025	CSE Crosscom Pty Ltd	$1,306.93
		New City Radio Install - Fleet	
48051	22/09/2025	CTI Couriers	$844.47
		Courier Services For The City	
48052	22/09/2025	CW Brands Pty Ltd	$229.46
		Marker Paint - Stores	
48053	22/09/2025	Dafydd Hughes	$500.00
		CCTV Rebate	
48054	22/09/2025	Data #3 Limited	$17,863.03
		16 Dell 32 Plus 4K Monitor- ICT	
48055	22/09/2025	David Roy Cull	$6,462.53
		Pest Control Services - Various Locations	
48056	22/09/2025	Department of Primary Industries and Regional Development	$4,616.00
		Skeleton Weed Control Program	
48057	22/09/2025	Department of Transport	$2,328.25
		Vehicle Ownership Search - Disclosure Of Information Fees	
48058	22/09/2025	DFS Industrial & Environmental Services Pty Ltd	$77,047.08
		Drain Cleaning / Road Sweeping Services - Various Locations	
48059	22/09/2025	Donna Peters	$30.00
		Refund - Class Cancelled	
48060	22/09/2025	Double G (WA) Pty Ltd	$21,486.60
		Landscape Maintenance Works - Various Locations	
48061	22/09/2025	Douglas Partners Pty Ltd	$5,500.00
		Valuation Strategic Land	
48062	22/09/2025	Dowsing Group Pty Ltd	$124,439.50
		Prepare Path Base - Pinjar Road / Jewel Way To Porrecta Link	
		Concrete Aprons - Highclere Boulevard	
48063	22/09/2025	Drovers Vet Hospital Pty Ltd	$339.30
		Vet Medication - Ranger Services	
48064	22/09/2025	Du Clene Pty Ltd	$404.80
		Clarkson Youth Hub - Paint Removal	
48065	22/09/2025	E & MJ Rosher	$338.03
		Vehicle Spare Parts	
48066	22/09/2025	Eagers WA Pty Ltd	$1,800.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Ford Ranger - Suspension Inspection	
48067	22/09/2025	Eclipse Soils	$34,568.88
		Mulch Supplies - Various Locations	
48068	22/09/2025	Ecoscape Australia Pty Ltd	$302.50
		Review Of POS Development Costs - DCP Annual Review East Wanneroo Cell 9	
48069	22/09/2025	Edge People Management	$7,122.51
		Case Management Services	
48070	22/09/2025	Edith Cowan University	$1,100.00
		Entrepreneurship And New Product Development - Advocacy & Economic Development Services	
48071	22/09/2025	Einsteins Australia	$605.00
		AEDC Grant Clarkson It's All About Turning 3 September - Youth Services	
48072	22/09/2025	Elan Energy Matrix Pty Ltd	$1,760.42
		Removal Of Tyres - Waste Services	
48073	22/09/2025	Element Advisory Pty Ltd	$8,217.00
		Review / Engagement - Public Art Discussion Paper	
48074	22/09/2025	Ellenby Tree Farm (New Entity)	$7,706.00
		Plant Supplies - Parks	
48075	22/09/2025	Entire Land Care Pty Ltd	$56,650.00
		Completion Of Controlled Eco-Burning For - Carabooda Quarry / Lake Gnangara	
48076	22/09/2025	Environmental Industries Pty Ltd	$1,394.23
		Landscape Maintenance Works - Various Locations	
48077	22/09/2025	Environmental Resilience	$1,584.00
		Training - Fuel Load Assessment And Bushfire Hazard	
48078	22/09/2025	Environmental Site Services	$874.50
		Vibration Monitoring - Yanchep Fire Access Track	
48079	22/09/2025	EPM Partners Pty Ltd	$15,070.00
		Subscription Self-Managed July - Sept 2025	
48080	22/09/2025	Evoke Interior Design Pty Ltd	$5,321.25
		Tender Evaluation - Gumblossom Pavilion And Activity Upgrade Works	
		Documentation - Banksia Grove Community Health/ Child Health Flooring Renewal	
48081	22/09/2025	Evolve Talent Pty Ltd	$29,961.44
		Casual Labour Services	
48082	22/09/2025	Fast Office Furniture Pty Ltd	$24,630.00
		Office Furniture - Wangara Recycling Centre	
48083	22/09/2025	FE Technologies Pty Ltd	$133.84
		Circ Assist Standard Shielded - ICT	
48084	22/09/2025	Fleet Commercial Gymnasiums Pty Ltd	$19,011.96

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Lease - Cardio Equipment - Aquamotion	
48085	22/09/2025	Fleet Network	$12,193.20
		Payroll Deductions	
48086	22/09/2025	Fleetspec Hire	$8,675.38
		Equipment Hire - Waste Services	
48087	22/09/2025	Flick Anticimex Pty Ltd	$500.21
		Sanitary Disposal Services - Various Locations	
48088	22/09/2025	Focus Consulting WA Pty Ltd	$3,858.51
		Electrical Consulting Services - Chesterfield Park	
48089	22/09/2025	Forch Australia Pty Ltd	$919.88
		Brake Clean & Pump Bottle - Stores	
48090	22/09/2025	Foxfish Pty Ltd t/as Binley Fencing	$474.83
		Temporary Fencing - Lukin Drive	
48091	22/09/2025	Fusion Applications Pty Ltd	$8,580.00
		Consulting Fees For OICS Architecture Integration	
48092	22/09/2025	Gary Rawling	$436.36
		CCTV Rebate	
48093	22/09/2025	Gemmill Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
48094	22/09/2025	Gentronics	$1,613.03
		Welding Supplies - Fleet Maintenance	
48095	22/09/2025	Geoff's Tree Service Pty Ltd	$124,362.40
		Tree Pruning Works - Various Locations	
48096	22/09/2025	Global Marine Enclosures Pty Ltd	$3,052.50
		Winter Maintenance - August 2025	
48097	22/09/2025	GPC Asia Pacific Pty Ltd	$345.40
		Vehicle Spare Parts	
48098	22/09/2025	GPC Asia Pacific Pty Ltd	$437.14
		Vehicle Spare Parts	
48099	22/09/2025	Grasstrees Australia	$4,587.00
		Installation Of CoW Plants On Hold - 15 The Broadview	
48100	22/09/2025	Greenlite Electrical Contractors Pty Ltd	$47,783.43
		Final Claim - New Carpark Installation Of Lighting - Kingsway Sporting Complex	
		Electrical Forward Works - Elliot Park	
48101	22/09/2025	Greenway Turf Solutions Pty Ltd	$462.00
		Spearhead - 10L - Parks	
48102	22/09/2025	Greenwood Party Hire	$345.00
		Stage Hire & Delivery - Writers Of The North	
48103	22/09/2025	Hall Chadwick WA Audit Pty Ltd	$2,200.00
		Final Acquittal Audit - Riverlinks All Abilities Play Ground	
48104	22/09/2025	Halpd Pty Ltd Trading As Affordable Living Homes	$4,000.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - Street & Verge Bonds	
48105	22/09/2025	Hays Personnel Services	$3,633.55
		Casual Labour Services	
48106	22/09/2025	Heavy Automatics Pty Ltd	$2,981.44
		Vehicle Spare Parts	
48107	22/09/2025	Heidelberg Materials Pty Ltd	$3,059.54
		Concrete Supplies - Various Locations	
48108	22/09/2025	Hickey Constructions Pty Ltd	$59,608.84
		Minor Upgrade Works - Wanneroo Sports & Social Club	
		Replace Side Of Bus Shelter - Marangaroo Drive	
		Installation Of Insulation - Boronia Room	
		Garden / Turf Modification Works - Hainsworth Park	
		Structural Works - Drainage Rock Pitching Extension - Longfin Park	
		Fix Limestone Walls - Anthony Waring / Dalvik Parks	
		Repair Damaged Step - Eiffel Park	
		Repair / Replace / Realign Paving - Dundebar Road	
		Repair Damaged Cappings - Longford Park	
		Upgrade Works - Gumblossom Pavilion And Activity	
		Park Maintenance - Pathway Uneven - Somerley Park	
48109	22/09/2025	Holty's Hiab	$1,501.50
		Goal Correction - Kingsbridge	
		Yard Clean - Ashby Operations Centre	
48110	22/09/2025	Home Group WA Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
48111	22/09/2025	HopgoodGanim Lawyers	$13,192.21
		Legal Fees For The City	
48112	22/09/2025	Hose Right	$549.58
		Vehicle Spare Parts	
48113	22/09/2025	Houspect WA	$1,449.80
		Building Condition Assessment	
48114	22/09/2025	Hydroquip Pumps & Irrigation Pty Ltd	$41,934.57
		Irrigation Pump Works - Various Locations	
48115	22/09/2025	Ideal Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
48116	22/09/2025	Image Extra	$10,244.09
		Supply And Install Traffic Lane Separators	
48117	22/09/2025	Imagesource Digital Solutions	$2,389.20
		Supply Mesh Banner - Waste Projects & Education	
		Printing - Postcards / Brochures - Discover Wanneroo	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Business Starter Guides - Business Wanneroo	
48118	22/09/2025	Indoor Gardens Pty Ltd	$325.89
		Indoor Plant Hire - Civic Centre	
48119	22/09/2025	Integrity Industrial Pty Ltd	$18,312.27
		Casual Labour Services	
48120	22/09/2025	Integrity Industrial Pty Ltd	$1,370.75
		Casual Labour Services	
48121	22/09/2025	Integrity Staffing	$7,924.67
		Casual Labour Services	
48122	22/09/2025	Intelife Group	$118,390.72
		Vehicle Cleaning / Mowing Rural Verges / Building Cleaning / Consumables	
48123	22/09/2025	Interfire Agencies Pty Ltd	$726.02
		Full Face Respirator - Fire Services	
48124	22/09/2025	Interfire Agencies Pty Ltd	$718.32
		Full Face Respirator - Fire Services	
48125	22/09/2025	Iron Mountain Australia Group Pty Ltd	$5,559.79
		Document Management Services	
48126	22/09/2025	J Blackwood & Son Ltd	$2,353.60
		Batteries / Star Pickets / Gloves / Coveralls / Pliers / Screwdrivers / Air Filters / Liquid Armor	
48127	22/09/2025	Jackson McDonald	$100,357.40
		Legal Fees For The City	
48128	22/09/2025	Jacqueline Morrell & Stephan Morrell	$2,000.00
		Refund - Street & Verge Bond	
48129	22/09/2025	James Bennett Pty Ltd	$17,642.46
		Book Stock - Library Services	
48130	22/09/2025	James McGovern t/a Governance Solutions	$2,800.00
		Review Of Council Policy's - Electronic Attendance At Meetings Council Policy	
48131	22/09/2025	Japanese Truck & Bus Spares Pty Ltd	$423.05
		Vehicle Spare Parts	
48132	22/09/2025	Rates Refund	$912.21
48133	22/09/2025	Joanna Dawn Church	$500.00
		CCTV Rebate	
48134	22/09/2025	Josephine Taylor	$514.00
		Author Panel Appearance - Writers Of The North Mark IV - Clarkson Library	
48135	22/09/2025	Karingal St Laurence Ltd t/a Genu	$41,696.38
		Landscape Maintenance Services - Various Locations	
48136	22/09/2025	Kelyn Training Services	$1,250.00
		Training - Western Australian Construction Induction Card	
48137	22/09/2025	Kerb Direct Kerbing	$22,017.92
		Kerbing Works - Various Locations	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48138	22/09/2025	Kerb Direct Kerbing	$1,968.99
		Kerbing Works - Puritan Avenue	
48139	22/09/2025	Cancelled	
48140	22/09/2025	Kleenit	$3,909.46
		Graffiti Removal - Various Locations	
48141	22/09/2025	Konecranes Pty Ltd	$2,894.10
		Plant Services - Fleet	
48142	22/09/2025	Konica Minolta Business Solutions Australia Pty Ltd	$2,433.83
		Meter Reading - Contract - Print Room	
48143	22/09/2025	Kwadwo Adusei-Asante	$2,000.00
		Refund - Street & Verge Bond	
48144	22/09/2025	Kyocera Document Solutions	$5,262.43
		Photocopier Meter Reading / Valet Services	
48145	22/09/2025	Landcare Weed Control	$107,260.36
		Landscape Maintenance Services - Various Locations	
48146	22/09/2025	Landgate	$11,113.99
		Gross Rental Valuations - Rating Services	
48147	22/09/2025	Landscape Elements Pty Ltd	$961.95
		Streetscapes - Verge Maintenance - Carmarthen Avenue	
48148	22/09/2025	Landscape Elements Pty Ltd	$128,451.88
		Landscape Maintenance Services - Various Locations	
48149	22/09/2025	Laura Mackie	$2,000.00
		Refund - Street & Verge Bond	
48150	22/09/2025	Lawn Doctor Turf Solutions	$30,454.79
		Amended To Rev1 Credit Difference	
		Solid Tyne Aeration - Various Locations	
48151	22/09/2025	Leonie Helen Thompson trading as The Poster Girls	$423.50
		A3 & A6 Poster Distribution - Inside Pompei - Library Services	
48152	22/09/2025	Les Mills Asia Pacific (Subscriptions)	$1,293.38
		Fitness Classes - Aquamotion	
48153	22/09/2025	Lesley Collier	$11.25
		Refund - Animal Registration - Overpayment	
48154	22/09/2025	LG Solutions	$10,890.00
		LGS Portal - Cloud Year End 01.07.2025 - 30.06.2026	
48155	22/09/2025	LGISWA	$1,000.00
		Vehicle Insurance Excess - WN 34822	
48156	22/09/2025	Liam Page	$935.00
		Vehicle Crossing Subsidy	
48157	22/09/2025	Linemarking WA Pty Ltd	$13,469.78
		Linemarking Services - Various Locations	
48158	22/09/2025	Living Turf	$94,095.93

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Turfing Works - Various Locations	
48159	22/09/2025	LKS Constructions (WA) Pty Ltd	$12,639.00
		Construction Phase - Separable Portion 3 - Lump Sum for Main Sewage Works - Montrose Tennis Club	
48160	22/09/2025	Llowellan Van Den Heever	$2,000.00
		Refund - Street & Verge Bond	
48161	22/09/2025	Local Government Professionals Australia WA Inc	$560.00
		2025 - 2026 Full Membership	
48162	22/09/2025	Rates Refund	$1,654.02
48163	22/09/2025	Lynchee's Painting Company	$902.00
		AFL Goal Painting - John Moloney Park	
48164	22/09/2025	Maclean & Lawrence Pty Ltd	$2,717.00
		Name Badges - Advocacy & Economic Development	
48165	22/09/2025	Macri Builders Pty Ltd	$1,000.00
		Refund - Street & Verge Bond	
48166	22/09/2025	Main Roads WA	$96,573.71
		Signage And Pavement Markings - Lenore Road	
		Electronic Sign Relocation - Girrawheen Avenue	
48167	22/09/2025	Major Motors	$909.55
		Vehicle Spare Parts	
48168	22/09/2025	Mandalay Technologies Pty Ltd	$2,031.70
		Replacement DCS Printer	
48169	22/09/2025	Martin Coward	$2,000.00
		Refund - Street & Verge Bond	
48170	22/09/2025	Mastec Australia Pty Ltd	$75,516.58
		240 Litre "Mastec" Green Bins - Waste Services	
48171	22/09/2025	Materon Investments WA Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
48172	22/09/2025	Maxxia Pty Ltd	$11,013.80
		Payroll Deductions	
48173	22/09/2025	McLeods Lawyers Pty Ltd	$2,428.36
		Legal Fees For The City	
48174	22/09/2025	MDM Entertainment Pty Ltd	$435.12
		Book Stock - Library Services	
48175	22/09/2025	Rates Refund	$836.03
48176	22/09/2025	MFR Autoelectrics Pty Ltd	$6,217.75
		Install Cameras And Cables - Fleet	
48177	22/09/2025	Michael Britnell	$2,000.00
		Refund - Street & Verge Bond	
48178	22/09/2025	Michael Page International (Australia)Pty Ltd	$5,216.07
		Casual Labour Services	
48179	22/09/2025	Mindarie Regional Council	$467,606.08

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Refuse Disposal Charges - Various	
48180	22/09/2025	Minuteman Press - Wanneroo	$2,205.90
		60 Swimming Pool / Spa Barrier Inspection Books	
48181	22/09/2025	Mitesh Jayantilal Shah	$500.00
		CCTV Rebate	
48182	22/09/2025	MKDC Design Consultants	$2,369.40
		Building Code Compliance & Certification - Re-Fit Of Ex WANSLEA Office Space	
		Claim 1 - Interior Design Services - Extra Desks	
48183	22/09/2025	MME Underground Services Pty Ltd	$37,024.17
		Location Of Services Scan - Various Locations	
48184	22/09/2025	Nastech (WA) Pty Ltd	$12,139.00
		Cadastral Survey Services - Various Locations	
48185	22/09/2025	Nathan Tenni	$490.63
		CCTV Rebate	
48186	22/09/2025	Natural Area Consulting Management Services	$3,667.49
		2025 - 2026 Permit To Trap Renewals	
48187	22/09/2025	Nicola Buttle	$77.50
		Dog Registration Refund - Sterilisation	
48188	22/09/2025	Nicole Moore	$373.50
		CCTV Rebate	
48189	22/09/2025	Office Cleaning Experts	$100,471.64
		Cleaning Services - Various Locations	
48190	22/09/2025	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$27,702.20
		Advertising Services - Various Locations	
48191	22/09/2025	On Tap Services	$34,701.09
		Plumbing Maintenance Services - Various Locations	
48192	22/09/2025	Onecard Group Pty Ltd	$9,377.50
		Annual Subscription Executive 01.11.2025 - 31.10.2026	
48193	22/09/2025	Oracle Corporation Australia Pty Ltd	$230,430.60
		Oracle Fusion Cloud Service For The Period 31/05/2024 - 30/05/2026	
		Monthly Subscription Charges For 5K Messages	
		Oracle Fusion Procurement Cloud Service	
48194	22/09/2025	Orbit Health & Fitness Solutions	$412.50
		Ergo Toning Pilates Ring - Aquamotion	
48195	22/09/2025	Otium Planning Group Pty Ltd	$35,013.00
		Payment 2 - North Coast Growth Corridor Community Facilities Plan Review	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Payment 1 - Quinns Mindarie Surf Life Saving Club Expansion	
48196	22/09/2025	Paperbark Technologies Pty Ltd	$22,707.02
		Arborist Report - Various Locations	
48197	22/09/2025	Parker Black & Forrest	$3,995.80
		Locking Services - Various Locations	
48198	22/09/2025	Paxon Group	$32,617.75
		Probity Advisory Services - Alkimos Aquatic & Recreation Centre	
		Consultancy Services - Internal Audit Plan / Culture Audit / Regulation 17 Review	
48199	22/09/2025	Paywise Pty Ltd	$8,936.89
		Payroll Deductions	
48200	22/09/2025	Peakstone Global Pty Ltd	$13,323.75
		Risk Management Services - Enterprise Risk Management	
48201	22/09/2025	Pegi Williams Bookshop	$392.28
		Book Supplies - Wanneroo Library & Cultural Centre	
48202	22/09/2025	Perth Chemical Specialists Pty Ltd	$550.00
		Collect - Nitrous Oxide Cylinders / Vapes - Wangara Recycling Facility	
48203	22/09/2025	Perth Heavy Tow	$825.00
		Towing Services - Fleet	
48204	22/09/2025	Perth Playground And Rubber	$2,946.90
		Repair Damaged Softfall - Various Locations	
48205	22/09/2025	Peter Hall	$2,000.00
		Refund - Street & Verge Bond	
48206	22/09/2025	Planning Institute of Australia Limited	$752.00
		PIA WA State Conference - 1 Attendee	
48207	22/09/2025	Powerlyt	$5,452.59
		Assessment - Kingsway Rugby Sports Floodlighting	
48208	22/09/2025	Prensa Pty Ltd	$8,074.00
		ACM Remediation And Reporting - Montrose Park	
48209	22/09/2025	Prestige Alarms	$80,615.08
		Alarm / CCTV Services - Various Locations	
48210	22/09/2025	Pullella Earthmoving Pty Ltd	$28.50
		Refund - Septic Tank Plans – Not Available	
48211	22/09/2025	Pure Homes Pty Ltd t/a B1 Homes	$8,000.00
		Refund - Street & Verge Bonds	
48212	22/09/2025	R.L Cross & C.R Frame	$360.00
		Armchair Tour Of International Travel Presentation	
48213	22/09/2025	RAC BusinessWise	$395.00
		Joining Fee - WN 730 Ford Ranger	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Roadside Assistance - WN 34665, WN 34240 - Fleet Services	
48214	22/09/2025	Raeco	$1,365.10
		Bookend Steel Small - WLCC	
48215	22/09/2025	Railz Asset Management	$5,940.00
		Preparation Of Vehicle Specifications - Fleet & Plant Management Administration	
48216	22/09/2025	Ralph Beattie Bosworth	$10,560.00
		Consulting Services - Neerabup Recovery Centre - Concept Design Phase - Assets	
48217	22/09/2025	Redink Homes Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
48218	22/09/2025	Reffing Hoops	$1,578.73
		Netball Umpires - Kingsway	
48219	22/09/2025	Rehbein Consulting Pty Ltd	$660.00
		Design / Documentation - Limestone Retaining Wall - Alexander Drive Shared Path	
48220	22/09/2025	Reliable Fencing WA Pty Ltd	$33,329.14
		Fencing / Bollard / Gate Works - Various Locations	
48221	22/09/2025	Repeat Plastics (WA)	$1,869.30
		Podium Signs - Interpretive - Broadford Park	
48222	22/09/2025	Resource Recovery Group	$108,227.02
		Recycling Tip Off Fees For Period Of July 2025 - June 2026	
48223	22/09/2025	Returned & Services League Quinns Rocks Sub-branch	$12,145.00
		Community Funding Program - Support Delivery Of 2025 / 2026 Commemorative Events	
48224	22/09/2025	Richards Mining Services Pty Ltd t/a RMS Training & Recruitment	$2,950.00
		Training Course - Working At Heights & Confined Spaces - 4 Attendees	
48225	22/09/2025	Roads 2000	$26,444.45
		Supply Asphalt - Engineering	
		Asphalt Patching - Pinjar Road	
48226	22/09/2025	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
48227	22/09/2025	Rominkumar Parikh	$464.70
		CCTV Rebate	
48228	22/09/2025	Rubek Automatic Doors	$1,219.90
		Door Repairs - Various Locations	
48229	22/09/2025	RW Quantity Surveyors	$1,089.00
		Cost Estimate - Abbeville Park Sports Amenities Building	
48230	22/09/2025	Ryan Dalla-Costa	$2,000.00
		Refund - Street & Verge Bond	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48231	22/09/2025	Safety And Rescue Equipment	$25,792.80
		Roof Inspections August 2025 - Various Sites	
48232	22/09/2025	Safety Tactile Pave	$6,148.69
		Bollard Removal & Handrail Installation - Benenden / Butler	
48233	22/09/2025	Safety World	$1,074.70
		PPE Issue - Various Employees	
48234	22/09/2025	SAI360 Pty Ltd T/As Evotix360	$668.25
		Evotix System Consulting / Training - WHS staff	
48235	22/09/2025	Sanpoint Pty Ltd ATF Fiore Family Trust	$995,303.13
		Landscape Maintenance Services - Various Locations	
48236	22/09/2025	Sara Foster	$565.40
		Presentation - Author In-Conversation Event - Writers Of The North - 30.08.2025	
48237	22/09/2025	School Sport Western Australia Incorporated	$240.00
		Participation Funding - 1 Member - 10 - 19 Years Diving Championships Brisbane 26.07 - 01.08.2025	
48238	22/09/2025	Seabreeze Landscape Supplies	$21.00
		1 Scoop Brickie Sand	
48239	22/09/2025	Seek Limited	$7,850.85
		Seek Branded Ads	
48240	22/09/2025	Sinead Stone	$150.00
		Refund - Dog Registration - Sterilised	
48241	22/09/2025	Site Sentry Pty Ltd	$1,078.00
		Collection Of 1 Tower From Alkimos - Move To Quinns Rocks	
48242	22/09/2025	Skills Force Australia (Wangara)	$189.00
		Accredited Fire Warden Training - 1 Participant - 23.09.2025	
48243	22/09/2025	Slick Brick Constructions	$61.65
		Refund - Building Application - Cancellation	
48244	22/09/2025	SLR Consulting Australia Pty Ltd	$6,355.25
		Wanneroo Recreation Centre - New Sport Hub Design - Environmental Planning Advice	
48245	22/09/2025	Smartsalary	$1,914.32
		Payroll Deductions	
48246	22/09/2025	Soco Studios	$165.00
		15 Second Video Cutdown - Kingsway	
48247	22/09/2025	Soft Landing	$23,460.66
		Mattress Processing - Bulk Waste Services	
48248	22/09/2025	Sphere Architects	$2,136.20
		Design Consultancy / Contract Administration - New Bird Viewing Platform And Boardwalk – Yellagonga	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48249	22/09/2025	Sports Turf Technology Pty Ltd	$1,320.00
		Inspection / Report - Turf Surface Playability - Wanneroo Showground	
48250	22/09/2025	Sportsready Education	$2,054.26
		Certificate IV In Sports, Aquatics And Recreation - 2 Attendees	
48251	22/09/2025	SSB Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
48252	22/09/2025	St John Ambulance Western Australia Ltd	$1,932.82
		First Aid Training - 2 Courses	
		Provision Of First Aid Kits / Defibs Servicing	
48253	22/09/2025	Stats WA Pty Ltd (STATS Australia)	$10,972.50
		Pavement Structure Investigation / Report - Quinns Mindarie Footpath Renewal	
		Geotechnical Investigation / Report - Quinns Mindarie Footpath Renewal	
48254	22/09/2025	Stewart & Heaton Clothing Company Pty Ltd	$3,234.27
		PPE - Volunteer Bush Fire Brigade	
48255	22/09/2025	Stiles Electrical & Communication Services Pty Ltd	$51,198.23
		Upgrade Park Lighting - Brampton Park	
48256	22/09/2025	StrataGreen	$209.22
		Tree Stake Driver - Parks	
48257	22/09/2025	StrataGreen	$1,915.79
		Tree Injector / Initiator Tablets - Parks	
48258	22/09/2025	Superior Nominees Pty Ltd	$56,536.76
		Playground Equipment Repairs - Various Locations	
48259	22/09/2025	Synergy	$714,153.70
		Power Supply Charges - Various Locations	
48260	22/09/2025	T-Quip	$773.93
		Vehicle Spare Parts	
48261	22/09/2025	Tactiv Pty Ltd	$32,373.00
		Year 2 Enquire User Licensing - Single Sign On / Enquire Impact Metrics / Reporting Warehouse + Enquire Management Portal / Enquire Lite Management Portal	
48262	22/09/2025	Taylor Robinson Pty Ltd	$1,100.00
		Preparation / Attendance - Design Review Panel Meetings	
48263	22/09/2025	Technologically Speaking	$660.00
		Digital Literacy AI - Wanneroo / Clarkson Libraries	
48264	22/09/2025	Telstra Limited	$34.95
		Fire Protection Wireless	
48265	22/09/2025	Tenfold Investments Pty Ltd	$1,385.40
		Catering - Fire Service Training	
48266	22/09/2025	Terpstra Constructions Pty Ltd	$62,756.90

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Demolition / Construction - Jindalee Beach Access Way South	
48267	22/09/2025	The Distributors Perth	$736.75
		Confectionery - Kingsway Indoor Stadium	
48268	22/09/2025	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,052.00
		Payroll Deductions	
48269	22/09/2025	The Richard Walley Family Trust	$550.00
		Welcome To Country 26.01.2022	
48270	22/09/2025	The Royal Life Saving Society Australia	$8,948.69
		Splashpad Maintenance - Kingsway & Revolution Parks	
48271	22/09/2025	The Trustee for Prime Projects Construction Trust	$4,000.00
		Refund - Street & Verge Bonds	
48272	22/09/2025	The Trustee for Talis Unit Trust T/a Talis Consultants	$1,320.00
		Undertake Detailed Site Investigation - Ashley Park	
48273	22/09/2025	The Trustee for The Antonelli Property Trust T/A Novus Homes	$2,000.00
		Refund – Street & Verge Bond – Re-Issue Of Stale Cheque 00120403	
48274	22/09/2025	The Trustee for UDLA Unit Trust	$93,786.14
		Consultancy Services - Yanchep Foreshore	
48275	22/09/2025	Thomas Hancock	$2,000.00
		Refund - Street & Verge Bond	
48276	22/09/2025	Top Of The Ladder Gutter Cleaning	$495.00
		Gazebos Cleaning / Debris Removal - Jindalee	
48277	22/09/2025	Toro Australia Group Sales Pty Ltd	$6,741.17
		Hose Supplies - Fleet Services	
48278	22/09/2025	Totally Workwear Joondalup & Butler	$833.20
		PPE Issue - Various Employees	
48279	22/09/2025	Traveller By Trade	$2,640.00
		Discover Wanneroo Social Media Management - 2025 / 2026	
48280	22/09/2025	Tree Planting & Watering	$139,067.28
		Planting Program - Various Locations - Parks	
48281	22/09/2025	Triton Electrical Contractors Pty Ltd	$21,108.45
		Irrigation Electrical Works - Various Locations	
48282	22/09/2025	Trophy Shop Australia	$152.90
		Name Badge - Various Employees	
48283	22/09/2025	Truck Centre WA Pty Ltd	$23,425.41
		Vehicle Spare Parts / Repairs	
48284	22/09/2025	Tucker Bush Australia Pty Ltd	$1,980.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Presentation - Swapping Exotic Herbs For Bush Botanicals & Planting Bush Food In Your Backyard - Cultural Services	
48285	22/09/2025	Ultimo Catering And Events	$5,451.00
		Catering Services - Various Council Functions	
48286	22/09/2025	Uniting Global Pty Ltd	$53,994.10
		Cleaning Services - Various Locations	
48287	22/09/2025	Urban Development Institute of Australia WA Division Incorporated	$324.00
		Registration To The UDIA WA Industry Breakfast - Building A Culture Of Collaboration: Facilitating Housing Supply For The Future	
48288	22/09/2025	Veolia Recycling & Recovery Pty Ltd	$109,497.93
		Refuse Disposal Charges - Various	
48289	22/09/2025	Vexel Pty Ltd	$6,450.44
		Dog Waste Bags	
48290	22/09/2025	Vocus Pty Ltd	$495.00
		Vocus Business Unlimited - Lagoon Drive - 01 - 30.09.2025	
48291	22/09/2025	WA Limestone Company	$23,440.74
		Limestone Supplies - The Spot Track	
48292	22/09/2025	Walter Dhlembeu	$2,000.00
		Refund - Street & Verge Bond	
48293	22/09/2025	Wanneroo Central Bushfire Brigade	$2,460.00
		Reimbursement - Mitigation Burn - Perry Road	
48294	22/09/2025	Wanneroo Districts Rugby Union Club	$2,160.00
		Participation Funding - 9 Members - Australian Schools & Junior Rugby Union Championships 2025 Sunshine Coast Stadium	
48295	22/09/2025	Wanneroo Electric	$76,384.38
		Electrical Maintenance Works - Various Locations	
48296	22/09/2025	Water Corporation	$15,653.77
		Water Supply Charges - Various Locations	
48297	22/09/2025	Water Corporation	$7,964.63
		Water Supply Charges - Various Locations	
48298	22/09/2025	Watershed Management Group t/a Watershed Building	$4,000.00
		Refund - Street & Verge Bonds	
48299	22/09/2025	WATM Crane Sales and Services WA	$1,097.16
		95704 - Yearly Inspection / Service	
48300	22/09/2025	West Coast Turf	$80,132.80
		Turfing Works - Various Locations	
48301	22/09/2025	West-Sure Group Pty Ltd	$210.76
		Cash Collections - New Civic Centre	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
48302	22/09/2025	Western Australian Local Government Association	$1,100.00
		Membership - Growth Alliance Perth And Peel 2025 / 2026	
48303	22/09/2025	Western Irrigation Pty Ltd	$7,591.67
		Irrigation Parts Replacement	
48304	22/09/2025	Western Power	$52,294.00
		Upgrade Street Lighting - Church Street Wanneroo - Assets Maintenance	
48305	22/09/2025	Westpeak Engineering Pty Ltd	$13,253.13
		Detailed Design - Quinns Rocks Universal Access Fishing Platform	
48306	22/09/2025	WFS Australia Pty Limited	$477.95
		Workforce Management Solution	
48307	22/09/2025	William Buck Consulting (WA) Pty Ltd	$2,420.00
		Request For Probity Services - Provision Of BBQ Cleaning Services	
48308	22/09/2025	Work Clobber	$1,718.87
		PPE Issue - Various Employees	
48309	22/09/2025	Workpower Incorporated	$16,944.21
		Landscape Maintenance Services - Various Locations	
48310	22/09/2025	Wrong Fuel Rescue Pty Ltd	$646.65
		Fuel Drain - WN 34240	
48311	22/09/2025	WSP Australia Pty Ltd	$3,426.50
		Midblock Signalised Pedestrian Crossings	
48312	22/09/2025	Zenith Executive Search Pty Ltd	$2,724.57
		Casual Labour Services	
48313	22/09/2025	Zetta Pty Ltd	$11,063.77
		Network & Baseline Internet Connection & Network Hardware - ICT	
48314	24/09/2025	Michael Nash	$2,000.00
		Refund - Street & Verge Bond	
		Total EFT Payments	**$53,464,193.22**
CREDIT CARD RECONCILIATIONS			
93	1/09/2025	CBA Corporate Card	
		Legal & Governance Services	
93-01		01/07/2025 - Trybooking*The 44th Au - Battalion Hamel Dinner RAAFA Club - Bull Creek - Mayor Attendance	$85.50
93-02		09/07/2025 - Wanneroo Central News - Leaving Card - Former Employee	$8.99
93-03		24/07/2025 - CPP Regal Place - Parking - WALGA Training	$16.15

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Director Community & Place	
93-04		03/07/2025 - Better Choice Minilya - Fuel Usage	$40.00
93-05		10/07/2025 - Orion Cafe Yanchep Lag - Meeting	$11.71
93-06		17/07/2025 - Aust Institute Of Mana - Registration - Executive Assistant Conference - 1 Attendee	$550.00
93-07		25/07/2025 - R&R Kal Pty Ltd - Catering - Team Building - Community & Place	$363.72
93-08		23/07/2025 - Dome Wanneroo Central - Meeting	$11.10
93-09		21/07/2025 - Dome Wanneroo Central - Meeting	$10.50
93-10		25/07/2025 - Coles - Catering - Team Building - Community & Place	$38.00
93-11		25/07/2025 - Bakers Delight - Catering - Team Building - Community & Place	$35.00
		Director Planning & Sustainability	
93-12		22/07/2025 - Cafe Elixir - Thank You Coffee Vouchers - P & S Service Units	$120.00
93-13		29/07/2025 - Planning Institute Aus - Masterclass - New Developments As A Catalyst For Healthy Streets	$335.00
		Director Corporate Strategy & Performance	
93-14		01/07/2025 - Mastercard - Intnl Transaction Fee - Spira Test 10 User Cloud Subscriptions	$161.91
93-15		01/07/2025 - Inflectra Corporation - Business Systems - Spira Test 10-User Cloud Subscriptions	$6,476.35
93-16		07/07/2025 - Intuit Mailchimp - Monthly Mailchimp - Wanneroo Wrap	$19.97
		Chief Executive Officer	
93-17		16/07/2025 - Dome Banksia Grove - Hospitality	$12.00
93-18		29/07/2025 - Wilson Parking - Parking Fees - Yanchep Joint Venture Regarding Yanchep Hospital	$17.00
93-19		29/07/2025 - Café Elixir - Meeting - City of Casey Visitors	$37.95
		Director Assets	
93-20		07/07/2025 - Western Power - Recurring Program - Upgrade Street Lighting - Green Park	$3,253.76
93-21		11/07/2025 - Virgin Au - Flights Perth - Melbourne - Canberra - 2 Employees	$1,602.09

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
93-22		12/07/2025 - Qantas Airways Limited - Flight Sydney To Perth - 1 Employee	$552.35
93-23		12/07/2025 - Qantas Airways Limited - Flight Sydney To Perth - 1 Employee	$552.35
93-24		16/07/2025 - Ibis Darl Harbour Opi - Ibis Darling Harbour - Accommodation Deposit - 1 Employee	$171.99
93-25		16/07/2025 - Ibis Darl Harbour Opi - Ibis Darling Harbour - Accommodation Deposit - 1 Employee	$171.99
93-26		22/07/2025 - Mercure Goulburn - Accommodation - 1 Employee	$197.83
93-27		22/07/2025 - Mercure Goulburn - Accommodation - 1 Employee	$197.83
93-28		22/07/2025 - WALGA Events - Native Vegetation Regulations Masterclass - 1 Attendee	$70.00
93-29		23/07/2025 - Western Power - Application Fee – Quinns Road Streetlight Upgrade	$498.91
93-30		23/07/2025 - Western Power - Application Fee - Hartman Drive / Prindiville Drive Intersection Streetlight Upgrade	$498.91
93-31		28/07/2025 - WALGA Events - Transport And Roads Forum	$100.00
		Total - CBA	**$16,218.86**
94	1/09/2025	NAB Corporate Card	
		Advocacy & Economic Development	
94-01		16/07/2025 - Indian Ocean Brewing - Discover Wanneroo Image Library Photoshoot - Food And Beverage Staging	$30.31
94-02		16/07/2025 - Indian Ocean Brewing - Discover Wanneroo Image Library Photoshoot - Food And Beverage Staging	$163.67
94-03		20/07/2025 - Facebk *B6Rnswqfj2 - Business Wanneroo Socials Campaign - Reels Workshop Promotion	$23.51
94-04		23/07/2025 - Metricool.Com - Discover Wanneroo - Metricool Monthly Subscription	$34.18
94-05		24/07/2025 - Facebk *2F2Ktvutx2 - Discover Wanneroo Socials - Blog Campaign July 2025	$81.10
94-06		24/07/2025 - Paypal - Discover Wanneroo - Plush Toy For Cockatoo Storybook Launch	$175.25
94-07		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-08		30/07/2025 - EDA - Reel Locations / Real Benefits - Building Film Friendly Communities - 2 Attendees	$66.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Building Maintenance	
94-09		01/07/2025 - Bunnings - Knife Blades	$43.40
94-10		01/07/2025 - Bunnings - Paint	$118.66
94-11		02/07/2025 - Bunnings - Handle	$15.11
94-12		02/07/2025 - Bunnings - Spray Paint	$69.93
94-13		02/07/2025 - Valspar Mindarie - Paint	$155.09
94-14		03/07/2025 - Bunnings - Weatherproof Tape	$176.16
94-15		06/03/2024 - SAS Locksmithing - Hafele Master Key	$100.10
94-16		07/07/2025 - Bunnings - Door Closer Hydraulic	$124.11
94-17		07/07/2025 - Bunnings - Indicator Bolt	$18.90
94-18		07/07/2025 - Bunnings - Paint Dulux	$216.13
94-19		07/07/2025 - Bunnings - Silicone Roof And Gutter	$82.64
94-20		08/07/2025 - Bunnings - Doorstop	$40.29
94-21		08/07/2025 - Bunnings - Fastener Drive Impact Drill	$226.24
94-22		08/07/2025 - Bunnings - Swann Door Chime	$13.30
94-23		09/07/2025 - Bunnings - Indicator Bolt	$44.23
94-24		09/07/2025 - Valspar Mindarie - Paint	$45.27
94-25		10/07/2025 - Bunnings - Blow Torch	$75.00
94-26		10/07/2025 - Valspar Joondalup - WA Duraguard	$86.81
94-27		14/07/2025 - Bunnings - Insertion Rubber Roll	$85.06
94-28		14/07/2025 - SAS Locksmithing - Duplicate Single Sided Key Cut	$11.99
94-29		14/07/2025 - Sq *Action Glass And Alum - Pool Gate Latch With Key	$82.50
94-30		15/07/2025 - Post Wanneroo Post Sho - WA Statutory Declaration Form	$2.00
94-31		16/07/2025 - Bunnings - Pipe Stormwater	$70.12
94-32		16/07/2025 - Bunnings - Tape Weatherproof	$135.04
94-33		16/07/2025 - Bunnings - Tape Weatherproof	$87.20
94-34		16/07/2025 - Kirby Swim Equip Pty - 32mm Hexagon Jammed Cut	$42.00
94-35		17/07/2025 - Bunnings - Paint	$175.18
94-36		17/07/2025 - Bunnings - Press PVC Coupling	$49.81
94-37		18/07/2025 - Bunnings - 27L Charcoal	$84.07
94-38		21/07/2025 - Bunnings - Pine Structural MGP	$41.51
94-39		21/07/2025 - Valspar Mindarie - Paint	$155.09
94-40		22/07/2025 - Bunnings - Paint	$118.66
94-41		22/07/2025 - Bunnings - Silicone Roof & Gutter	$44.59
94-42		22/07/2025 - Bunnings - Tape Weatherproof	$135.04

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-43		23/07/2025 - Batteryworldjoondalup - GP 3V 1500Mah	$180.00
94-44		23/07/2025 - Valspar Joondalup - WA Duragaurd	$157.71
94-45		23/07/2025 - Valspar Joondalup - WA Maxi Wash	$155.09
94-46		24/07/2025 - Bunnings - Bucket Plastic Sabco	$259.06
94-47		24/07/2025 - Bunnings - Castor Furniture	$8.82
94-48		24/07/2025 - Bunnings - Tape Weatherproof	$135.04
94-49		25/07/2025 - Bunnings - Spray Paint Dulux	$90.66
94-50		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-51		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-52		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-53		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-54		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-55		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-56		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-57		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-58		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-59		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-60		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-61		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-62		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-63		29/07/2025 - Bunnings - Door Stop Adored	$41.04
94-64		29/07/2025 - Bunnings - Roof Vent Bastion	$71.91
94-65		29/07/2025 - Valspar Mindarie - Jumbuck Lamb R/Sleeve	$121.19
94-66		30/06/2025 - Bunnings - Hinge	$69.09
94-67		30/06/2025 - Bunnings - Mini Sheet	$44.43
94-68		30/06/2025 - Bunnings - Screws	$37.77
94-69		31/07/2025 - Valspar Malaga - Prep Plaster Fillet Int/Ext	$162.27
		Chief Bush Fire Control Officer	
94-70		18/07/2025 - Officeworks - Stationery - Training Supplies	$162.80

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-71		18/07/2025 - Wangara Trophies - Chief Awards - End Of Season	$200.00
94-72		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Coastal Maintenance	
94-73		03/07/2025 - RSEA Pty Ltd - PPE - Undergraduate Coastal Engineer	$399.98
94-74		03/07/2025 - Bunnings - Coastal Monitoring Camera Parts / Maintenance	$83.76
94-75		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-76			
94-77		Community & Place - Events	
94-78		02/07/2025 - Etsy.Com*Stationerycolour - Stationery - Pioneers Lunch	$28.64
94-79		10/07/2025 - Officeworks - Name Badges - Heritage And Library Services Volunteers Dinner	$125.14
94-80		15/07/2025 - Officeworks - Certificate Frames - Student Citizenship Awards	$247.50
94-81		16/07/2025 - Kmart - Event Materials - Pioneers Lunch	$6.00
94-82		24/07/2025 - Kmart - Boxes - Civic Events	$22.50
94-83		25/07/2025 - Canva* I04588-14733160 - Interactive App - Events	$20.00
94-84		25/07/2025 - Temu.Com - Chair Bows - Pioneers Lunch	$183.75
94-85		25/07/2025 - Temu.Com - Chair Bows - Pioneers Lunch	$75.00
94-86		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community & Place - Place Management	
94-87		05/03/2024 - Subway Wanneroo - Catering - Street & Sidewalks Workshop	$221.13
94-88		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community Development	
94-89		01/07/2025 - Party Source - Merchandise 2025 Wristbands - NAIDOC Flag Raising Ceremony	$86.99
94-90		02/07/2025 - Maddog Promotional P - Merchandise 2025 Wristbands - NAIDOC Flag Raising Ceremony	$358.16
94-91		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Community History	
94-92		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Community Safety & Emergency Management	
94-93		13/07/2025 - GM Taxipay - Conference Expenses	$106.37
94-94		13/07/2025 - Whsperth T1 Dom Ctn - Conference Expenses	$20.21
94-95		15/07/2025 - RACV Arakawa - Conference Expenses	$47.50
94-96		16/07/2025 - Allpress Espresso Sy - Conference Expenses	$19.71
94-97		16/07/2025 - Allpress Espresso Sy - Conference Expenses	-$2.27
94-98		16/07/2025 - Hub Convenience - Conference Expenses	$6.89
94-99		16/07/2025 - RACV Royal Pines - Conference Expenses	$33.00
94-100		16/07/2025 - Taxipay Australia - Conference Expenses	$111.62
94-101		23/07/2025 - Dept Of Justice-Ctg Pa - Prosecution Lodgement	$194.30
94-102		25/07/2025 - GG VA Inflight Food - Conference Food	$20.00
94-103		26/07/2025 - Reconyx - Covert Camera Sim	$15.34
94-104		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-105		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-106		31/07/2025 - Coles - Batteries - The VMS Trailer	$9.50
		Corporate Strategy & Performance	
94-107		01/07/2025 - Aldi Stores - Various Functions / Events For And When Required	$94.26
94-108		01/07/2025 - Coles - Various Functions / Events For And When Required	$35.45
94-109		01/07/2025 - Smp*Wanneroo Bakery - In House Hospitality Requests - Team Development Session	$49.81
94-110		01/07/2025 - Subway Wanneroo - In House Hospitality Requests - Team Development Session	$12.50
94-111		03/07/2025 - Coles - In House Hospitality Requests - NAIDOC Flag Raising Ceremony	$112.90
94-112		03/07/2025 - Coles - In House Hospitality Requests - NAIDOC Flag Raising Ceremony	$185.90

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-113		03/07/2025 - Smp*Wanneroo Bakery - In House Hospitality Requests - 4wd Training Course	$35.07
94-114		03/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - NAIDOC Flag Raising Ceremony	$36.41
94-115		03/07/2025 - Subway Wanneroo - In House Hospitality Requests - 4wd Training Course	$17.50
94-116		04/07/2025 - Aldi Stores - In House Hospitality Requests - NAIDOC Flag Raising Ceremony	$7.18
94-117		05/03/2024 - Smp*Wanneroo Fresh - In House Hospitality Requests - Council Forum	$24.87
94-118		07/07/2025 - Coles - In House Hospitality Requests - Yanchep Lagoon Community Working Group	$19.40
94-119		08/07/2025 - Coles - In House Hospitality Requests - Agenda Briefing	$21.55
94-120		10/07/2025 - Coles - In House Hospitality Requests - Various Functions / Events For And When Required	$82.05
94-121		10/07/2025 - Liquorland 3094 - In House Hospitality Requests - Various Functions / Events For And When Required	$74.70
94-122		14/07/2025 - Aldi Stores - In House Hospitality Requests - Special Policy Review Committee / Concept Forum	$25.26
94-123		16/07/2025 - Aldi Stores - In House Hospitality Requests - Quarterly Leadership Team Meeting	$28.86
94-124		16/07/2025 - Coles - In House Hospitality Requests - Quarterly Leadership Team Meeting	$63.59
94-125		16/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Quarterly Leadership Team Meeting	$17.36
94-126		21/07/2025 - Coles - In House Hospitality Requests - Training Legal & Governance / Audit & Risk & Council Meeting / Erideable Safety Video Review "Party" / Design Review Panel Meeting	$98.95
94-127		21/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Audit & Risk & Council Meeting / Erideable Safety Video Review "Party" / Design Review Panel Meeting	$16.71
94-128		22/07/2025 - Coles - In House Hospitality Requests - Training Legal & Governance / Various Functions And Events For And When Required	$38.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-129		24/07/2025 - Aldi Stores - In House Hospitality Requests - Audit & Risk & Council Meeting / Erideable Safety Video Review "Party" / Design Review Panel Meeting	$5.98
94-130		24/07/2025 - Coles - In House Hospitality Requests - Various Functions For And When Required	$148.80
94-131		25/07/2025 - Coles - Dishwashing Liquid - Kitchenettes	$14.00
94-132		28/07/2025 - Aldi Stores - In House Hospitality Requests - Childhood & Youth Services Valuable Meeting / Cultural Development Valuable Reward / Concept Forum / Microsoft Copilot Training	$21.84
94-133		28/07/2025 - Coles - In House Hospitality Requests - Childhood & Youth Services Valuable Meeting / Cultural Development Valuable Reward / Concept Forum / Microsoft Copilot Training / Mental Health First Aid	$232.71
94-134		28/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Childhood & Youth Services Valuable Meeting / Cultural Development Valuable Reward / Concept Forum / Microsoft Copilot Training	$35.44
94-135		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-136		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-137		29/07/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Childhood & Youth Services Valuable Meeting / Cultural Development Valuable Reward / Concept Forum/ Microsoft Copilot Training	$35.95
94-138		30/06/2025 - Smp*Wanneroo Fresh - In House Hospitality Requests - Policy Review Committee / Concept Forum - Team Development Session And 4wd Training Course	$17.63
94-139		30/07/2025 - Coles - In House Hospitality Requests - Microsoft Copilot Training / City Of Casey Visit / Cultural Action Plan Training / Mental First Health First Aid	$72.90
94-140		31/07/2025 - Coles - In House Hospitality Requests - Microsoft Copilot Training / City Of Casey Visit / Cultural Action Plan Training / Mental First Health First Aid	$62.81
		Curatorial Services	
94-141		28/06/2025 - Eventbrite Pro Sub - Eventbrite Monthly Membership - June	$15.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-142		28/07/2025 - Ezi*Amaga - Australian Museums And Galleries Association - Professional Membership	$261.00
94-143		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-144		31/07/2025 - Sp Make.Do - Children's Activity Kit - Museum Programming	$250.00
		Customer & Information Services	
94-145		02/07/2025 - Google Cloud Njzmfr - Google Cloud - June 2025	$239.43
94-146		02/07/2025 - Rezdy - Accelerate Plan	$134.86
94-147		15/07/2025 - Metal Sign & Label - Self Adhesive Mylar IT Asset Labels	$489.50
94-148		18/07/2025 - Amazon Marketplace Au - Smart Cities - Security Cameras / Battery Pack For LED Strip CCTV Cameras	$539.80
94-149		18/07/2025 - Paypal - Yumpu Subscription Paypal Adfree New	$40.27
94-150		20/07/2025 - Paypal - Zoom Workplace Promonthly - Quantity 2	$49.26
94-151		21/07/2025 - Sp Iot Store - Smart Cities - Rak7240 Changeover To 4G Version	$110.00
94-152		24/07/2025 - Freshworks Inc - Freshworks - Pro Monthly Subscription	$1,328.00
94-153		24/07/2025 - Sp Iot Store - Smart Cities - Lorawan Smart Portable Socket	$163.90
94-154		28/07/2025 - Officeworks - Eraser With 3 Markers / Magnetic Whiteboard Eraser Refills	$19.87
94-155		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-156		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-157		29/07/2025 - Datacake Gmbh - Datacake Renewal - Standard Package	$6,516.68
94-158		30/06/2025 - Paypal - Charge Name: Zoom Workplace Business Monthly	$340.89
94-159		30/06/2025 - Typeform, S.L. - Typeform Plus Subscription	$91.76
94-160		31/07/2025 - Campaignmonitor - Campaign Monitor Subscription	$1,505.85
94-161		31/07/2025 - Gethomesafe - Get Home Safe Subscription	$979.39
		Engineering Maintenance	
94-162		02/07/2025 - Bunnings - Grinding Disk / Recip Blades / Cable Ties - Maintenance 11	$118.03
94-163		03/07/2025 - Bunnings - Cutting Wheel - Sign Shed / Cut Off Saw	$18.48

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-164		03/07/2025 - Bunnings - Socket Set - M09	$149.98
94-165		03/07/2025 - Officeworks - Filing Cupboard	$229.00
94-166		04/07/2025 - Bunnings - New Grinder Cutting Disc / Blades - Maintenance 09	$197.54
94-167		05/03/2024 - Totally Workwear - PPE Issue	$879.60
94-168		09/07/2025 - Bunnings - Spray Bottles - Hot Mix Truck For Deisel	$41.92
94-169		10/07/2025 - Sdii Group Pty Ltd - Granex Trade Supplies / New Concrete Tools - Maintenance 05	$242.00
94-170		14/07/2025 - Totally Workwear Butle - PPE	$116.80
94-171		16/07/2025 - Bunnings - Hooks - Sign Shed - Hang Up New Chains / Bolts	$180.00
94-172		18/07/2025 - Bunnings - Mesh - Temp Fencing Jobs	$69.98
94-173		22/07/2025 - Bunnings - Plastic Film / Grinding Disk - Maintenance 11 / Shovel - Maintenance 06 / Saw Blades - Maintenance 04	$230.81
94-174		23/07/2025 - Bunnings - Drainage Washers - Grates / New Bolts	$74.68
94-175		23/07/2025 - Midalia Steel Pty Lt - Steel Rod - Installation Of Sign Poles	$539.75
94-176		23/07/2025 - Sdii Group Pty Ltd - Concrete Hand Tools - Maintenance 14	$381.70
94-177		23/07/2025 - Totally Workwear Butle - Vest / Shorts	$179.70
94-178		25/07/2025 - Bp Mindarie - Unleaded Fuel - Concrete Grinder 94115 In Lieu Of Fuel Card	$18.59
94-179		25/07/2025 - Bunnings - Wheelbarrow / Dustpan And Brush / 2 Buckets - Maintenance 14 / 2 Buckets - Maintenance 11	$344.42
94-180		28/07/2025 - Bunnings - Blades / Tools - Maintenance 07	$119.48
94-181		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-182		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-183		29/07/2025 - Officeworks - Key Board / Storage Drive	$237.00
94-184		30/07/2025 - Bunnings - Pipe / Fitting - Pinjar Road Drainage	$185.94
		Fleet Maintenance	
94-185		01/07/2025 - Toolmart Australia P - Service Order - Final Payment	$23.95
94-186		01/07/2025 - Truck Centre WA Pty - Belt Tensioners	$608.96

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-187		02/07/2025 - Westcoast Suspensions - U Bolts Studs / Washers / Nuts	$404.80
94-188		03/07/2025 - Truckline Wangara - End Caps	$67.10
94-189		04/07/2025 - Master Hose Pty Ltd - BSPT Male X NPT Fixed	$21.03
94-190		06/03/2024 - SQ*Watt Torque & Porta P - Torque Ratchet Adjustable	$1,249.83
94-191		08/07/2025 - Challenge Batteries Wa - Delkor Batteries	$412.18
94-192		08/07/2025 - L And T Venables Pty Ltd - Cap Screws	$79.48
94-193		08/07/2025 - Morley Mower - Atom Rubber Bushes / Lap Belt / Stihl Drive Belt	$272.45
94-194		08/07/2025 - Repco - LED Trailer	$89.00
94-195		08/07/2025 - Ues International - Insertion Rubber Roll	$154.52
94-196		10/07/2025 - Bunnings - Pump Pressure Ozito / Tube Clear Viny Pope	$156.25
94-197		10/07/2025 - Truckline Wangara - Gear / Engine Oil Pump	$86.38
94-198		12/07/2025 - Sydney Tools Pty Ltd - SP Tools - Socket Set	$99.00
94-199		14/07/2025 - Bunnings - Cable Locks - Parks Dual Mower Truck / Trailer Combinations	$123.96
94-200		14/07/2025 - Sp Ram Mounts - 20 Ram Car Phone Mounts	$2,089.17
94-201		15/07/2025 - Direct Fasteners - Metric Fine Hex Bolts	$25.51
94-202		15/07/2025 - Statewide Bearings - Seal	$5.28
94-203		16/07/2025 - Aaron And Amanda Dwyer Tr - Key - Hino Waste Truck	$22.00
94-204		16/07/2025 - Adapt-A-Lift Group Pty - Seat Belt	$57.77
94-205		16/07/2025 - Hallite Seals Australia - O Ring	$12.75
94-206		16/07/2025 - Industrial Power Equip - Water Pump Petrol	$380.00
94-207		16/07/2025 - McNaughtans Pty Ltd - Drawer Slide Heavy Duty Lock	$96.57
94-208		17/07/2025 - Tool Kit Depot - Toledo Oil Filter Cutting Tool / Toledo Stainless Stell Rule / Teng Blow Gun Angled Top	$641.25
94-209		18/07/2025 - Master Hose Pty Ltd - Hose Fittings	$302.09
94-210		18/07/2025 - Officeworks - 2 Degree Station Clocks / Dymo Letratag Paper White	$59.70
94-211		18/07/2025 - Repco - Xtreme Cool	$50.00
94-212		18/07/2025 - Work Clobber - Stretch Canvas Work Pants	$93.00
94-213		19/07/2025 - Truck Centre WA Pty - Gaskets	$30.01

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-214		21/07/2025 - Master Hose Pty Ltd - Hose Fittings	-$172.77
94-215		23/07/2025 - Boynes Springs - Steel Sheet	$55.00
94-216		23/07/2025 - Bunnings - Ladder With Handrail 3 Step Jumbo	$239.00
94-217		23/07/2025 - Bunnings - Staple Gun / Staples / Tyre Tubes	$95.53
94-218		25/07/2025 - UPS Pty Ltd - GST On 20 Ram Dash Phone Mounts From USA Paid To Courier UPS	$294.20
94-219		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-220		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-221		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-222		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-223		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-224		29/07/2025 - Av Truck Services Pt - 2 Air Bellows	$910.29
94-225		29/07/2025 - Bucher Municipal Pty L - Pressure Transducer	$632.43
94-226		29/07/2025 - Purple Line Pty Ltd - Lock Barrels - Nemesis Wheel Clamps - CCTV Trailer	$109.96
94-227		30/07/2025 - Sydney Tools Pty Ltd - Milwaukee 12V Skin Heated Jacket	$149.00
94-228		31/07/2025 - Sydney Tools Pty Ltd -Tool Purchases	$198.00
		Gallery Curator - Cultural Exhibitions	
94-229		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Health Services	
94-230		09/07/2025 - Tickets*2025 Regio - Regional Mosquito Management Training Course	$220.00
94-231		09/07/2025 - Kmart - SD Card	$35.00
94-232		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Heritage Education	
94-233		03/07/2025 - Amazon Au - Museum Education Training Book	$57.59
94-234		03/07/2025 - Amazon Marketplace Au - Refund - Kid Torches For Sensory Bags	-$36.95
94-235		06/03/2024 - Coles - Morning Tea Supplies - Buckingham House	$27.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-236		27/06/2025 - Coles Online - Morning Tea Supplies - Heritage House Volunteers - Drinking Water - Cockman House	$167.95
94-237		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-238		30/06/2025 - Amazon Marketplace Au - Replica Vintage Radio - The Buckingham House Education Program	$57.99
		Irrigation Maintenance	
94-239		08/07/2025 - Bunnings - Drill - Supervisors Ute / Other Items - Winter Maintenance And Insect Prevention Programs.	$460.71
94-240		15/07/2025 - Bunnings - Storage Box - Ute Keys And Pass Entry's / Cargo Net - Supervisors Ute	$63.93
94-241		23/07/2025 - Bunnings - Tool Replacement	$503.49
94-242		25/07/2025 - Supa Safety Shop - Tools Replacement	$309.06
94-243		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-244		29/07/2025 - Officeworks - Tools Replacement	$39.00
		Kingsway Indoor Stadium	
94-245		02/07/2025 - Facebk *Ghxhcs4P42 - Advertising - School Holiday Program	$240.25
94-246		08/07/2025 - Crazy Price Variety S - A4 Card / Artist Brushes / Glue / A4 Card / Pom Poms / Cups / Paper	$82.50
94-247		08/07/2025 - Aldi Stores - Salt - Art & Craft School Holiday	$3.00
94-248		17/07/2025 - Crazy Price Variety S - Art & Craft School Holiday - Paper Plates	$9.50
94-249		17/07/2025 - Kingsway City News - Contact Paper - Art & Craft School Holiday Programs	$7.90
94-250		18/07/2025 - Bunnings - Storage Contains / Clamps - Badminton Nets	$27.86
94-251		21/07/2025 - Facebk *Ayxpgtcn42 - Facebook Advertising	$750.00
94-252		21/07/2025 - Crazy Price Variety S - Magnetic Tape - Pickleball Administration	$12.00
94-253		21/07/2025 - 7 Eleven Darch - Ice - Injuries At The Stadium	$10.00
94-254		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Leasing & Land	
94-255		02/07/2025 - ASIC - Company Financial Assessment	$20.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-256		03/07/2025 - ASIC - Company Financial Assessment	$10.00
94-257		03/07/2025 - ASIC - Company Financial Assessment	$10.00
94-258		08/07/2025 - ASIC - Company Financial Assessment	$20.00
94-259		08/07/2025 - Legalwise Aur-15479 - Seminar – 1 Attendee	$112.00
94-260		10/07/2025 - ASIC - Company Financial Assessment	$20.00
94-261		18/07/2025 - City Of Wanneroo - Building Application - Stevenage Street	$84.00
94-262		22/07/2025 - ASIC - Company Financial Assessment	$20.00
94-263		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-264		30/07/2025 - Post Wanneroo Post Sho - Postage	$59.80
		Library Services	
94-265		01/07/2025 - Coles - Staff Milk	$4.35
94-266		01/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-267		01/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-268		02/07/2025 - Lams Oriental Superm - Milk	$4.20
94-269		03/07/2025 - Red Dot Stores - Resources For Program	$18.95
94-270		03/07/2025 - Two Rocks IGA - IAAP Materials	$12.47
94-271		04/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$16.98
94-272		04/07/2025 - Two Rocks IGA - Milk	$3.10
94-273		05/03/2024 - Amazon Au - Library Book Stock	$107.05
94-274		05/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$25.88
94-275		06/03/2024 - Amazon Au - Library Book Stock	$34.03
94-276		06/03/2024 - Kmart - Charging Accessories	$26.00
94-277		07/03/2024 - Coles - Materials - Christmas Cooking Program	$88.90
94-278		07/03/2024 - Kmart - General Craft Materials - STEAM Program	$8.00
94-279		07/03/2024 - Red Dot Stores - General Craft Materials	$17.99
94-280		07/03/2024 - Temu - General Materials - Christmas Craft Program	$87.53
94-281		07/07/2025 - Amazon Au - Library Book Stock	$206.10

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-282		07/07/2025 - Amazon Au - Library Book Stock	$48.05
94-283		07/07/2025 - Coles - Staff Milk	$3.00
94-284		07/07/2025 - Lams Oriental Superm - Milk	$3.69
94-285		07/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$46.32
94-286		08/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-287		09/07/2025 - Amazon Au - Price Reduction For Book	-$6.29
94-288		09/07/2025 - Coles - Catering Items - Cam's Reading Camp Afternoon Tea	$3.80
94-289		09/07/2025 - Coles - IAAS Craft Materials	$6.70
94-290		09/07/2025 - Coles - Staff Milk / Cam's Reading Afternoon Tea - Cut Watermelon	$10.24
94-291		09/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-292		10/07/2025 - Amazon Au - Library Book Stock	$149.80
94-293		10/07/2025 - Sole & Terra Pty Ltd - Library Services - Official Retirement Gift For Vanessa Donnelly As Per Cow Procedure - Baby Q Premium - Clarkson - The Outdoor Chef	$399.00
94-294		11/07/2025 - News Pty Limited - Australian Newspaper Subscription - Wanneroo Library	$88.00
94-295		11/07/2025 - Officeworks - Money Box / Velcro - STEAM	$20.87
94-296		11/07/2025 - Red Dot Stores - IAAP Program Materials	$5.98
94-297		11/07/2025 - Two Rocks IGA - Milk	$3.10
94-298		12/07/2025 - Lams Oriental Superm - Milk	$3.69
94-299		12/07/2025 - Twinkl 12241656 - Library Programs - Early Literacy Resources - Customer Use	$18.99
94-300		13/07/2025 - Amazon Au - Library Book Stock	$33.80
94-301		14/07/2025 - Dymocks Online - Book Club Kits	$802.76
94-302		14/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-303		14/07/2025 - WA Naturalists Club - Library Book Stock	$64.45
94-304		15/07/2025 - Amazon Au - Library Book Stock	$82.65
94-305		15/07/2025 - Coles - Staff Milk	$4.35
94-306		15/07/2025 - Dymocks Online - Book Club Kits	$259.89
94-307		15/07/2025 - Kmart - General Materials - Literacy Programs – Author Talk - Patron Use	$18.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-308		15/07/2025 - Kmart - IAAS Supplies	$7.00
94-309		15/07/2025 - Kmart - Junior Program Craft Materials	$23.50
94-310		15/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-311		15/07/2025 - Red Dot Stores - Junior Program Craft Materials	$18.99
94-312		15/07/2025 - Wanewsdti - West Australian For Wanneroo Library	$172.80
94-313		16/07/2025 - Coles - Cam's Reading Camp Afternoon Tea	$15.41
94-314		16/07/2025 - Coles - Library Services - Catering For Vanessa Donnellys Retirement Morning Tea - Crackers, Biscuits Cheese - Clarkson Library - Coles	$38.71
94-315		16/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$21.86
94-316		16/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-317		16/07/2025 - Pat-A-Cake - Library Services - Catering For Vanessa Donnellys Retirement Morning Tea - Clarkson Library - Pat-A-Cake	$18.00
94-318		17/07/2025 - Coles - Junior Program Craft Materials	$4.00
94-319		17/07/2025 - Kmart - Junior Program Craft Materials	$7.00
94-320		17/07/2025 - Lams Oriental Superm - Milk	$5.29
94-321		17/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$43.26
94-322		18/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-323		18/07/2025 - Two Rocks IGA - Milk	$3.10
94-324		19/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-325		21/07/2025 - Amazon Au - Library Book Stock	$22.59
94-326		21/07/2025 - Coles - Staff Milk	$4.35
94-327		21/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-328		22/07/2025 - Amazon Au - Library Book Stock	$14.00
94-329		22/07/2025 - Lams Oriental Superm - Milk	$1.99
94-330		22/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-331		22/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$21.86
94-332		22/07/2025 - Officeworks - Mindful Art Grant - Materials Visual Diaries - City Contribution - Customer Use	$43.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-333		23/07/2025 - Coles - Library Services - Food For Library Event - Murder Mystery Night - Clarkson Library - Coles	$73.20
94-334		23/07/2025 - Mad About Science - Library Programs - National Science Week Grant Materials - In-Kind Support	-$43.89
94-335		23/07/2025 - Mad About Science - Library Programs - National Science Week Grant Materials - In-Kind Support	$531.29
94-336		23/07/2025 - Red Dot Stores - Murder Mystery Event Supplies	$62.94
94-337		25/07/2025 - Coles - Staff Milk	$4.35
94-338		25/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-339		26/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$9.51
94-340		26/07/2025 - Officeworks - Materials - Library Programs	$21.70
94-341		28/07/2025 - Amazon Au - Library Book Stock	$58.97
94-342		28/07/2025 - Amazon Marketplace Au - Library Book Stock	$21.28
94-343		28/07/2025 - Clever Patch - Craft Materials - Library Programs	$213.06
94-344		28/07/2025 - Coffee Club - Catering - Program	$100.75
94-345		28/07/2025 - Eventbrite Pro Sub - Library Programs - Event Platform	$15.00
94-346		28/07/2025 - Two Rocks IGA - Milk	$3.10
94-347		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-348		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-349		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-350		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-351		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-352		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-353		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-354		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-355		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-356		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-357		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-358		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-359		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-360		29/07/2025 - Bunnings Group Ltd - Materials - Steam Program	$22.60
94-361		29/07/2025 - Coles - Materials - Steam Program	$7.80
94-362		29/07/2025 - Coles - Staff Milk	$4.35
94-363		29/07/2025 - Kmart - 10 Travel Cups	$55.00
94-364		29/07/2025 - Kmart - Catering – Light Refreshments – Workshop – Customer Use	$40.00
94-365		29/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-366		29/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95
94-367		29/07/2025 - Temu.Com - Materials - Steam Program	$50.86
94-368		29/07/2025 - Wanewsdti - West Australian - Girrawheen	$172.80
94-369		29/07/2025 - Woolworths - Catering - Library Events	$24.00
94-370		29/07/2025 - Woolworths - Prize - Murder Mystery Library Event	$12.80
94-371		29/07/2025 - Woolworths - Various Consumables - Catering	$97.45
94-372		30/07/2025 - Coles - Catering – Light Refreshments – Author Talk – Customer Use	$74.40
94-373		30/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$21.86
94-374		30/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$10.93
94-375		30/07/2025 - Zlr*Dymocks Karrinyup - General Materials - Learning Programs – Author Talk - Patron Use	$74.97
94-376		31/07/2025 - Coles - Catering - Library Event - Murder Mystery Night	$48.00
94-377		31/07/2025 - Coles - IAAP Program Materials	$14.80
94-378		31/07/2025 - Coles - Milk / Serviettes	$6.35
94-379		31/07/2025 - Coles - Sparkling Water / Fruit Juice	$26.10
94-380		31/07/2025 - Lams Oriental Superm - Milk	$4.99
94-381		31/07/2025 - Liquorland - Wine - Catering Murder Mystery Library Event	$38.00
94-382		31/07/2025 - My Post Business/Post - Interlibrary Loans Postage	$14.95

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-383		31/07/2025 - www.Taztix.Com.Au - Prize - Murder Mystery At Clarkson Library - 10 Theatre Tickets - Limelight Theatre	$281.87
		Media & Communications Services	
94-384		03/07/2025 - Fairfax Subscriptions - Advertising - WA Today	$21.49
94-385		23/07/2025 - Facebk *E3Kztwu2C2 - Facebook Advertising	$3.30
94-386		23/07/2025 - Facebk *Krpktwu2C2 - Facebook Advertising	$3.30
94-387		24/07/2025 - Facebk *Mk43Fy43C2 - Facebook Advertising	$3.30
94-388		24/07/2025 - Facebk *Zjfjvwu2C2 - Facebook Advertising	$3.30
94-389		25/07/2025 - Facebk *6Jk7Jy43C2 - Facebook Advertising	$8.80
94-390		25/07/2025 - Facebk *6Jk7Jy43C2 - Facebook Advertising	$8.80
94-391		26/07/2025 - Facebk *Mzg7Swq2C2 - Facebook Advertising	$13.20
94-392		26/07/2025 - Facebk *Zvulxuyae2 - Facebook Advertising	$597.57
94-393		27/07/2025 - Facebk *Pg4Mev83C2 - Facebook Advertising	$19.80
94-394		28/07/2025 - Facebk *Wfb47Xu2C2 - Facebook Advertising	$29.70
94-395		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-396		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-397		31/07/2025 - Facebk *Fsat6Xq2C2 - Facebook Advertising	$45.10
		Parks & Conservation Management	
94-398		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Parks Maintenance	
94-399		08/07/2025 - Woolworths - Catering - Community Planting	$43.87
94-400		27/07/2025 - Bunnings - Buckets - Building Leaks Containment - Afterhours	$44.90
94-401		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-402		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-403		29/07/2025 - Bunnings - Shovel And Tamper - Pot Hole Repairs - Afterhours	$59.93

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Parks Operations	
94-404		01/07/2025 - Bunnings - Drink Bottle - Park North Crew	$24.95
94-405		02/07/2025 - Bunnings - Pole Saw / Spare Chain / Loctite / Allen Key Socket	$211.57
94-406		10/07/2025 - Think Water Wanneroo - Strap Buckle - Blower	$15.90
94-407		11/07/2025 - Work Clobber - PPE Gear - Parks North Worker	$332.90
94-408		16/07/2025 - 7-Eleven - Fuel - Hire Truck - Parks North	$47.40
94-409		16/07/2025 - Bunnings - Glue - Playground Softfall	$24.50
94-410		24/07/2025 - Think Water Wanneroo - Battery Charges - Equipment	$178.00
94-411		25/07/2025 - The Trustee For Sk Of - Mouse Pad / Pedestal Drawer	$270.92
94-412		25/07/2025 - The Trustee For Sk Of - New Office Supplies	$621.82
94-413		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-414		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		People & Culture	
94-415		01/07/2025 - Kmart - Value-Able Awards	$100.00
94-416		01/07/2025 - Kmart - Value-Able Awards	$100.00
94-417		01/07/2025 - Kmart - Value-Able Awards	$100.00
94-418		01/07/2025 - Kmart - Value-Able Awards	$100.00
94-419		14/07/2025 - Planning Institute Aus - Recruitment Vacancy Ad	$360.00
94-420		18/07/2025 - Amazon Au - Prayer Room Items	$39.66
94-421		23/07/2025 - Amazon Marketplace Au - Prayer Room Items	$27.70
94-422		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Place Management	
94-423		06/03/2024 - Coles - Catering - Town Teams Meeting	$12.40
		Preventative Engineering Maintenance	
94-424		30/06/2025 - RSEA Pty Ltd - PPE - Preventative Engineering Maintenance Staff	$214.99
94-425		22/07/2025 - Officeworks - Office Equipment	$134.00
94-426		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Surveys	
94-427		14/07/2025 - Western Power - Application - Street Light Relocation - Lenore Road	$498.91
94-428		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Traffic Services	
94-429		07/07/2025 - Totally Workwear - Replacement Safety Boots	$249.90
94-430		24/07/2025 - Sydney Tools Pty Ltd - Thread Repairing Tools / Lube - The Wheel Nuts On VMS Speed Trailers	$68.00
94-431		23/07/2025 - Bunnings - Small Pruners - Pruning Trees At Counter Locations - Installation Of Counters	$39.94
94-432		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Tree & Conservation Maintenance	
94-433		04/07/2025 - Work Clobber - Work Boots - 2 Employees / Beanies - Crews	$344.40
94-434		15/07/2025 - Ajar Enterprises Pty - Two Pool Scoops - Algae Removal - Davinci Park	$45.90
94-435		15/07/2025 - Bunnings - Various Replacement Hand Tools As Identified In Audit	$269.20
94-436		15/07/2025 - Lukelizo Pty Ltd - Assorted Chainsaw Files	$94.50
94-437		15/07/2025 - Tt Joondalup Pl - Replacement Loppers / Pruning Saws	$457.20
94-438		22/07/2025 - Bunnings - Garden Auger / Extension - Planting	$59.19
94-439		23/07/2025 - Subway Butler - Catering - National Tree Day July 2025	$270.00
94-440		24/07/2025 - Work Clobber - Replacement Rain Jacket - 1 Employee	$117.50
94-441		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-442		29/07/2025 - Nutrien Ag Solutions - Replacement Guns - Conservation Spray Rigs	$160.20
94-443		30/07/2025 - Bunnings - Additional Keys Cut / Hose Fittings - Tree Crew	$23.87
		Wanneroo Aquamotion	
94-444		02/07/2025 - Officeworks - Sheet Protectors	$72.71
94-445		03/07/2025 - Twilio Sendgrid - Email Credits Per Month	$138.88
94-446		06/03/2025 - Twilio Sendgrid - Email Credits Per Month	$179.28

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-447		09/07/2025 - Officeworks - Label Refills	$23.70
94-448		10/07/2025 - Kmart - General Office Items / Pool Noodles - Resale	$123.50
94-449		14/07/2025 - Aust Wide First Aid - CPR Refresher - 1 Employee	$59.00
94-450		15/07/2025 - Bunnings - Aquatics Lighting Rechargeable	$247.77
94-451		15/07/2025 - Kmart - Shelves - Storing Programs - Adult Swim School Participants	$8.00
94-452		15/07/2025 - Plineph Wanneroo Ctl - 1st Aid Supplies	$36.97
94-453		15/07/2025 - Post Wanneroo Post Sho - Working With Children Check - 1 Employee	$87.00
94-454		16/07/2025 - Kmart - Tape	$8.00
94-455		17/07/2025 - Kennards Hire Ho WA - Hire - Lightening - Power Outage	$96.00
94-456		19/07/2025 - Kennards Hire Ho WA - Hire - Lighting - Power Outage	$96.00
94-457		24/07/2025 - Kmart - WA Drowning Day Accessories	$12.00
94-458		24/07/2025 - RLSSWA - Aquatic Trainer License Renewal	$27.50
94-459		28/07/2025 - Coles Online - General Expenses / Creche Craft / Swim Nappies	$178.90
94-460		28/07/2025 - Kmart - Cord Organiser - Office	$15.00
94-461		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-462		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-463		30/06/2025 - Royal Life Saving - Annual Subscription - Guideline For Safe Pool Operations	$120.00
		Waste Services	
94-464		01/07/2025 - City Of Perth - Parking - PFJ Launch Event	$6.97
94-465		04/07/2025 - Al Wanneroo Pty Ltd - Replacement - Damaged Side Mirror	$418.00
94-466		09/07/2025 - Bunnings - Impact Driver	$26.70
94-467		24/07/2025 - Sp 166 Railway Parade - Parking - WALGA	$13.00
94-468		25/06/2025 - Coles Online - Catering - Bulk Project	$185.00
94-469		25/07/2025 - Bunnings - Prize - Community Event	$53.80
94-470		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-471		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-472		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-473		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-474		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
		Youth Services	
94-475		01/07/2025 - Dominos - Outreach Term 2	$59.50
94-476		01/07/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 2	$66.90
94-477		02/07/2025 - Coles - Food - Yanchep Youth Centre - Term 2	$27.60
94-478		02/07/2025 - Red Dot Stores - Clarkson Youth Hub - Materials - Storage	$5.98
94-479		02/07/2025 - Woolworths - Food - Clarkson Youth Hub - Drop-In	$58.35
94-480		03/07/2025 - Coles - Food - Wanneroo Youth Centre Term 2	$33.80
94-481		03/07/2025 - Coles Online - Food - Bulk Order	$906.40
94-482		03/07/2025 - Kmart - Material - Clarkson Youth Hub - Art Supplies	$105.50
94-483		03/07/2025 - Spotlight - Art And Craft Equipment - Clarkson Youth Hub	$115.50
94-484		04/07/2025 - Coles - Food - Yanchep Youth Centre - Term 2	$107.35
94-485		04/07/2025 - Kmart - Materials - Clarkson Youth Hub	$82.00
94-486		04/07/2025 - Woolworths - Food - Clarkson Youth Hub - Drop-In	$25.81
94-487		06/03/2024 - Kmart - Materials - Wanneroo Youth Centre	$5.50
94-488		07/07/2025 - Kmart - Materials - School Holiday Program - Clarkson Youth Hub - Drop-In	$277.00
94-489		07/07/2025 - Kmart - Materials - School Holiday Program - Clarkson Youth Hub - Refund	-$40.00
94-490		07/07/2025 - Kmart - Materials - School Holiday Program - Clarkson Youth Hub - Refund	-$8.00
94-491		07/07/2025 - Kmart - Materials - School Holiday Program - Hainsworth - Refund	-$10.00
94-492		07/07/2025 - Kmart - Materials - School Holiday Program - Hainsworth - Drop-In	$230.00
94-493		08/07/2025 - Coles - Food - July School Holidays - Outreach	$57.95

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-494		08/07/2025 - Kmart - Materials - School Holiday Program - Hainsworth - Refund	-$20.50
94-495		09/07/2025 - Bakers Delight - Clarkson Youth Hub - Stake Holder Meeting - Morning Tea	$7.20
94-496		09/07/2025 - Coles - Clarkson Youth Hub - Stake Holder Meeting - Morning Tea	$12.90
94-497		09/07/2025 - Coles Online - Materials - July School Holidays - WYC	$186.50
94-498		09/07/2025 - Kmart - Materials - Wanneroo Youth Centre Term 3	$70.50
94-499		09/07/2025 - Smp*Wanneroo Fresh - Clarkson Youth Hub - Stake Holder Meeting - Morning Tea	$21.78
94-500		09/07/2025 - Woolworths - Food - July School Holidays - Clarkson Youth Hub - Drop-In	$54.70
94-501		10/07/2025 - Big W - Materials - School Holiday Program - Wanneroo - Gym 101	$22.40
94-502		10/07/2025 - Dominos - Food - July School Holidays - Outreach	$54.48
94-503		10/07/2025 - St John Ambulance Aust - Training	$180.00
94-504		15/07/2025 - Coles - Food - July School Holidays - YYC	$23.10
94-505		15/07/2025 - Coles Online - Food - July School Holidays - WYC	$93.82
94-506		16/07/2025 - Coles - Food - July School Holidays - Outreach	$55.10
94-507		17/07/2025 - Big W - Materials - School Holiday Program - Level-Up - Food Handling - Hair Knits	$5.25
94-508		17/07/2025 - Kmart - Materials - School Holiday Program - Level-Up - Food Handling - Aprons	$25.20
94-509		17/07/2025 - Smp*Price Attack - Materials - School Holiday Program - Level-Up - Food Handling - Hair Ties	$15.15
94-510		17/07/2025 - Wiz Phy Joon Cent - Material - Food Handler Skillset - Hair Ties	$10.58
94-511		17/07/2025 - Woolworths - Food - Food Handler Skillset	$43.85
94-512		18/07/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$38.65
94-513		18/07/2025 - Kmart - Materials - Clarkson Youth Hub - Board Games	$63.70
94-514		22/07/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 2	$91.95
94-515		23/07/2025 - Woolworths - Food - Clarkson Youth Hub - Drop-In	$81.65

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
94-516		24/07/2025 - Woolworths - Food - Clarkson Youth Hub - Drop-in	$24.60
94-517		25/07/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$4.40
94-518		25/07/2025 - Kmart - Materials - Wanneroo Youth Centre - Reward Box	$63.00
94-519		28/07/2025 - Kmart - Materials - Outreach Term 3	$258.00
94-520		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-521		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-522		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-523		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-524		29/07/2025 - Annual Fee - Credit Card Fee - Paid Monthly	$5.00
94-525		29/07/2025 - Coles Online - Food - Hainsworth Youth Centre Term 3	$182.12
94-526		29/07/2025 - Kmart - Materials - Refund - Outreach Term 3	-$20.00
94-527		29/07/2025 - Sq *Youth Work Wa - Youth Work Code Of Ethics Posters -Youth Work WA	$30.00
94-528		29/07/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 2	$88.20
94-529		30/07/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$27.25
94-530		31/07/2025 - Coles - Food - Yanchep Youth Centre - Term 2	$81.20
94-531		31/07/2025 - Coles - Food - Clarkson Youth Hub - Drop-In	$29.10
		Total - NAB	**$59,623.07**
CANCELLED PAYMENTS - PREVIOUS PERIOD			
121670	08.06.2021	Ms Rose Aya	-$350.00
121669	08.06.2021	Ms Amanda Anthonisz	-$100.00
121664	08.06.2021	Mal Gunawardana	-$166.65
121660	08.06.2021	Paul Lee Di Florio	-$41.30
121659	08.06.2021	Angela Deane	-$450.00
121655	08.06.2021	Linda Wilson	-$295.00
121554	18.05.2021	Mr Peter Craig & Mrs Gail Craig	-$568.85
121544	18.05.2021	Damian Paganelli	-$25.00
121538	18.05.2021	Suburban Design & Construct Pty Ltd (In Liquidation)	-$577.50
121505	11.05.2021	Jhenifer Fontoura	-$100.00
121501	11.05.2021	Congolese Soccer Club Association Incorporated	-$84.00

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
121488	11.05.2021	Genesis Gardens Group Pty Ltd	-$61.65
121441	27.04.2021	Sunaina Dhanjal	-$100.00
121361	13.04.2021	Chin Community of Western Australia Inc	-$84.00
125161	21.07.2025	The Collab Effect Pty Ltd	-$2,750.00
123312	03.08.2025	Louise Hudston	-$14.50
123314	03.08.2025	Amy Wayne	-$42.50
123338	15.08.2025	Yangatha	-$167.20
123342	15.08.2022	Bonny & Cuan Whitefoot	-$166.65
123350	15.08.2022	Hector Drage	-$61.65
121847	06.07.2021	Brittany Baker	-$93.60
121892	13.07.2021	Jessica Newton	-$17.60
121964	27.07.2021	Michele Massari	-$61.65
121990	03.08.2021	Laura Dunne	-$100.00
121998	03.08.2021	WA Plunge Pools	-$61.65
122001	03.08.2021	Christopher Evans	-$123.30
122002	03.08.2021	Christopher Hurlbatt	-$61.65
122003	03.08.2021	Little Fitout Company	-$30.00
122052	17.08.2021	Tony Gbaryou	-$65.60
122054	17.08.2021	West Coast Landscaping Solutions	-$171.65
122066	17.08.2021	Carolyn Husten	-$64.00
122069	17.08.2021	Nathan Ward	-$30.00
122103	24.08.2021	Patricia Merson	-$350.00
122114	31.08.2021	Australand Holdings Ltd	-$4,156.35
122133	07.09.2021	Stephanie Gannaway	-$10.80
122159	14.09.2021	Ms Kathleen Foster	-$597.72
122174	14.09.2021	Lena Ng	-$54.75
123360	22.08.2022	Mara & Marko Vojvodic	-$12.10
123410	12.09.2022	Timothy Taylor	-$12.10
123356	22.08.2022	Robert Wilson	-$22.63
123409	12.09.2022	Jones and Co Property	-$55.50
123436	19.09.2022	Daniel Mellor	-$61.65
123438	19.09.2022	Michael Allen	-$61.65
123408	12.09.2022	Fraser Booth	-$78.00
122050	17.08.2021	Daisy Hill Boutique	-$295.00
123413	12.09.2022	Roberts Day	-$322.40
123418	12.09.2022	AUSactive	-$650.00
123406	05.09.2022	Ausglobal Finance Pty Ltd	-$2,000.00
125162	21.07.2025	Empathy Studios LLC	-$2,611.36
		Total - Cancelled	**-$18,439.16**
TOWN PLANNING SCHEME			
		Cell 4	
		McLeods - POS Acquisition	$2,503,305.20
		M Gregory Legal - Legal Fees	$966.00
		Cell 6	

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Parcel - POS Acquisition	$12,140,452.50
		Cell 9	
		DCWC - QS - Annual Review	$3,150.00
		Ecoscape - Annual Review	$275.00
		Total - TPS	**$14,648,148.70**
MANUAL JOURNALS			
FA2066-166		Fines Enforcement Lodgement	$10,974.00
		Reject Returned Fees	$7.50
		CBA Credit Card Acquittal	-$16,218.86
		Total - Journals	**-$5,237.36**
General Fund Bank Account			
		Payroll Payments September 2025	
		02.09.2025	$20,267.83
		02.09.2025	$2,473,659.95
		02.09.2025	$38,970.12
		02.09.2025	$9,297.46
		02.09.2025	$376.38
		03.09.2025	$249.60
		16.09.2025	$2,475,104.51
		16.09.2025	$20,267.83
		16.09.2025	$8,062.76
		16.09.2025	$14,291.59
		30.09.2025	$8,754.41
		30.09.2025	$11,704.89
		30.09.2025	$2,483,634.16
		30.09.2025	$19,707.08
		Total - Payroll	**$7,584,348.57**
		Bank Fees September 2025	
		CBA Pooling Maintenance Fee	$50.00
		Merchant Fees	$29,990.72
		Reject Return Fee Rates	$427.50
		Amex Fee	$703.88
		BPAY Rates	$11,082.54
		BPAY FAC	$55.51
		BPAY Debtors	$52.65
		Bpoint Rates	$202.40
		Bpoint Debtors	$0.64
		Commbiz Transaction Fees	$272.65
		Australia Post Dishonour Fee	$29.95

Warrant of Payments September 2025			
Number	**Date**	**Supplier / Description**	**Amount**
		Commbiz Transaction Fees	$370.00
		Account Service Fee - DDA Transactions	$55.10
		Total - Bank Fees	**43,293.54**
		Total - Muni Recoup	**$38,878,030.75**
		Direct Payments Total (Includes Payroll, Bank Fees & Advance Recoup)	**$46,505,672.86**

At the close of September 2025 outstanding creditors amounted to $6,161,905.03.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of September 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, 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

“There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.”

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, RECEIVES the list of payments drawn for the month of September 2025, as detailed in this report.

Attachments: Nil

Property Services

4.17 Proposed Closure of Unconstructed Road Reserve - Portion of Tyrian Street and Canary Way, Eglinton

File Ref: 52985 – 25/340308
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the permanent closure of a portion of unconstructed road reserve at Tyrian Street and Canary Way, Eglinton.

Background

MNG Survey Group (**MNG**) contacted the City in relation to the proposed closure of:

- an approximately 437m2 portion (subject to survey) of the road reserve adjacent to Indigo Street, Eglinton, originally allocated for the proposed Tyrian Street; and
- an approximately 261m2 portion (subject to survey) of the road reserve adjacent to Indigo Street, Eglinton, originally allocated for the proposed Canary Way, Alkimos, (collectively, Subject Land) (refer **Attachments 1 and 2**).

MNG is the surveyor for Stockland, the developer of Amberton Estate in Eglinton, including the adjoining freehold parcel at 1K Tyrian Street, Eglinton (Lot 9047 on Deposited Plan 430460) (Adjoining Land).

The Adjoining Land had originally been intended to be subdivided in a form which would provide the balance of Tyrian Street and Canary Way, connecting to the Subject Land.

The intention of the proposal is for the Subject Land to be amalgamated with the Adjoining Land for the purposes of future residential subdivision and development.

Detail

The Subject Land was originally created to provide access onto proposed roads Tyrian Street and Canary Way. Since 2019, changes to the planning design have rendered the two proposed roads unnecessary, and consequently, the associated entry points are also no longer required.

Stockland has subsequently received Western Australian Planning Commission (**WAPC**) subdivision approval for a new subdivision design (refer **Attachment 2**), which provides for the closure of the Tyrian Street and Canary Way future road sections.

Further the WAPC approval (WAPC ref: 201142) confirmed:

> '*The applicant is advised that portions of the subdivision area are subject to the formal road closures prior to the creating of titles for residential lots. This process is being facilitated under section 58 of the Land Administration Act 1997 and is separate to the subdivision process. If the road closure process is not approved or formally undertaken within the validity period of the subdivision approval, the lots subject to road closures cannot be implemented*.'

In the event the City resolves to support the proposal, Administration will progress with a formal road closure request to DPLH who will administer the sale process. The City will receive no income from the sale.

The road closure proposal by MNG is made on the basis that, following the acquisition and amalgamation with the Adjacent Land, MNG will undertake the residential subdivision of the land.

Consultation

Administration consulted with relevant internal and external stakeholders.

Internal

Internal stakeholders (relevant City service units) provided no objections to the proposed road closures.

In the course of internal review, it was noted that it was already considered by WAPC and the new roads to facilitate the future subdivision are already approved.

External

Administration has undertaken a Dial Before You Dig enquiry to determine the presence of any utility service infrastructure within the Subject Land. No utilities were identified.

MNG lodged a subdivision application with WAPC (WAPC Ref: 201142) in March 2025 on behalf of Stockland. WAPC provided approval for the subdivision with a list of conditions and advice. The subdivision requirements included the road reserve closure for the Subject Land.

Comment

Administration recommends that Council supports the closure of the portion of the road reserve comprising the Subject Land.

The amalgamation with the Adjoining Land will be handled by the Department of Planning, Lands & Heritage (**DPLH**) as part of the closure process and Stockland or a subsequent owner would be responsible for any future development.

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.

Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998* (WA), dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to 'close the road' prior to advising DPLH and requesting the Minister of Lands to consider closure.

In accordance with section 58 of the LAA, a local government must not resolve to make a request to the 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 as described above will commence in the event Council supports the proposed road closure.

Strategic Implications

The proposal aligns with the following objective within the 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, extended to High in the areas of where there may be Governance, Community / Reputation & Financial / Commercial impacts. For the City to realise a future role as a self-sustainable, vibrant and viable business and corporate centre, the City recognises higher risk will be required to attract investors, build a contemporary environment which ensures regulation is efficient but effective and realise a higher return on investment for the City. It is recognised that land acquisitions, environmental development and management processes and community support could all be challenged in the short term to realise the future successful offset of longer-term strategic risk.

Risk Management Considerations

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	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

Policy Implications

Nil

Financial Implications

The City will incur costs related to the public advertising period of the proposed road closure in accordance with Section 58 of the LAA. These costs will be on-charged to Stockland via MNG, which has agreed that it will be responsible for the costs.

Stockland has paid the road closure application fee prescribed in the City's current Schedule of Fess & 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 portions of road reserve for Tyrian Street and Canary Way, Eglinton as identified in Attachment 1, comprising a total area of approximately 698m² (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;**

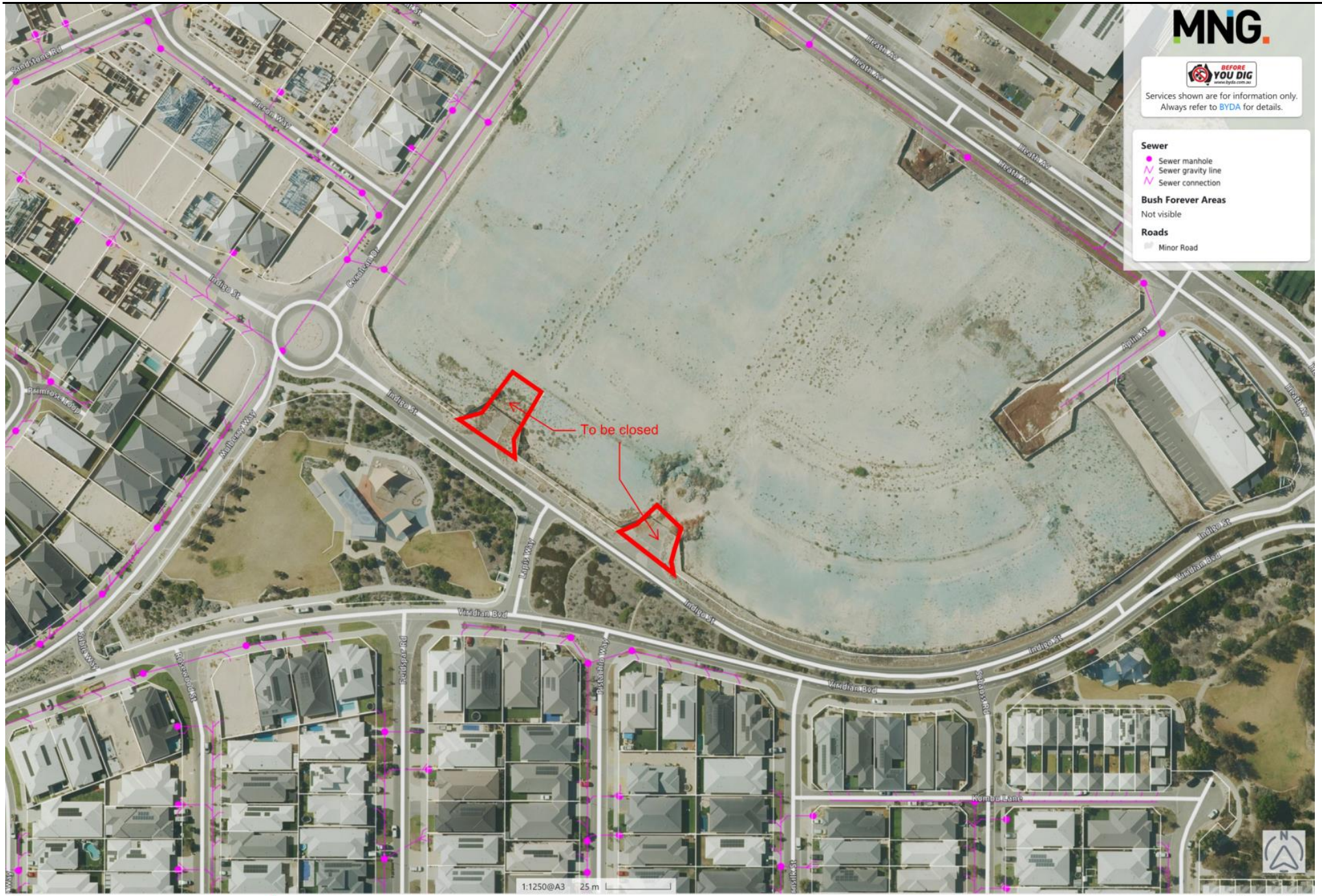
4. **AUTHORISES a request to be made to the Minister for Lands for the permanent closure of the portion of road reserve described in Item 1;**

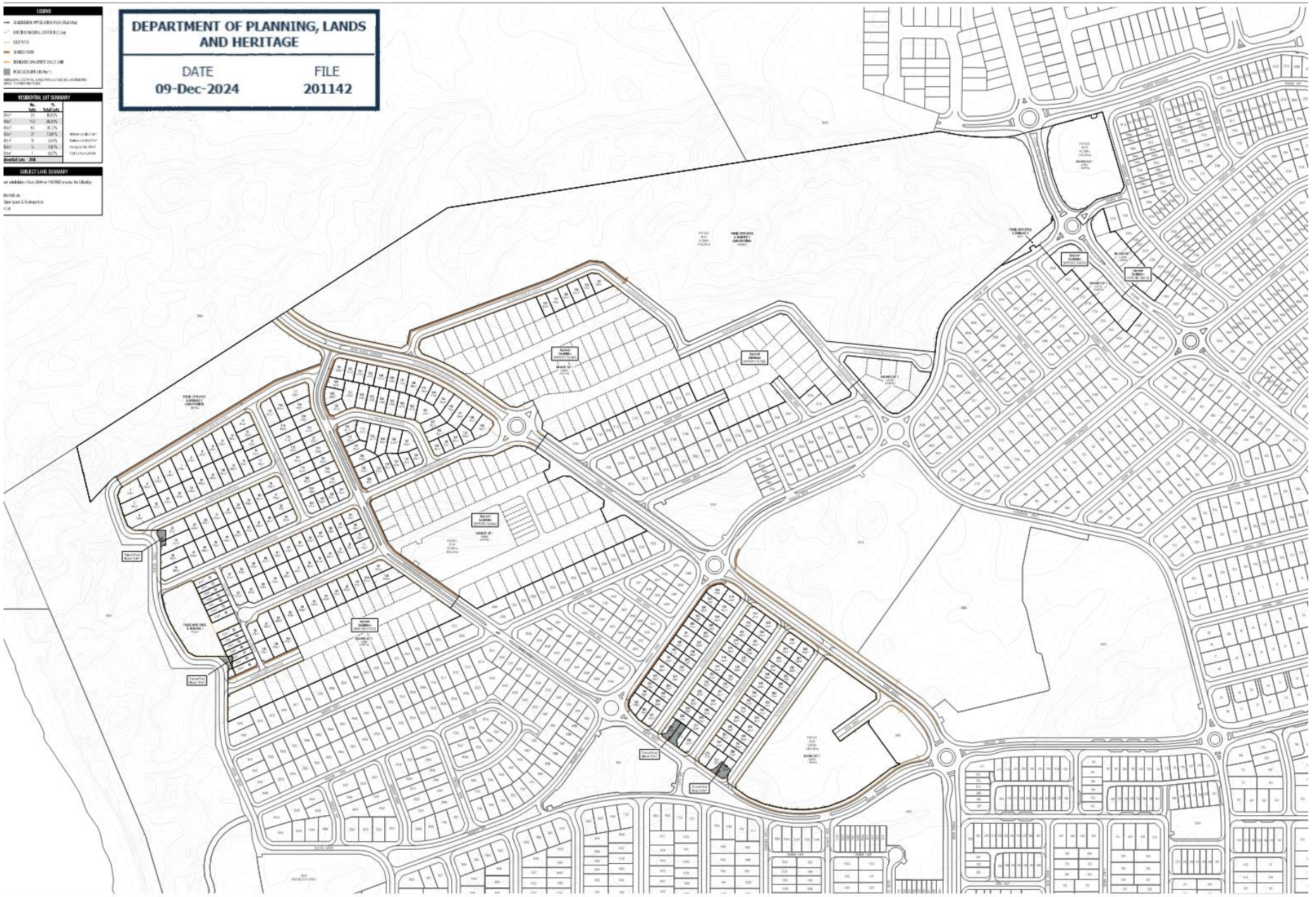
5. **SUPPORTS the State of Western Australia (acting through the Department of Planning, Lands & Heritage) determining the sale process for the portion of road reserve described in Item 1, including the sale price and terms, for the proposed amalgamation with the adjoining property identified in this report and owned by Stockland Development Pty Ltd; and**

6. **AUTHORISES the Chief Executive Officer to execute relevant documentation associated with the proposed road closure described in Item1 in accordance with the City's Execution of Documents Policy.**

Attachments:

1⇩.	*Attachment 1 - Road closure area - Tyrian Street and Canary Way - Corners with Indigo Street Eglinton - Amberton Estate*	*25/405824*
2⇩.	*Attachment 2 - Subject Land - Location*	*25/405536*


MNG
BEFORE YOU DIG
Services shown are for information only.
Always refer to BYDA for details.
Sewer
Sewer manhole
Sewer gravity line
Sewer connection
Bush Forever Areas
Not visible
Roads
Minor Road
To be closed
Indigo St
Viridian Blvd
Heath Way
Alpha St
Primrose Way
Mallacoota Way
Cassia Dr
Ingot Way
Rockwood Rd
Batchelor Rd
Pistachio Way
Sorrento Rd
Rombul Lane
1:1250@A3
25 m
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© Aerometrex 2025
Created by Matt Jilley (MNG)
3rd May 2025 at 2:32pm (GMT+8)


DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE
09-Dec-2024
FILE
201142
LEGEND
RESIDENTIAL LOT SUMMARY
SUBJECT LAND SUMMARY
POSED FREEHOLD SUBDIVISION
044 Heath Avenue, EGLINTON Page 1 of 3
cdp

4.18 Community Facility Opportunity - Proposed Allocation of a Portion of Charnwood Park, Two Rocks (Reserve 32840) to the Yanchep Community Men's Shed Incorporated

File Ref:	28032V008 – 25/330190
Responsible Officer:	Director Corporate Strategy & Performance
Attachments:	2
Previous Items:	CP01-12/24 - Land Investigations and Financial Assistance for Yanchep Community Men's Shed - Ordinary Council - 10 Dec 2024 6:00pm CP01-02/24 - Response to Petition (PT01-10/23) - Request by Yanchep Community Mens Shed for Permanent Home - Ordinary Council - 20 Feb 2024 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the City's ongoing support for Yanchep Community Men's Shed Incorporated (**YCMS**) via allocation of a portion of City-managed Crown land at Charnwood Park (Reserve32840), 15 Charnwood Avenue, Two Rocks (**Charnwood Park**) for development of a future community shed.

The current report arises from the implementation of Council's resolution at the Ordinary Council Meeting in December 2024 (CP01-12/24) and is an intermediate stage before a future Council item to consider granting a lease to YCMS (subject to completion of the steps outlined in the current report).

Background

YCMS

The City has supported YCMS since its establishment in 2016.

YCMS services the northern coastal region of the City of Wanneroo, with members spanning from Burns Beach to Two Rocks. Approximately 46% of the members reside in Yanchep and 22% reside in Two Rocks.

YCMS activities include woodwork and metalwork, such as making cray pots and speakers, together with promoting men's mental health days.

YCMS currently operates from a privately leased industrial site at Bracknell Street, Yanchep.

Site investigations (City land)

A challenge faced by YCMS has been lack of a 'permanent' home site. This has been a focus of City support, with investigations ongoing in recent years to identify a suitable site for a permanent facility, noting the limited availability of City-owned or managed land in Yanchep, Two Rocks, and Eglinton.

Following Council's resolution (CP01-02/24) on 20 February 2024 in response to Petition *PT01-10/23 - Request by Yanchep Community Men's Shed for Permanent Home*, a review of 116 City owned or managed land parcels across Yanchep, Two Rocks, and Eglinton was completed. This review was focused on identifying land with sufficient size, site conditions and land tenure to support construction of a community shed (based on high level requirements for the facility).

From the review of City owned or managed land parcels across Yanchep, Two Rocks and Eglinton, Charnwood Park was identified as the only current and potentially viable location for further investigation to assess the suitability for construction of a community shed.

Details of the City's site investigations were reported to Council at the Ordinary Council Meeting on 10 December 2024 (CP01-12/24). Council resolved (at item 2 of the resolution):

> *'NOTES that a report will be presented back to Council on the outcomes of the detailed investigations for the suitability of a community shed at Charnwood Park, Two Rocks by June 2025.'*

Site investigations (Third party land)

In addition to the review of City-owned and managed land, Administration had also contacted relevant State government agencies and private landowners and developers to investigate potential alternative sites.

No currently viable privately owned land parcels were identified or offered to YCMS as a result of this further investigation.

Charnwood Park

Charnwood Park is comprised in Lot 10762 on Deposited Plan 187619, Crown Land Title Volume LR3155 Folio 665 (refer **Attachment 1**).

Charnwood Park is Crown land, managed by the City under a management order from the State for the purpose of 'Public Recreation'. The land is vested in the State under section 20A of the former *Town Planning and Development Act 1928* (WA) (now section 152 of the *Planning and Development Act 2005* (WA)).

The site is zoned 'Urban' under the Metropolitan Region Scheme and 'Urban Development' under the City's District Planning Scheme No. 2.

The site includes a sporting pitch, basketball court and other recreational facilities, together with a portion used for parking for the nearby Phil Renkin Centre.

Charnwood Park is the subject of an existing Master Plan (endorsed by Council on 21 August 2018, CP03-08/18).

YCMS Financial Support

In addition to the requirement of finding a suitable site, YCMS has experienced operating limitations at its leased site along with financial burden due to private rental costs. This has been the basis for financial support by the City.

Most recently, to support YCMS's sustainability while a long-term site is pursued, Council resolved at the 10 December 2024 Ordinary Council Meeting (CP01-12/24) to provide YCMS with further financial support:

'That Council:-

1. *APPROVES a financial contribution to the Yanchep Community Men's Shed (YCMS), commencing in April 2025 for a period of three years (2025, 2026 and 2027) of 50 percent (50%) of its net effective rental costs to a maximum of $10,000 excluding GST per annum; subject to:*

    a. *YCMS undertaking due diligence when considering a private lease agreement is consistent with market conditions;*

    b. *a copy of the full signed lease agreement is provided to Administration annually;*

    c. *the funds are used solely for the purpose of their rent agreement;*

    d. *Annually a copy of YCMS end of year bank statements is provided to Administration; and*

    e. *YCMS undertakes an annual acquittal process for the funding.'*

In accordance with item 1 above, financial support for 2025 has been implemented.

The YCMS continues to actively advocate to Commonwealth and State government for funding contributions towards the cost of constructing a community shed. To support the YCMS's future advocacy and fundraising efforts, the City provided a letter of support in April 2025.

Administration considers that the formal identification of a preferred site (recommended in the current report to be Charnwood Park) and outlining the steps to progress with a leased development on that site, would assist YCMS with its advocacy for funding, as it would be a tangible commitment of the City's ongoing support to YCMS and its future viability.

Detail

Charnwood Park site suitability

Administration has completed the investigations for Charnwood Park, as an implementation of item 2 of Council's resolution CP01-12/24 in December 2024.

Considerations such as planning and land tenure requirements for construction of a community shed, parking, utility servicing and bushfire management were addressed as part of the investigations.

A previous consultancy report outlining the design requirements for a community shed (informed by a comparative review of other community sheds) identified that the minimum floor space required for a community shed is 244m^2 with the optimum floor space being 407m^2. Therefore, the proposed footprint of 549m^2 is considered suitable to meet both current and future operational needs and is comparable in scale to other community sheds within the region.

Findings indicate that a proposed leased area of 648m² (with a 549m² building footprint) could accommodate a community shed (refer **Attachment 2**). This is a sufficient size to accommodate a community space, administrative area, metal and wood workshop, kitchen, material storage, toilets, office store, cleaners' cupboard, and wet area.

The remaining leased area can accommodate an outdoor seating area, veranda and cleared external space.

Land tenure

The current management order for Charnwood Park does not include a power to lease or licence the land to a third party.

A power to lease would be required to enable a ground lease to YCMS, similar to the arrangement between the City and Northern Suburbs Men's Shed at Kingsway Regional Sporting Complex.

In parallel with the investigations regarding site suitability for a community shed facility, Administration engaged with the Department of Planning, Lands and Heritage (**DPLH**) to propose a change to the management order to allow the City to lease a portion of Charnwood Park.

DPLH recommended that, rather than change the overall reserve, a portion of Charnwood Park is placed under a separate management order. This area would be allocated for the purpose of 'Public Recreation and Community Purposes', with a power to lease over this portion only.

DPLH's response is further demonstration that Charnwood Park would be suitable for a community shed development.

As part of preparing the site for a potential future lease, Administration initiated the management order changes with DPLH. This will involve the resurveying of the land and excision of the new management order portion but will not involve any physical changes to the site use or conditions.

Further, adding a power to lease does not of itself mean that the land use changes, but only that the land tenure is more suitable for leasing. A formal lease would still need to be negotiated with YCMS and approved by the City. Due to Charnwood Park being Crown land, leasing would also require the consent of the Minister for Lands under section 18 of the Land Administration Act 1997 (WA) (**LAA**).

In the longer term, the lease scenario also provides an ongoing community facility for the City at the end of the lease (if the City negotiates terms that support future building retention) or to provide the land for an alternative community use following the end of the lease.

Charnwood Park Master Plan

With the site conditions and land tenure being deemed viable from the detailed site investigations at Charnwood Park, a further action for the City will be to review the existing Charnwood Park Master Plan (**Master Plan**) to consider amendments to accommodate a community shed.

The anticipated changes to the Master Plan would involve relocation of the basketball court to a new location within Charnwood Park and the removal of the two-tiered limestone circular seating area, with the timing of subsequent construction works (civil works for site readiness) listed on the City's Long Term Financial Plan to commence in 2029/30.

Changes to the Master Plan would require Council approval, following community consultation.

Preliminary consultation completed in late 2024 and early 2025 provides a level of confidence that the local community will be supportive of the Master Plan changes to facilitate the community shed. Refer to the Consultation section below for more information.

Land use, planning approvals

The land use for a community shed is most appropriately classified as a 'Community Purpose' which is compatible with the intent of Charnwood Park as a 'Public Open Space' reserve under the provisions of the City's District Planning Scheme No. 2.

Although the land classification indicates that a community shed should be suitable at Charnwood Park, formal confirmation would be obtained via a development approval.

Next steps

Further actions, by both the City and YCMS will be required to facilitate development of a community shed at Charnwood Park.

The current report is intended as an intermediate step, to:

- Confirm the next steps and expectations for both parties;
- Confirm the site allocation to YCMS; and
- Provide continued City support for YCMS' funding investigations.

The next steps for the project, if supported by Council, will include:

- Land tenure: The City progressing with the management order changes as outlined in the current report.
- Master Plan: The City progressing with the review of the Master Plan, subject to future consideration by Council.
- Design: Administration recommends that the City undertakes a detailed concept design for a community shed, based on the site investigations to date and the proposed footprint, also informed by engagement with YCMS.
- Development and other approvals: The concept design would then be used by YCMS as the basis for its development application. At the current stage of the project, Administration anticipates the approval process would be handled by YCMS, but this could be reviewed if YCMS needed additional project support.

(This stage would proceed once any changes to the Master Plan were approved by Council.)

- Lease negotiations: Preparation of lease documents (likely to involve an Agreement for Lease for the approvals and development stage of the project, and a long-term Ground Lease of 10 to 20 years for the operational term of the facility). The lease documentation would be negotiated to an 'in principle' agreement with YCMS, before being referred for the Minister for Lands approval, and finally for consideration by Council.

- Advocacy: Provide a letter of in-principle support to YCMS in relation to the proposed community shed development at Charnwood Park, Two Rocks, to assist its continued advocacy to Commonwealth and State government for funding contributions towards the cost of constructing a facility.

Site allocation to YCMS

Implementation of the above steps will, if completed, secure a permanent base for YCMS and represent a constructive response to a longstanding community need.

The future site at Charnwood Park will be located within a growing Two Rocks locality, with future growth in the northern part of Yanchep (closer to Two Rocks) and with improving transport connections between Yanchep and Two Rocks.

Benefits offered by Charnwood Park include:

- Population growth in the Two Rocks locality forecasted to grow by 1103% in the next 20 years from 5,635 in 2025 to 68,141 by 2046;
- An existing retirement village within 6 km;
- A new retirement complex being developed within 1km, featuring 360 homes and with first stage construction of anticipated to commence in 2028;
- Wider growth in the northern part of Yanchep (closer to Two Rocks);
- Improving transport connections between Yanchep and Two Rocks; and
- Limited community groups and services addressing men's mental health in the area.

In this context and noting the lack of other currently available suitable locations, Administration considers that the Charnwood Park site is a positive opportunity for YCMS.

The implementation steps will take time, potentially in the 4-5 year range.

Accordingly, Administration recommends that any Council support should be conditional and limited to a fixed term of five financial years (2025/26 to 2029/30), ending 30 June 2030.

This five-year term will enable the City to undertake a comprehensive review of the Master Plan, which will be delivered in stages.

Further, the staged delivery will align with the City's policies and procedures and consider community consultation and key deliverables outlined in the Master Plan, refer **Table 1** below.

Table 1: Timeframe

Financial Year	Activity
2024/25	City provides YCMS 50% net effective rental support for period April 2025 – April 2026 (as per CP01-12/24)
2025/26	• City provides YCMS 50% net effective rental support for period April 2026 – April 2027 (as per CP01-12/24) • Council consideration of holding the identified site at Charnwood Park for the YCMS for a period of four financial years (2025/26 to 2029/30)
2026-27	• City provides YCMS 50% net effective rental support for period April 2027 – April 2028 (as per CP01-12/24) • Commence review of the Master Plan
2027-28	• Conclude review and finalise updates to the Master Plan

Financial Year	Activity
	• City undertakes lease discussions with YCMS. • Concept designs for a community shed completed by the City in consultation with the YCMS.
2028/29	• Charnwood Park Master Plan detailed design and procurement • State and Federal Elections
2029/30	• Charnwood Park Master Plan - construction year 1 – civil works (site readiness works for the portion allocated for a community shed) • Subject to YCMS's successful advocacy for funding: o Seek approval for Development and Building applications (by December 2029) o YCMS lease arrangement (Agreement for Lease and Ground Lease) presented to Council for approval. • YCMS commence construction of a community shed (pending successful completion of the above points).

Aligning the timeframes with the Master Plan is also critical to enable the City to undertake site readiness works and finalise lease negotiations with YCMS and provide time for YCMS to secure funding and fulfilling all requirements associated with development processes.

The recommended site allocation identifies Charnwood Park as the City's intended focus for a community shed in support of YCMS's request for suitable site for a permanent facility; with associated actions planned for implementation over the coming years.

The site allocation means that if no development application and/or demonstrated progress towards development occurs within this timeframe, or if the lease arrangement is not negotiated, approved by the parties, Council and the Minister for Lands in the same timeframe, the City's support will lapse.

The actions identified in the recommended resolution will ultimately require a subsequent report to Council, to approve the final scope and terms of each lease disposal. The current recommendation is intended to enable the Master Plan review and the concept development to progress to enable Council to be well-informed at the subsequent stage. Accordingly, the current stage is not a final decision.

Consultation

Internal stakeholders

Relevant Administration service units, with project leadership from Property Services and Community Development, and input from Approval Services, Strategic Land Use Planning and Environment, Community Facilities and Asset Planning, have been consulted before and during the investigations of Charnwood Park.

Based on the extensive investigations to date, Administration is satisfied that Charnwood Park is the suitable location for a community shed facility, subject to the further steps in the current report.

No other sites are recommended as alternative or secondary options at the current time, noting also that revisiting other sites may ultimately delay the project for YCMS.

External stakeholders

DLPH has been consulted regarding the terms of the management order for Charnwood Park and the suitability for a YCMS development.

The State Member for Butler has also been engaged in conversations with YCMS and the City regarding the desire to identify a suitable site for a community shed.

Further information is provided in the Detail section above.

YCMS

Administration has continued consultation and communication with YCMS in relation to Charnwood Park, following YCMS's decision to support Administration in proceeding with detailed site investigations to determine the site's viability.

City staff have met with members of YCMS' management committee in relation to confirming support for Charnwood Park and the proposed next steps. Although Administration notes that YCMS may have some members who have alternative views about Charnwood Park as a preferred site, Administration notes that there is a lack of other suitable sites.

Preliminary community consultation

Preliminary community consultation was conducted over a nine week engagement period from December 2024 to January 2025, in accordance with the City's Community Engagement Policy. This involved distribution of an information letter and an image of the proposed location to residents within a 1km radius, inviting participation in an online survey.

The consultation sought feedback from residents on their level of support for proposed construction of a community shed at Charnwood Park.

During the nine (9) week engagement period, Your Say page was viewed 145 times by 88 individuals, with 18 people providing feedback. Of these responses, 15 (83.33%) supported the proposal.

Further community consultation would occur as part of the review of the Master Plan.

Additionally, should a development application proceed, YCMS would require development approvals including development plans, associated technical reports and management plans. As part of this process, additional community consultation may be required.

Site allocation to YCMS

In recommending the site allocation to YCMS, Administration notes that the site is not being considered for an Expression of Interest, as had been the case with other potential ground leased sites in Darch (2024) and Tapping (late 2010s).

Instead, Administration is satisfied that YCMS is a strong candidate for a site in the coastal corridor between Eglinton and Two Rocks, based on the City's engagement with YCMS for nearly 10 years to identify suitable land or facility to support its long-term operations.

YCMS would face significant financial challenges in sustaining its services under a long-term private lease arrangement. Further, there is a limited availability of services and facilities in the far northern corridor, with YCMS having a pivotal role in providing support for men's mental health and wellbeing, reducing social isolation and fostering community connection.

Comment

Site allocation

Administration recommends the allocation of the identified portion of Charnwood Park for the proposed YCMS community shed development, noting that:

- Charnwood Park offers many positive aspects and there is a lack of suitable alternative sites on City owned or managed land, despite extensive investigations;

- Time will be required to progress with key project actions, with tasks allocated to both the City and YCMS. This includes planning, land tenure, lease negotiations, and environmental considerations, and the removal and future relocation of existing infrastructure and site modifications arising as part a review of the Charnwood Park Master Plan (CP03-08/18);

- Reserving this site for YCMS will enable progress with next steps in the planning and advocacy process. City support also demonstrates the City's ongoing commitment to supporting YCMS's long term vision for a permanent facility; and

- Progress on the project actions will contribute to future reports to Council, first in relation to the review of the Master Plan, and subsequently on a proposed lease to YCMS.

The actions outlined in the recommended resolution will ultimately require a subsequent report to Council, to approve the final scope and terms of a lease disposal. The recommendation is intended to facilitate concept development and further actions, which will help to ensure Council is well-informed at the next decision-making stage.

The current stage does not constitute a final decision.

City support

Administration will continue to provide capacity building support for YCMS and support its long-term vision for a permanent facility through progressing Charnwood Park.

As per Council resolution CP01-12/24 the City has also committed to providing a financial contribution to YCMS to its net effective rental costs to a maximum of $10,000 ex GST per annum until April 2028.

Statutory Compliance

The current stage of the site investigations precedes a future report to Council for a resolution to approve a disposal of land by lease. This means that the current stage does not raise any statutory compliance requirements.

For the future stage, Administration notes:

- Under Section 3.58 of the Act and Regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), a future lease disposal to YCMS (likely via an Agreement for Lease and a Ground Lease) will both be an exempt disposition of property to which Section 3.58 of the Act does not apply.

- Given Charnwood Park is Crown land, the City would need to secure the Minister for Lands' consent to lease documentation under section 18 of the LAA.

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. 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	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

Policy Implications

Leasing Policy

YCMS would be considered a Category 6 tenant (Volunteers and Support Services) under the City's Leasing Policy.

The likely duration of the leases is expected to be in the region of 10 to 20 years (subject to negotiation, if the investigations progress to that stage). This would exceed the terms of any current delegation, meaning that the lease arrangements would require formal Council approval.

Community Groups Policy

The proposed recommendation is in alignment with the City's Community Groups Policy which articulates the City provides "*guidance on the establishment and governance of sustainable Community Groups; and also provide and support opportunities for local Community Groups to continually learn and build capacity to meet their goals*"; while the role of Community Groups is to "*self-fund (or secure external funds) to pay for hiring fees, leasing and/or construction of premises and ongoing operational costs*".

This means there is a policy expectation that YCMS will be responsible for delivery of the project, though there would be scope to revisit the specific allocation of responsibilities as the project matures. For example, Administration already recommends that the City actioning the detailed concept design task would benefit both parties and should be the preferred approach.

Financial Implications

YCMS funding

The proposed allocation of the site will improve YCMS's ability to secure future funding, consideration should be given to reserving the Charnwood Park site for a period of five financial years (2025/26 to 2029/30) for YCMS.

In the short term, Administration is unaware of any known grant opportunities available to YCMS for the construction of a community shed, and funding bodies typically do not support site-readiness costs.

To-date YCMS has not secured funding for its proposed development. The current recommendation will confirm the City's formal support for YCMS on this site, enabling YCMS to seek and secure funding, and to keep Council informed of progress.

It is likely that this project will align with Lotterywest's community grant program, therefore a funding contribution could be possible.

Funding for City actions

The site allocation and related timeline is also aligned with the review of the Charnwood Park Master Plan implementation and expected actions arising from the review, such as the relocation of infrastructure.

Administration has included a provisional allocation in the City's Long Term Financial Plan with civil and construction works scheduled to commence in 2029/30. These works will support site readiness to enable the development of a community shed.

During the project progressing through the anticipated next steps, further operational costs may be incurred by the City. These would monitored and funded through City budget processes (if not able to be met from existing operational budgets), and may include (as estimates only):

- Land survey for change to management order: Land survey: changes to management order: $10,000 (plus GST);
- Lease preparation, if external legal assistance is required (not currently anticipated): Agreement for Lease and Ground Lease: $10,000 to $20,000 (each plus GST);
- Project and construction support and supervision: $20,000 (plus GST), depending on the extent of City involvement; and
- Project sign-off (detailed condition report at practical completion): $10,000 to $20,000 (plus GST).

Administration considers that it is unlikely that any funding received by YCMS would be sufficient to reimburse the above costs to the City.

Lease costs

The terms of the future lease are still to be negotiated. Administration anticipates that the provisions would include:

- A nominal, 'peppercorn' rental, given that the tenant is a community group and is responsible for the site development;
- The tenant funding all design, approval, development and operational costs (including for capital costs and structural works).
- All operational costs, including utility connection and service costs (sub-metered where possible), and any State or local government rates (if levied) would be the responsibility of the tenant.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. ENDORSES the allocation of a portion (identified in Attachment 2) of Charnwood Park (Reserve 32840), 15 Charnwood Avenue, Two Rocks, to the Yanchep Community Men's Shed for the development of a community shed, conditional on the actions described in following Items 1a), 1b), 1c), 1d) and 1e) being finalised within five financial years (2025/26 to 2029/30, ending 30 June 2030):

a) the State of Western Australia (through the Department of Planning, Lands & Heritage) amending the management order at Charnwood Park, Two Rocks, to permit the leasing of the land;

b) the City undertaking a review of the Charnwood Park Master Plan, subject to Council approval;

c) Yanchep Community Men's Shed progressing with detailed design for a community shed facility, including:

i) developing concept plans and supporting documentation for the facility (to a sufficient stage to enable a development application), with assistance from Administration; and

ii) the City signing an application for development approval (in the City's capacity as land manager), with the detailed design being on the proviso that construction and other works under any development approval cannot commence until the City and Yanchep Community

Men's Shed have executed lease documentation (to be the subject to a future Council report and to the approval of the Minister for Lands);

d) the Yanchep Community Men's Shed securing funding for a community shed facility; and

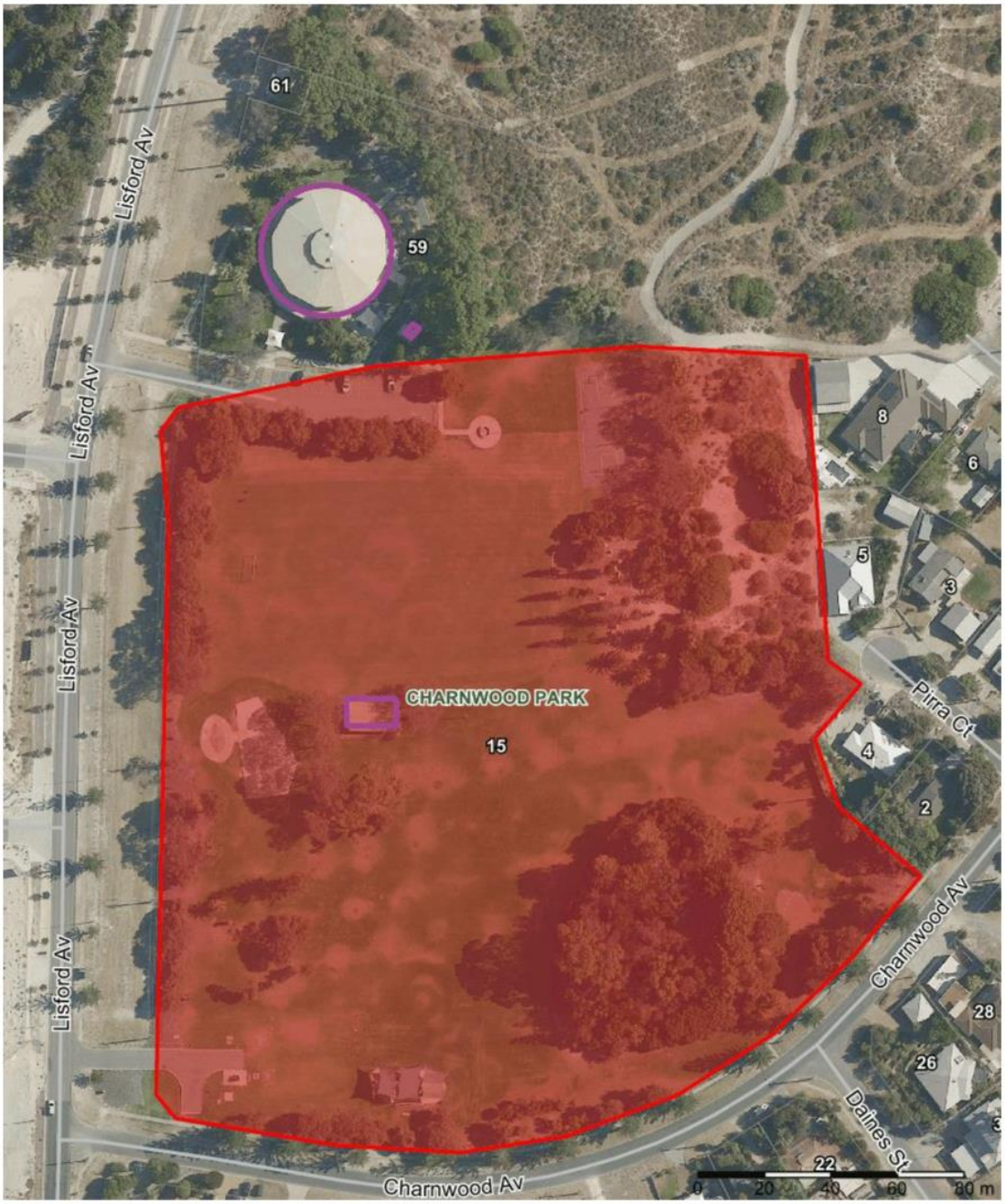
e) the City and the Yanchep Community Men's Shed negotiating a lease arrangement (incorporating an agreement for lease and a ground lease), subject to Council approval and the approval of the Minister for Lands; and

2. AUTHORISES the Chief Executive Officer (or nominee) to sign a letter of in-principle support to Yanchep Community Men's Shed in relation to the proposed community shed development at Charnwood Park, Two Rocks, to assist with its requests for funding.

Attachments:

1⇩. *Attachment 1 - Site Plan - Charnwood Park (Reserve 32840), Two Rocks* *25/396913*

2⇩. *Attachment 2 - Charnwood Park Indicative Site Map - Community Shed* *25/365509*



Charnwood Park (Reserve 32840), Two Rocks

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Scale = 1:2007


549.74 m2 developable area
Charnwood Park
Parking provisions
Proposed lease area
Developable area
Charnwood Park outline
Figure: Developable area
0
5
10
Meters
Scale: 1:1,340 @ A4
GDA2020 MGA Zone 50
City of Wanneroo
Produced by Customer & Information Services
14/08/2025
KACE : 138532

4.19 Proposed Lease to Yanchep Community Garden Group Incorporated over a Portion of Oldham Park (Reserve 32938), Lagoon Drive, Yanchep

File Ref: 52409 – 25/340485
Responsible Officer: Director Corporate Strategy & Performance
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider a proposed new lease (on a ground lease basis) to Yanchep Community Garden Group Incorporated (**YCGG**) over a portion of Reserve 32938, Oldham Park, Lot 9136 (91) Lagoon Drive, Yanchep (**Reserve 32938**).

Background

YCGG

YCGG has operated as a community garden in Yanchep since 2014 and is currently located at the rear of Yanchep Central shopping centre.

Due to uncertainty regarding that shopping centre owner's long-term support for a community garden, YCGG approached the City seeking assistance in investigating a possible new home.

Site investigation

Administration's investigations for a future community garden site considered an initial 21 sites in Yanchep. Five sites were shortlisted for further investigation based on location, topography, vegetation, zoning, water access and parking, and including input from relevant Administration service units.

Mary Lindsay Homestead, initially the preferred option was later discounted due to the position of a drainage swale with potential of flooding during periods of heavy rainfall, which consequently does not support gardening activities at the site.

Oldham Park (Reserve 32938) was subsequently identified as a viable site for a community garden. Communication with the YCGG confirmed it was happy to progress to a comprehensive site investigation.

The remaining sites from the original shortlist included Lynton Park and Wilkie Park. Lynton Park and Wilkie Park were discounted by YCGG and the City due to their proximity to residential areas and limited parking availability.

Reserve 32938

Reserve 32938 is Crown land, comprised in Certificate of Crown Land Title Volume LR3139 Folio 801 (refer **Attachment 1**).

The land is under the care and control of the City of Wanneroo (**City**) via a management order for the purpose of 'Public Recreation'.

The current management order over Reserve 32938 does not allow for the ability to lease, however, over the past year Administration has been working toward establishing an extracted section of the above reserve to allow for a management order that will include the power to lease or licence the land for no more than 21 years, subject to the consent of the Minister for Lands.

This process is nearing the final stages with the Department of Planning, Lands & Heritage (**DPLH**) indicating that the changes would be approved. Formal changes to the management order are likely to occur before the end of 2025.

Due to the positive progress with the site suitability review and DPLH's support for amending the management order, Administration engaged with YCGG on a proposed lease at Reserve 32938.

The lease negotiations have now reached a stage where lease terms and documentation have been agreed 'in principle' with YCGG, with the proposed lease terms now being submitted for Council approval.

Detail

Facility development

The proposed YCGG lease area is made up of a main lease area to be fenced and used exclusively with an additional non-exclusive licence area. The licence area will not be fenced and is proposed to be an edible garden available to the public.

As per the approved DA, YCGG is also planning on establishing supporting infrastructure such as sheds, meeting areas and raised garden beds (refer **Attachment 2**).

This new tenure arrangement allows YCGG a level of security which enables it to plan for the future and to pursue and access greater funding opportunities.

Proposed lease terms

The following proposed essential terms have been agreed to by the parties, subject to Council approval, completion of the updated management order and consent from the Minister for Lands:

Lessee	Yanchep Community Garden Group Incorporated (ABN 86 194 383 865)
Land	Lot 9136 on Plan 10180 being a portion of the land in Certificate of Crown Land Title Volume LR3139 Folio 801, also being comprised in Reserve 32938, situated at Lot 9136 (91) Lagoon Drive, Yanchep
Premises	Portion of the Land having an area of approximately 260m^2 (Lease is on a ground lease basis, with Lessee responsible for all maintenance, including for capital and structural items.)
Licence Area	Portion of the Land having an area of approximately 156m^2
Use of Premises	Community garden

Term	Five (5) years, with two (2) option terms for renewal for further terms of five (5) years and ten (10) years respectively (i.e. total overall term, including options, of twenty (20) years). The lease includes provision for early termination by the City or YCGG for any reason (i.e. on a 'termination for convenience' basis) with 90 days' notice.
Commencement Date	The later of: • the date the lease is executed by all parties; and • the date of the Minister for Lands' consent to the lease, provided that the Commencement Date must not be later than the date three (3) months after the date of the Minister for Lands' consent to the lease. *(This method for determining the Commencement Date reflects DPLH practice as part of confirming the Minister for Lands' approval under section 18 of the Land Administration Act.)*
Rent	$1 (peppercorn) per annum plus GST, payable on demand.
Rates & Taxes	All rates and taxes assessed on the Premises are payable by the Lessee.
Outgoings/Services	All outgoings associated with the Premises are payable by the Lessee, including water (sub-metered).
Other Insurance (including public liability)	Lessee responsibility
Maintenance and cleaning of Premises	Lessee responsibility
Structural Maintenance	Lessee responsibility
Statutory Compliance	Lessee responsibility

Final draft ground lease documentation (based on a City template and reviewed by the City's internal legal section), incorporating the agreed essential terms as outlined in this report, has been presented to YCGG and agreed 'in principle'.

The lease has been submitted to the Minister for Lands, for consent as required under section 18 of the *Land Administration Act 1997* (WA). This action remains pending at the date of the current report.

Consultation

Relevant Administration service units, with project leadership from Property Services and Community Development, and input from Approval Services, Strategic Land Use Planning & Environment, Community Facilities and Asset Planning, have been consulted during the site investigation and lease negotiations.

DLPH has been consulted regarding the terms of the management order for Reserve 32938 and the suitability of the site for the development.

Comment

Administration recommends the proposed lease of part of Reserve 32938 to YCGG as outlined in the current report.

The YCGG is a sustainable, not-for-profit community organisation with Incorporation status. The group is well-managed, with strong governance, active committee, and a committed membership base.

YCGG has a dedicated sub-committee for the relocation of the garden which includes a civil engineer and a horticulturist.

YCGG operates as a community collective, where members contribute through annual membership and share resources, time, and responsibilities. This collaborative model helps build a sense of ownership, connection, and shared purpose among participants.

Statutory Compliance

YCGG is a not-for-profit organisation. Any income is derived from fundraising and donations.

Given the YCGG not-for-profit status, the proposed lease is an exempt disposition of property under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), and accordingly a local public notice under section 3.58(3) of the Act does not apply.

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. 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	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Chief Executive Officer		Manage

The risk relating to the issues contained within this report has been identified and considered in the City's Strategic risk register. Administration has developed action plans to manage this risk to support existing management systems.

Policy Implications

Leasing Policy

YCGG is classified as a Category 6 (Sporting or Recreational) organisation under the City's Leasing Policy.

The proposed new lease has been negotiated in accordance with the City's Leasing Policy for ground leases.

The duration of the lease (more than 10 years) means that the lease cannot be executed under any current delegation or authorisation by Council and instead requires a formal Council approval.

Community Groups Policy

The proposed recommendation is in alignment with the City's Community Groups Policy which articulates the City provides "*guidance on the establishment and governance of sustainable Community Groups; and also provide and support opportunities for local Community Groups to continually learn and build capacity to meet their goals*"; while the role of Community Groups is to "*self-fund (or secure external funds) to pay for hiring fees, leasing and/or construction of premises and ongoing operational costs*".

This means there is a policy expectation that YCG will be responsible for delivery of the project, however, the City has provided support for site readiness.

Financial Implications

Site establishment

The City's contribution is limited to costs associated with basic site readiness and changes to the management order, including:

- land investigations and environmental reports;
- decommissioning of existing reticulation;
- survey costs; and
- installation of a water submeter.

These costs have been administered under existing operational budgets.

Construction and/or required site works will be at the full cost to YCGG.

All ongoing maintenance of the infrastructure and the leased area will be the responsibility of YCGG.

YCGG has received a State Election funding commitment from Ms Lorna Clarke MLA for the Butler Electorate for $40,000 towards fencing and infrastructure for the relocation of the community garden to Reserve 32938.

Lease income

The proposed tenure is a ground lease with a $1 per annum (peppercorn). YCGG will be responsible for maintenance of the infrastructure including capital works to replace and repair as the lease progresses.

YCGG is also responsible for operating and utility costs for the site.

No maintenance fee is payable.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES a lease of part of Reserve 32938, Lot 9136 (91) Lagoon Drive, Yanchep to the Yanchep Community Garden Group Incorporated in accordance with the essential lease terms described in the Administration report;**

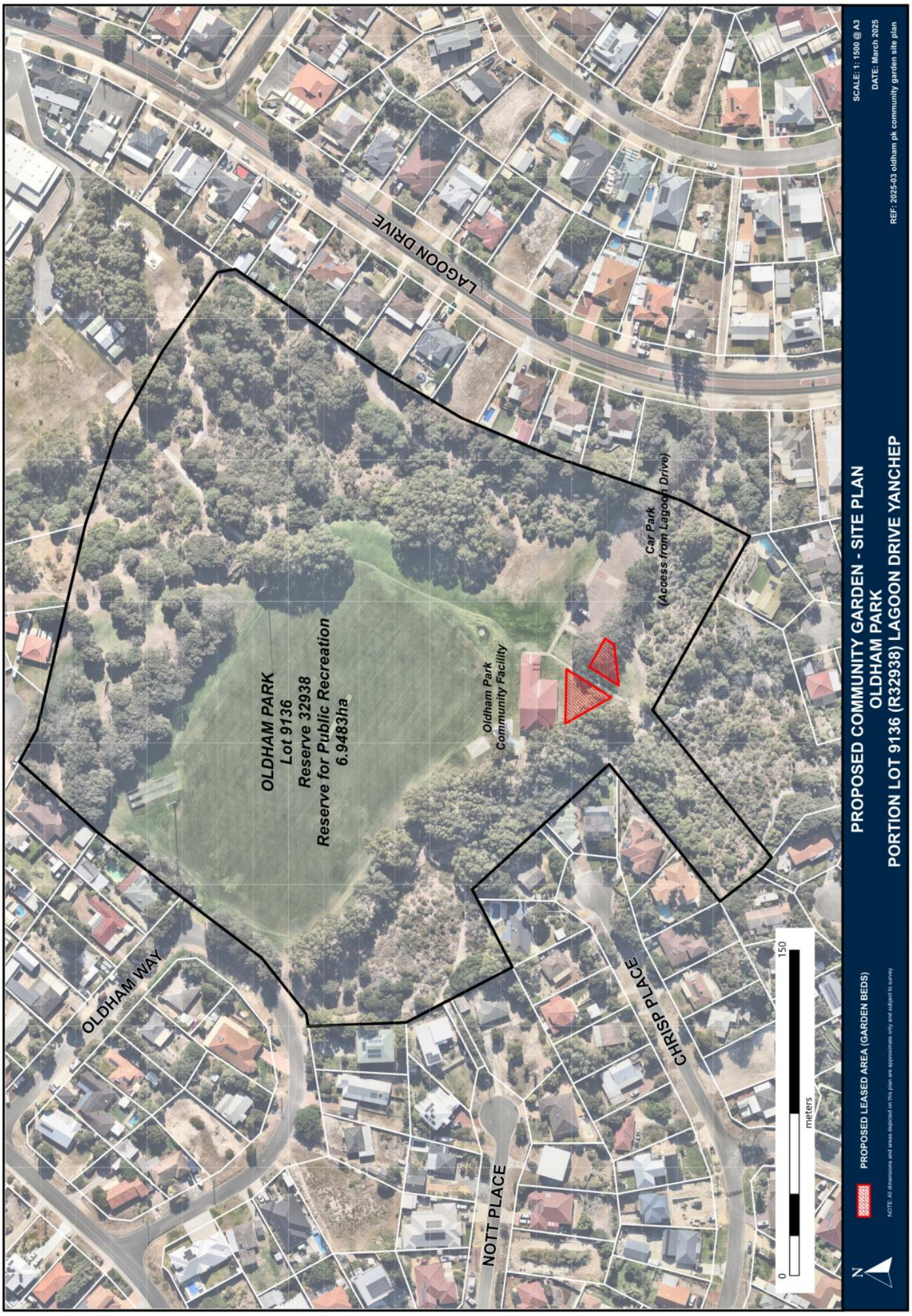
2. **AUTHORISES:**

   a) **the Chief Executive Officer (or a nominee of the Chief Executive Officer) to execute all documentation and comply with all applicable legislation as is required to effect Item 1; and**

   b) **the affixing of the Common Seal of the City of Wanneroo to the lease in accordance with the City's Execution of Documents Policy.**

Attachments:

1⇩.	*Attachment 1 - Oldham Park - Site plan*	*25/396468*
2⇩.	*Attachment 2 - DA2025 752 - Signed Approval and Stamped Plans Community Gardens 91 Lagoon Drive Yanchep*	*25/303144*


LAGOON DRIVE
OLDHAM PARK
Lot 9136
Reserve 32938
Reserve for Public Recreation
6.9483ha
Oldham Park
Community Facility
Car Park
(Access from Lagoon Drive)
OLDHAM WAY
CHRISP PLACE
NOTT PLACE
0
150
meters
N
PROPOSED LEASED AREA (GARDEN BEDS)
NOTE: All dimensions and areas depicted on this plan are approximate only and subject to survey
PROPOSED COMMUNITY GARDEN - SITE PLAN
OLDHAM PARK
PORTION LOT 9136 (R32938) LAGOON DRIVE YANCHEP
SCALE: 1: 1500 @ A3
DATE: March 2025
REF: 2025-03 oldham pk community garden site plan

Application Ref: DA2025/752
Enquiries: Mel Sun

14 August 2025

Yanchep Community Garden
15 Firewood Vista
YANCHEP WA 6035

CITY OF WANNEROO DEVELOPMENT APPROVAL
METROPOLITAN REGION SCHEME
FORM 2

Land Parcel Details:	Lot: 9136 P: 10180
Property Details:	91 Lagoon Drive YANCHEP
Registered Owner(s):	Crown Land - City of Wanneroo Management
Application Date:	27 May 2025
Application Received:	27 May 2025
Development Description:	Community Gardens

The City advises that Development Approval has now been granted under the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme. This Approval is subject to compliance with the following conditions:

1. This approval only relates to the proposed **Community Gardens**, as indicated on the approved plan. It does not relate to any other development on the lot.

2. Stormwater and any other water run-off from buildings and/or paved areas must be collected and retained on site.

3. All signage is to be contained entirely within the allotment.

FOOTNOTES

1. Signage is to be kept in accordance with the City's Signs Local Planning Policy as amended from time to time.

2. This is a Development Approval only and is issued under District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the applicant's responsibility to comply with all other applicable legislation and obtain all the required approvals, licenses and permits prior to commencement of the development.

3. This Development Approval does not take into account any restrictive covenants that may apply to the land. It is the proponent's responsibility to ensure that the development will not result in a conflict with any other contractual obligations relating to the land.

City of Wanneroo
23 Dundebar Road
Wanneroo WA 6065

Postal Address
Locked Bag 1
Wanneroo WA 6946

T (08) 9405 5000
E enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au

4. If the development has not substantially commenced within two (2) years of the date of approval, the approval will lapse and have no further effect. Where the approval has lapsed, no development can be carried out without the further approval of the Council.

5. If an applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005. An application to the Tribunal must be made within twenty eight (28) days of the date of the determination.

Unless otherwise specified, all conditions shall be complied with, by and at the cost of the owner, to the specification and satisfaction of the City, before the development is occupied. Thereafter, maintenance and compliance with conditions of approval shall continue to the City's satisfaction.

Unless otherwise specified through the conditions above, this approval requires development to be undertaken in accordance with the enclosed approved plans. Should any minor variation to the approved plans be proposed on the submission of a building permit, such variation may only be permitted under this Development Approval at the City's discretion and to the satisfaction of the Manager Approval Services.

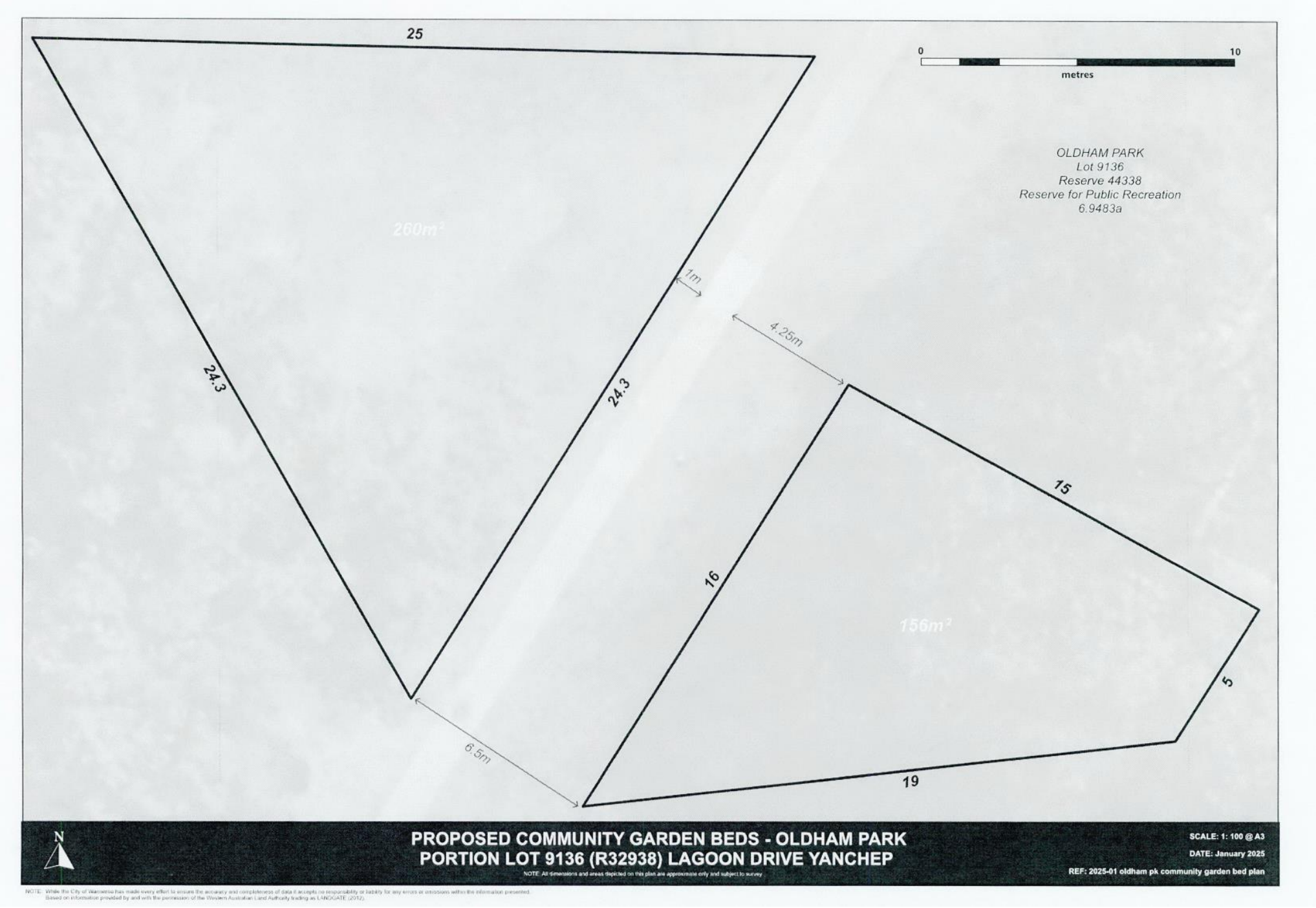
Should you have any further queries relating to this advice, please contact Mel Sun from the City of Wanneroo Planning and Sustainability Directorate on 9405 5462.

Kind regards,



Mel Sun
COORDINATOR, PLANNING SERVICES
City of Wanneroo


OLDHAM WAY
OLDHAM PARK
Lot 9136
Reserve 32938
Reserve for Public Recreation
6.9483ha
LAGOON DRIVE
NOTT PLACE
Oldham Park
Community Facility
CHRISP PLACE
Car Park
(Access from Lagoon Drive)
150
meters
PROPOSED LEASED AREA (GARDEN BEDS)
PROPOSED COMMUNITY GARDEN - SITE PLAN
OLDHAM PARK
PORTION LOT 9136 (R32938) LAGOON DRIVE YANCHEP
SCALE: 1: 1500 @ A3
DATE: March 2025
REF: 2025-03 oldham pk community garden site plan



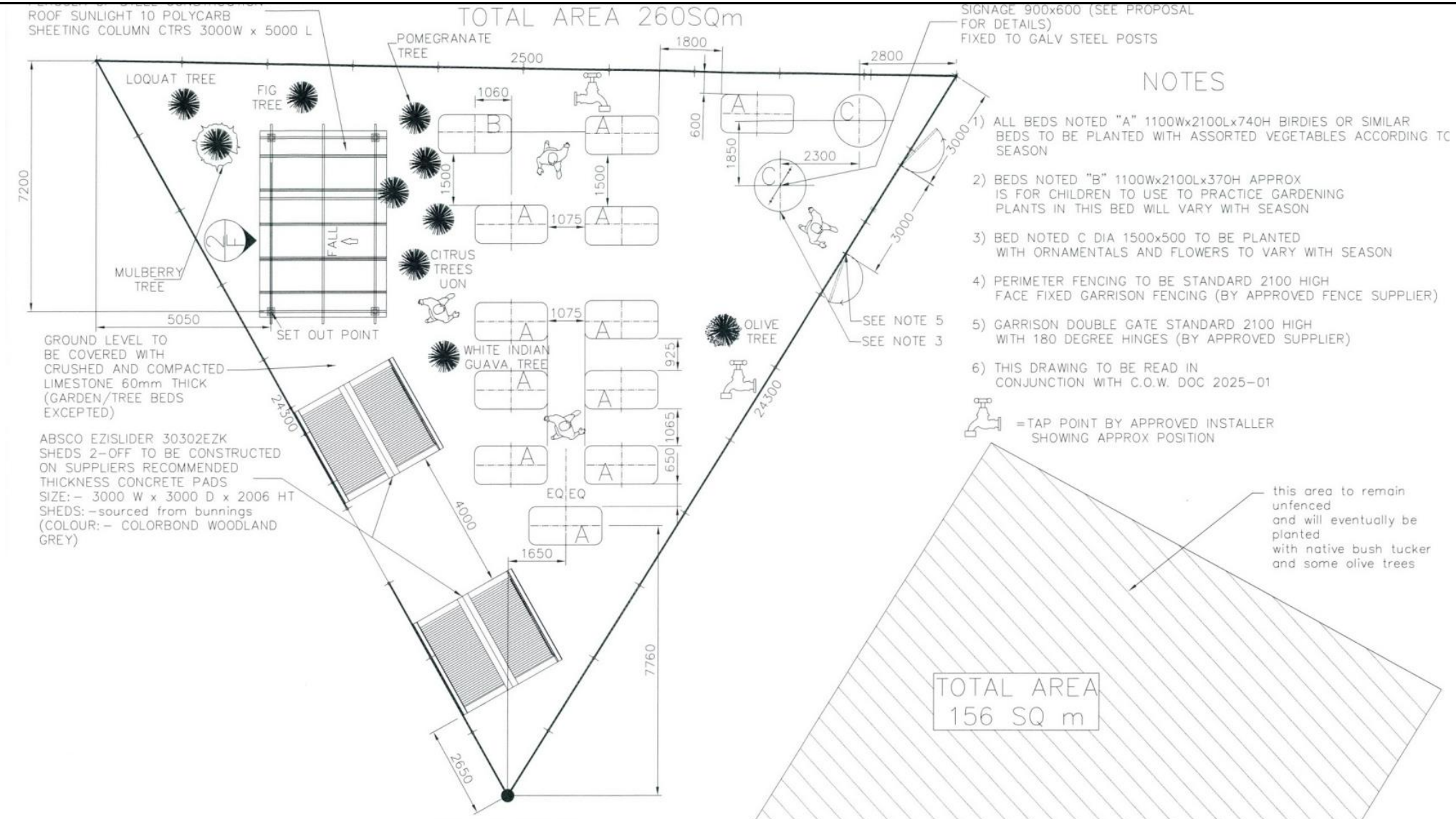
NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).



2	layout	19/05/25	GJL	desig.	date	drawn
	amended			ycg	15/02/25	gjl
				scale 1 : 250		

Proposed Community Garden Location
Oldham Park Portion Lot 9136 (R32938)

YGC001 – A2 1/3



					date	name
				desig.	15/02/25	ycg/gjl
				check	tbd	tba
				auth.	tbd	tba
A2	bed sizes amended					
	shed moved	19/05/25	GJL	scale 1 : 100		
A1	initial design	15/02/25	GJL			

Proposed Community Garden Layout
Oldham Park Portion Lot 9136 (R32938)
Lagoon Drive Yanchep WA 6035

YGC001 – A2 2/3 sheet

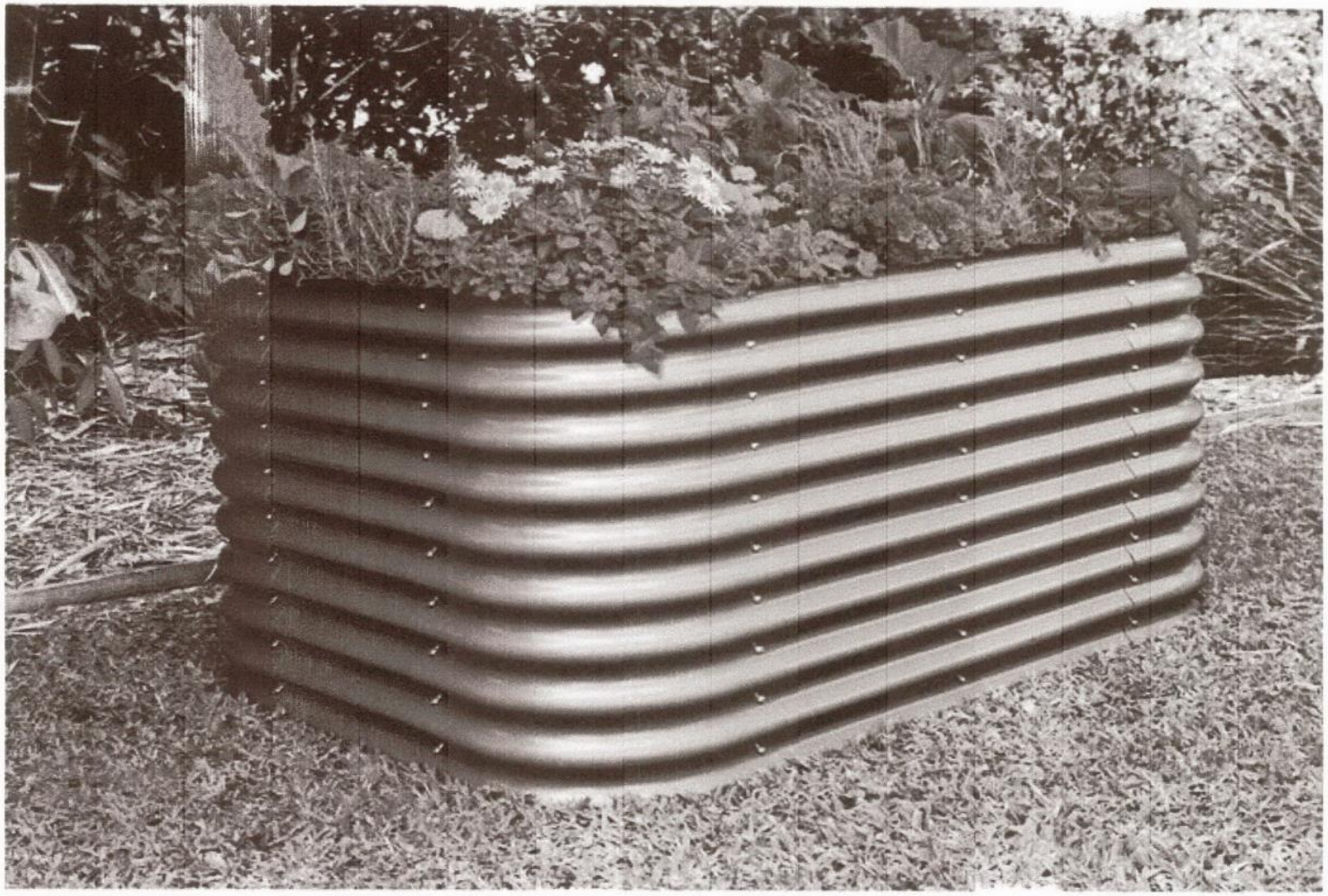

YANCHEP
Community Garden
open

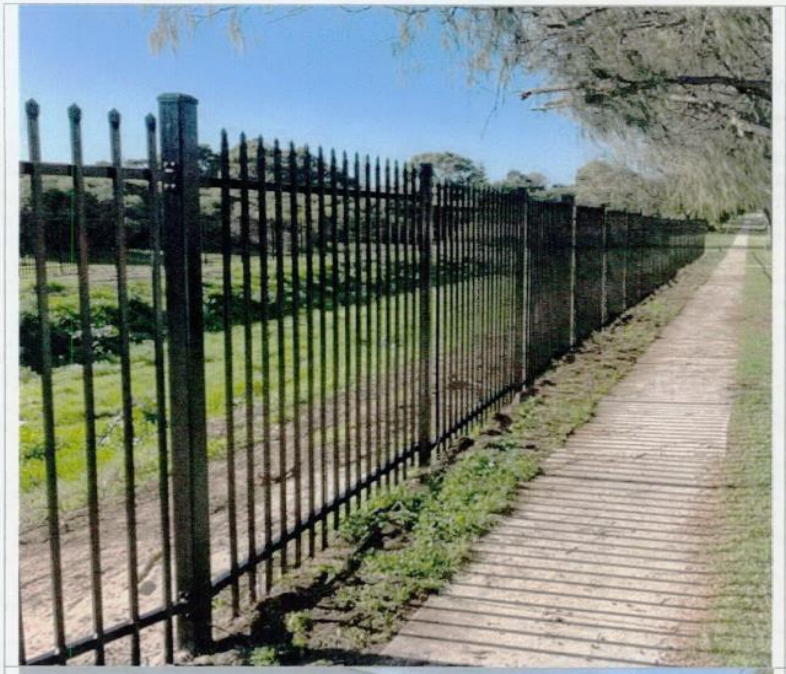

2.06 m
1.725 m
1.80 m
3.00 m
1.53 m
3.00 m

2x Maze compost tumblers
245LT
105cm (W) x 71cm (D) x 113cm (H)
Frame is zinc powder coated



Monolith Modular raised garden bed
$283.25 each

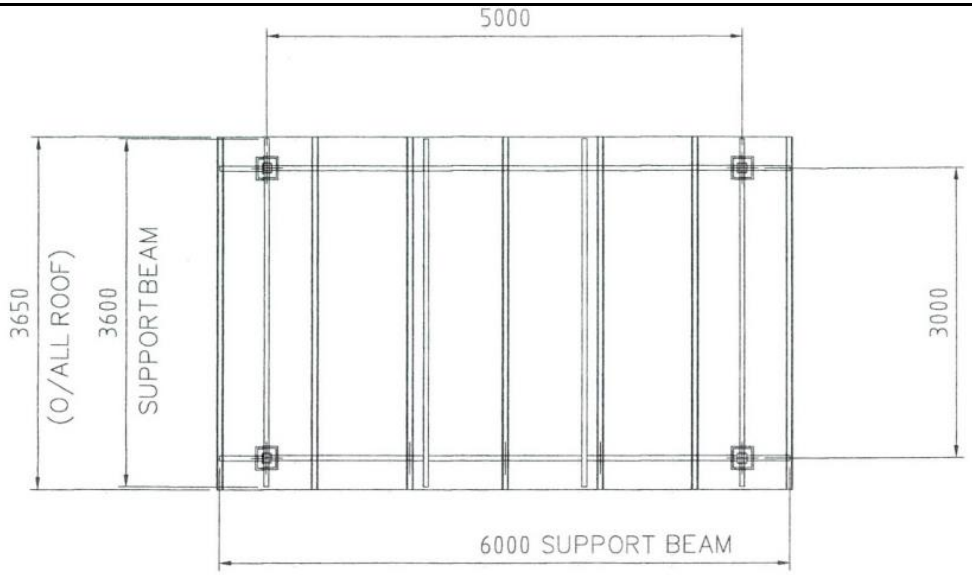





Vehicle



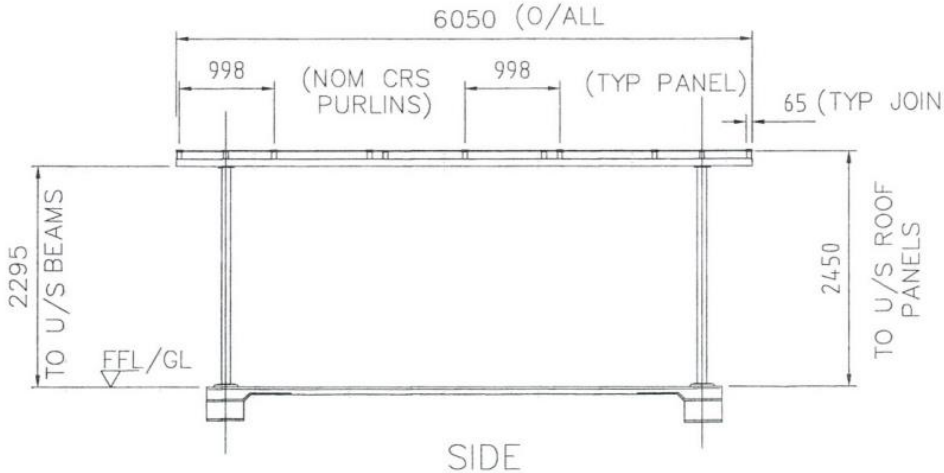

H&R BLOCK



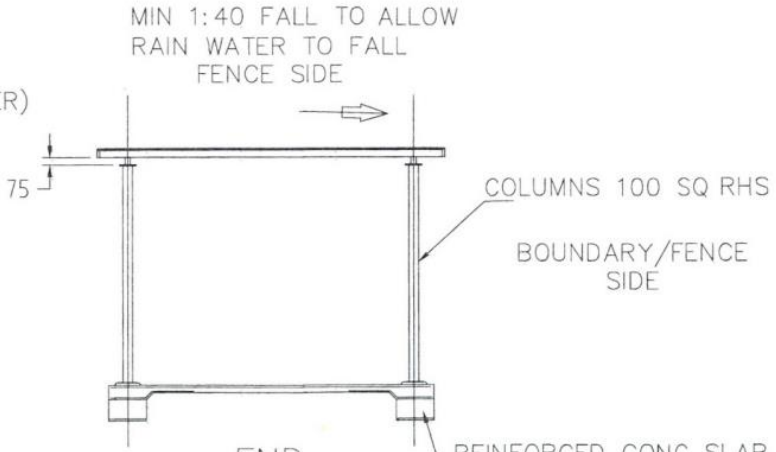
PLAN VIEW

NOTES

1) DRG TO BE READ IN CONJUCTION WITH SHEET 1
2) ALL STEEL TO BE POWDER COATED COLOUR TO BE SURFMIST OR WINDSPRAY–COLORBOND COLOURS
3) ROOF IS TO BE OF SUNLIGHT 10 OPAL POLYCARBONATE PANELS THERMALLY INSULATED OR SIMILAR



SIDE ELEVATION



END ELEVATION



ALL DIMENSIONS IN mm UON
3RD ANGLE PROJECTION

					date	name
				desig.	15/02/25	ycg/gjl
				check	tbd	tba
				auth.	tbd	tba
A1	initial design	5/02/25	GJL	scale 1 : 50		

Proposed Community Garden Layout
Oldham Park Portion Lot 9136 (R32938)
Lagoon Drive Yanchep WA 6035

PERGOLA PLAN AND ELEVATIONS

YGC001–C

3/3 sheet

Chief Executive Office

Advocacy & Economic Development

4.20 Consideration of Funding Resulting from State and Federal Elections

File Ref: 47464 – 25/388316
Responsible Officer: Chief Executive Officer
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider funding commitments to the City resulting from the 2025 State and Federal elections, and advocacy actions for the inter-election period.

Background

The 2025 State and Federal elections were held in March and May respectively. The City undertook a range of advocacy activities to drive direct financial commitments to City led projects as well as indirect commitments to the delivery of State led projects located within the City.

The City has now received communications from the relevant agencies for most of these direct financial commitments detailing the project, funding and conditions required to be satisfied by the City in order to receive the funding. Projects for which the City has not yet received confirmation will be reported to Council separately once commitments are verified.

Detail

Election Commitments

The election commitments listed in Table 1 below have been confirmed through formal communication with the relevant state or federal agency and are proposed to be accepted. One project is under an embargo; the details of this project are provided for consideration in confidential Attachment 1.

Table 1: Funding Commitments Resulting from the 2025 State and Federal Elections

Number	Project Title	Department	Funding Commitment	Description
PR-SP314	Shelvock Park, Koondoola, Upgrade Sports Floodlighting	Creative Industries, Tourism and Sport	$400,000	Installation of lights for Westnam Soccer Club at Shelvock Park
PR-PF100	Alexander Heights Park, Alexander Heights, Upgrade Park Amenities	Local Government, Industry Regulation and Safety	$96,000	Installation of BBQ and gazebos in accordance with LPP 4.3

Number	Project Title	Department	Funding Commitment	Description
PR-4646	Mobile CCTV Towers, Various Locations, New Equipment	Local Government, Industry Regulation and Safety	$100,000	Purchase of new mobile CCTV equipment
PR-CB036	Alkimos Surf Lifesaving Club, Alkimos, New Building	Creative Industries, Tourism and Sport	$3,000,000	Construction of the new Alkimos Surf Lifesaving Club
PR-4687	Cabrini Park, Marangaroo, Implementation of Masterplan	Creative Industries, Tourism and Sport	$1,000,000	Upgrades in accordance with the Cabrini Park Masterplan
PR-4688	Kingsway Regional Sporting Complex, Madeley, Upgrade Rugby Clubrooms	Creative Industries, Tourism and Sport	$1,000,000	Facility upgrades at Wanneroo Districts Ruby Union Club
PR-4600	Gungurru Park, Hocking, BMX Pump Track Upgrade	Creative Industries, Tourism and Sport	$300,000	Construction of the upgraded pump track
PR-4547	Belvoir Park, Darch, Upgrade Passive Park	Creative Industries, Tourism and Sport	$100,000	Construction of the new path lighting, BBQ, drink fountain and bike rack
PR-PF15	Recurring Program, New Park Equipment	Local Government, Industry Regulation and Safety	$40,000	Installation of new picnic shelters at Fragola Park
PR-CS61	Quinns Rocks Bush Fire Brigade, Quinns Rocks, Upgrade to Decontamination Area	Fire and Emergency Services	$50,000	Building upgrades for the Quinns Rocks Bush Fire Brigade
PR-4682	Kingsway Regional Sporting Complex, Madeley, Renew Sports Floodlighting at the AFL Ground	Creative Industries, Tourism and Sport	$750,000	Renewal of the sports oval floodlighting
PR-4335	11 Patrick Court, Girrawheen, Girrawheen Hub Precinct Redevelopment	Federal Department of Infrastructure, Transport, Regulatory Development, Communications, Sport and Arts*	$5,500,000	Redevelopment of the Girrawheen Hub Precinct
PR-CB195	Recurring Program, Upgrade Community Buildings – Minor Works	Communities	$20,000	To upgrade access ramp at Phil Renkin Centre

Number	Project Title	Department	Funding Commitment	Description
PR-4552	Butler Community Centre, Butler Upgrade Toilets	Communities	$12,000	Towards new compliant universal access toilet
X00064 Operating project	Two Rocks Bush Fire Brigade, Bush Firefighting Equipment	Fire and Emergency Services	$20,000	Towards additional equipment
X00065 Operating project	Two Rocks State Emergency Service, Fire, Flood and Crisis Rescue Safety Equipment	Fire and Emergency Services	$20,000	Towards additional equipment

**Funding is provided under the Major and Local Community Infrastructure Program*

Advocacy Update

In April 2024 Council approved the Master List of Projects and Initiatives and the 2025 Top Advocacy Priorities by theme identified for the 2025 State and Federal Elections (CE02-04/24).

The City undertook one continuous campaign 'Putting Community First' across both elections launched in November 2024 and concluding in May 2025. The campaign advocated for funding support for three of the top eleven advocacy priority projects:

- Girrawheen Hub Precinct;
- Wanneroo Recreation Precinct; and
- Alkimos Regional Open Space.

The campaign included paid and organic social media, website communications, electronic direct mail (EDMs), direct communication and stakeholder engagement with candidates and incumbents and printed materials on display across City facilities.

The campaign received strong community support with close to 10,000 emails sent by community members to election candidates voicing support for the three projects.

In addition to the campaign, administration engaged directly with State and Federal candidates and incumbents circulating the City's top eleven advocacy priorities and the City's small projects list. This generated a lot of interest and engagement and created opportunities for election commitments from all sides of politics, and this is reflected in the funding commitments proposed to be accepted.

Following the conclusion of both elections Advocacy and Economic Development undertook an evaluation of the City's advocacy program developing a number of recommendations and actions to refine and improve the City's advocacy during the inter-election period. These are summarised below, and with many actions underway, Advocacy and Economic Development anticipate presenting the outcomes to Council in Q3/4 2025/26.

Recommended Priorities:

- Within the context of the election outcomes and the progress of individual projects an update is recommended to the top advocacy priority projects as detailed in Table 2. It is

proposed that these eight Interim Top Advocacy Priority Projects will be in place until a full review of the master list can be completed and workshopped with council at a concept forum in early 2026.

Table 2: Interim Top Advocacy Priority Projects

Theme	Project	Action	Comment
Liveability	Yanchep Hospital	Retain	Update webpage and fact sheet
	Girrawheen Hub Precinct	Move to City Projects	Already listed under City projects on the City's website
	Wanneroo Recreation Precinct	Move to City Projects	Already listed under City projects on the City's website
	Regional Open Spaces	Retain	Update webpage and fact sheet
Sustainability	Resource Recovery Precinct	Retain	Update webpage and fact sheet
	Undergrounding Power	Move to Master List	Feedback from stakeholders indicates this project lacks alignment to State and Federal Priorities
Productivity	Activation of Yanchep Strategic Centre	Retain	Update webpage and fact sheet
	Road and Rail Infrastructure	Retain	Update webpage and fact sheet
Wellbeing	Homelessness Support and Accommodation Services	Retain	Update webpage and fact sheet
	Youth Diversionary Services	Retain	Update webpage and fact sheet
	Family and Domestic Violence Support and Accommodation	Retain	Update webpage and fact sheet

Activities Underway:

- Post election updates to the advocacy factsheets and web pages.
- Review of the Advocacy Plan including alignment to the City's new Council Plan 2025 – 2030.
- Full review of the advocacy projects master list including adding new projects, removing projects no longer relevant and updating information on retained projects.
- Panel assessment and prioritisation of all projects on the updated master list by cross organisational panel.
- Updated master list and recommended priorities workshopped with Council at a Concept Forum (anticipated to be Q3/4 2025/26).
- Development of an Advocacy Action Plan detailing advocacy initiatives and tactics for the non-election period differentiating between priority City projects, priority projects delivered by other agencies, and master list projects. The action plan will include a timeline, communications plan, and a stakeholder engagement program and articulate the roles and responsibilities of CEO, Mayor, Administration, Council Members, key stakeholders and community.
- Quarterly reporting on election commitments formalised and shared proactively with political funding stakeholders providing confidence, clear project status information, mitigating risk and providing opportunities for mutual promotion.

Following Council consideration of an updated master list, recommended advocacy priority projects and the Advocacy Action Plan in 2026:

- Create a clear narrative around each priority project aligning with State and Federal Government priorities, quantifying community benefits of projects and update collateral and web pages to reflect the council decision.
- Implementation of the actions and initiatives detailed in the Advocacy Action Plan.

Consultation

Consultation was conducted across the City with relevant service units to confirm and verify state and federal election commitments with relevant external agencies, project details and funding allocations.

The consultation approach for individual projects is tailored to the need of the project and dependent on the scale and stage of each project.

Comment

Administration recommends that the election commitments funding outlined above be accepted, and the CEO execute the funding agreements to enable the City to receive the funding.

Administration also recommends the eight Interim Advocacy Priority Projects are endorsed noting that Advocacy and Economic Development have commenced a full review of the Projects Master List and will present the results of this review to workshop with Council at a Concept Forum in Q3/4 2025/26.

Statutory Compliance

Nil

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	1.1 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

Nil

Financial Implications

Accepting the state and federal funding will impact municipal funds and the City's Long Term Financial Plan. However, because all projects are listed in the City's Capital Works Program the impact is positive, and the City is not committing to undertake any projects that weren't already planned for. Project funding allocation as listed in the draft Long Term Financial Plan 2026/27 – 2045/46 is detailed in Attachment 2, and this will be the subject of further consideration by Council when the Long Term Financial Plan is presented.

Two projects; PR-4688 and PR-4335 are not yet fully funded, and administration is continuing to work with key stakeholders to investigate alternative funding sources to fund the remaining amount.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS State and Federal funding as detailed in the table below and contained within confidential Attachment 1:**

Number	Project Title	Amount	Description
PR-SP314	PR-SP314 Shelvock Park, Koondoola, Upgrade Sports Floodlighting	$400,000	Installation of lights for Westnam Soccer Club at Shelvock Park
PR-PF100	PR-PF100 Alexander Heights Park, Alexander Heights, Upgrade Park Amenities	$96,000	Installation of BBQ and Gazebos in accordance with LPP 4.3
PR-4646	PR-4646 Mobile CCTV Towers, Various Locations, New Equipment	$100,000	Purchase of new mobile CCTV equipment
PR-CB036	PR-CB036 Alkimos Surf Lifesaving Club, Alkimos, New Building	$3,000,000	Construction of the new Alkimos Surf Lifesaving Club
PR-4687	PR-4687 Cabrini Park, Marangaroo, Implementation of Masterplan	$1,000,000	Upgrades in accordance with the Cabrini Park Masterplan
PR-4688	PR-4688 Kingsway Regional Sporting Complex, Madeley, Upgrade Rugby Clubrooms	$1,000,000	Facility Upgrades at Wanneroo Districts Rugby Union Club
PR-4600	PR-4600 Gungurru Park, Hocking, BMX Pump Track Upgrade	$300,000	Construction of the upgraded pump track
PR-4547	PR-4547 Belvoir Park, Darch, Upgrade Passive Park	$100,000	Construction of new path lighting, BBQ, drink fountain and bike rack
PR-PF15	PR-PF15 Recurring Program, New Park Equipment	$40,000	Installation of new picnic shelters at Fragola Park
PR-CS61	PR-CS61 Quinns Rocks Brigade, Quinns Rocks, Upgrade to Decontamination Area	$50,000	Building upgrades for the Quinns Rocks Bush Fire Brigade
PR-4682	PR-4682 Kingsway Regional Sporting Complex, Madeley,	$750,000	Renewal of the sports oval floodlighting

Number	Project Title	Amount	Description
	Renew Sports Floodlighting at AFL Ground		
PR-4335	PR-4335 11 Patrick Court, Girrawheen, Girrawheen Hub Precinct Redevelopment	$5,500,000	Redevelopment of the Girrawheen Hub Precinct
PR-CB195	PR-CB195 Recurring Program, Upgrade Community Buildings - Minor Works	$20,000	To upgrade access ramp at Phil Renkin Centre.
PR-4552	PR-4552 Butler Community Centre, Butler, Upgrade Toilets	$12,000	Towards new compliant universal access toilet.
X00064	Operating project X00064 Two Rocks Bush Fire Brigade, Bush firefighting equipment	$20,000	Towards additional equipment
X00065	Operating project X00065 Two Rocks State Emergency Service, Fire, flood and crisis rescue and safety equipment	$20,000	Towards additional equipment

2. APPROVES the CEO to execute the required funding agreements with the relevant agency;

3. ENDORSES the eight interim advocacy priority projects:

a) Yanchep Hospital;

b) Regional Open Spaces;

c) Resource Recovery Precinct;

d) Activation of Yanchep Strategic Centre;

e) Road and Rail Infrastructure;

f) Homelessness Support and Accommodation Services;

g) Youth Diversionary Services; and

h) Family and Domestic Violence Support and Accommodation.

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

Attachment 1: Confidential Attachment Consideration of Funding Resulting from State and Federal Elections

Attachments:

1.	*Attachment 1: Confidential Attachment Consideration of Funding Resulting from State and Federal Elections*	*Confidential*
2.	*Attachment 2: Project Funding Allocation*	*25/389934[v2]*

Attachment 2 – Project Funding Allocation

Number	Project Title	Commitment Amount	City Funded Amount	Project Total Cost
PR-SP314	PR-SP314 Shelvock Park, Koondoola, Upgrade Sports Floodlighting	$400,000	$130,000	$530,000
PR-PF100	PR-PF100 Alexander Heights Park, Alexander Heights, Upgrade Park Amenities	$96,000	$44,000	$140,000
PR-4646	PR-4646 Mobile CCTV Towers, Various Locations, New Equipment	$100,000	$11,000	$111,000
PR-CB036	PR-CB036 Alkimos Surf Lifesaving Club, Alkimos, New Building	$3,000,000	$12,750,000* ($9,068,044 is Alkimos/Eglinton DCP Funding)	$15,750,000
PR-4687	PR-4687 Cabrini Park, Marangaroo, Implementation of Masterplan	$1,000,000	$2,555,000	$3,555,000
PR-4688	PR-4688 Kingsway Regional Sporting Complex, Madeley, Upgrade Rugby Clubrooms	$1,000,000	$6,500,000* (Currently listed as contributions - alternative funding sources are being investigated)	$7,500,000
PR-4600	PR-4600 Gungurru Park, Hocking, BMX Pump Track Upgrade	$300,000	$399,000	$699,000
PR-4547	PR-4547 Belvoir Park, Darch, Upgrade Passive Park	$100,000	$296,000	$396,000
PR-PF15	PR-PF15 Recurring Program, New Park Equipment	$40,000	$0* (no City funding for this work package in the recurring program)	$40,000
PR-CS61	PR-CS61 Quinns Rocks Brigade, Quinns Rocks, Upgrade to Decontamination Area	$50,000	$60,000	$110,000
PR-4682	PR-4682 Kingsway Regional Sporting Complex, Madeley, Renew Sports Floodlighting at AFL Ground	$750,000	$90,000	$840,000

Number	Project Title	Commitment Amount	City Funded Amount	Project Total Cost
PR-4335	PR-4335 Girrawheen Hub Precinct, Girrawheen	$5,500,000	$24,556,000* ($9,056,000 City funding, alternative funding sources are being investigated for remaining $15.5M)	$30,056,000
PR-CB195	PR-CB195 Recurring Program, Upgrade Community Buildings - Minor Works	$20,000	$0* (no City funding for this work package in the recurring program)	$20,000

Legal & Governance

4.21 2025/2026 Annual Delegated Authority Register Review

File Ref: 2391 – 25/353204
Responsible Officer: Chief Executive Officer
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider proposed amendments to the City's Delegated Authority Register (the **Register**) due to the annual review required under section 5.18 and 5.46(2) of the *Local Government Act 1995* (the **Act**).

Background

Sections 5.18 and 5.46(2) of the Act require that the City's delegated statutory authorities are reviewed at least once each financial year by the delegator (Council and the CEO). The last annual review of the Register was undertaken in November 2024.

Detail

To satisfy the legislative requirement to undertake an annual review, Corporate Governance, in conjunction with delegated officers and the Executive, undertook to review:

- Relevant legislation to ensure the delegation remains current and compliant;
- Drafting of delegation instruments to ensure clarity of intent and execution;
- Whether the delegation and sub-delegation are to the appropriate officer level;
- Whether there is a requirement for new delegations to improve efficiencies and subject to satisfactory documented guidance for consistent decision making;
- Policies or procedures that support the delegation; and
- Alignment with the Western Australian Government Association (**WALGA**) Model Register given the recent amendments to the Act.

Consultation

As part of the comprehensive review of the Register, a series of targeted consultations were undertaken to ensure a thorough and informed evaluation. Key stakeholders engaged in this process included the Chief Executive Officer, Directors, General Counsel, Managers and delegated officers. These consultations provided valuable insights into the practical application, governance implications, and operational relevance of the Register.

The review also incorporated a detailed comparative analysis against the WALGA Model Register. This benchmarking exercise aimed to identify areas of alignment, highlight potential gaps, and ensure that the City's Register reflects current best practices and legislative expectations.

Stakeholder feedback was instrumental in shaping recommendations for improvement, ensuring the Register remains a robust, transparent, and fit-for-purpose governance tool.

Comment

A significant portion of the proposed amendments maintain the original context and intent of the delegation. These changes primarily pertain to the CEO's sub-delegation powers and the associated conditions governing their exercise.

Attachment 1 presents the proposed amendments to the Register, encompassing new delegations, revisions to existing ones, expanded functions, and the addition of further delegated officers. For a complete overview of all changes, a fully marked-up version of the Register is available in **Attachment 2**.

In addition to the updates outlined above, the following amendments require Council approval.

Proposed Update to Delegations (refer Attachment 2)

1. *Delegation 1.1.13 – Tenders for Goods and Services – Accepting, clarifying and Rejecting Tenders; Minor Variation to Goods and Services Prior to Contract*

   Amendment to Council's Conditions on Delegation:

   a) Under Functions 3 and 7 to change the delegation amount in the third dot point from $1m to $2m.

      This proposed change is due to increase in costs relating to projects. This amount has not been reviewed for eight years.

2. *Delegation 1.1.19 – Disposing of Property*

   a) Amend delegation title to remove – (Public Auction, Public Tender or Private Treaty).
   b) Amend Council's Conditions on Delegation
      i. Include additional wording under item 1.
      ii. Add new item 4.

3. *Delegation 1.1.20 – Authority for the Disposal of Property (Land by Lease or Licence)*

   Amend Council's Conditions on Delegation

   a) Disposal of Lease – amend B. and remove C.
   b) Disposal of Licence – expand the current delegation for a property licence.
   c) New – shared use agreements between the City and the Department of Education under licence provisions.

4. *Delegation 2.10.6 – Management of Developer Contribution Plan (DCP's)*

   a) Additional function delegated – 5. Revision of Costs and Public Notifications
   b) Amend Council's Conditions on Delegation
      i) proposed additional clauses e) and f)

Proposed New Delegation

1.1.38 Acquisition of Interest in Land by Lease or Other Short-Term Instrument is proposed for Council consideration. The proposed new delegation is modelled on the WALGA Model Register and is designed to address situations where the City may need to enter a lease arrangement as a tenant.

Statutory Compliance

The Act provides for the delegation of certain powers and duties of Council to the CEO who may, (unless prohibited by Council's instrument of delegation or the respective legislation), further on-delegate powers and duties to employees. A power can only be delegated if it exists under legislation, and the legislation allows the delegation to take place.

- Section 5.42 of the Act prescribes that Council may delegate functions or duties to the CEO and Section 5.43 prescribes the limitations on such delegations.
- Section 5.44 of the Act prescribes that the CEO may delegate powers and duties vested in their office and sub-delegate powers and duties delegated to the office of CEO to other local government employees.

All delegations made by Council must be by absolute majority as prescribed by Section 5.42 of the Act. In accordance with Section 59 of the *Interpretation Act 1984* and the requirements of Sections 5.16 and 5.42 of the Act, the City is required to record statutory delegated authorities in written instruments of delegation contained in the City's Register.

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

Policy Implications

If any Policies and Procedures are impacted by any changes to delegations, they will be updated accordingly.

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **ACCEPTS the 2025/2026 review of the City of Wanneroo Delegated Authority Register as required in accordance with sections 5.18 and 5.46(2) of the *Local Government Act 1995*; and**

2. **ADOPTS by ABSOLUTE MAJORITY the City's Delegated Authority Register as shown at Attachment 2 accepting all marked up amendments.**

Attachments:

1⇩.	*Attachment 1 - 2025-2026 Delegated Authority Annual Review Schedule - Proposed Changes*	*25/405808*
2⇩.	*Attachment 2 - Delegated Authority Register - 2025/2026 Annual Review*	*14/180898[v12]*

Del. No.	Title	Proposed Change	Council / CEO Decision or Administrative	Relevant Director / CEO
1.1.11	Tenders for Goods and Services – Call for Tenders	**Suggested Amendment** **Remove** Manager Contracts and Procurement and replace with Chief Operating Officer from the CEO's Sub-Delegation. **Action: Under CEO's Sub-Delegation, remove Manager Contracts and Procurement and add Chief Operating Officer.**	CEO	CEO DCS&P
1.1.13	Tenders for Goods and Services – Accepting, Clarifying and Rejecting Tenders; Minor Variation to Goods and Services Prior to Contract	**Suggested Amendment** Request from Director Assets to increase tender amount to $2m due to increased cost of works, last increase was over eight years ago. **Remove** Manager Contracts and Procurement and replace with Chief Operating Officer from the CEO's Sub-Delegation. **Action: Under Council's Conditions on Delegation, update the third dot point under Function 3 and 7 to increase maximum amount of all other tenders to $2m.** **Under CEO's Sub-Delegation, remove Manager Contracts and Procurement and add Chief Operating Officer.**	Council CEO	CEO DA CEO DCS&P
1.1.17	Variation to Contract for the Supply of Goods and Services	**Suggested Amendments** Manager Fleet Services is a new position and a request has been received for the position to be added to the list of CEO's sub-delegates for delegation 1.1.17. **Action: Add Manager Fleet Services to CEO's Sub-Delegation**	CEO	DC&P
1.1.18	Panels of Pre-Qualified Suppliers for Goods and Services	**Suggested Amendment** **Remove** Manager Contracts and Procurement and replace with Chief Operating Officer from the CEO's Sub-Delegation and CEO's Conditions on Sub-Delegation. **Action: Under CEO's Sub-Delegation, remove Manager Contracts and Procurement and add Chief Operating Officer and CEO's Conditions on Sub-Delegation..**	CEO	CEO DCS&P
1.1.19	Disposing of Property	**Suggested Amendments** **Rename** delegation to align with WALGA template by removing "(Public Auction, Public Tender or Private Treaty)" from the title. **Amendment** to Council's Conditions on Delegation to include disposal of the City's Art and Public Arts Collections. **Add to the Council's Conditions on Delegation:** • 1. and the City's Art and Public Art Collections. • 4. The disposal of artwork from the City's Art and Public Art Collections being less than $400,000 (the purchase price) **Add to the CEO's sub-delegation:** • Director Community and Place - $150,000 • Manager Cultural Development - $50,000 **Add to the CEO Conditions on Sub-delegation:** (a) Subject to the conditions on delegation to the CEO the delegation to the Manager cultural Development is for the disposal of artwork from the City's Art and Public Art Collections only. **Amend** - Conditions on other Managers to be changed to follow alphabetically. **Actions: Add new Condition 4. Under Council's Conditions on Delegation** **Add Director Community and Place - $150,000 and Manager Cultural Development - $50,000 to the CEO's Sub-Delegation.** **Add CEO Condition on Sub-delegation (b).** **Add City of Wanneroo Arts Policy to the Compliance Links.**	Council CEO	DC&P

Del. No.	Title	Proposed Change	Council / CEO Decision or Administrative	Relevant Director / CEO
1.1.20	Authority for the disposal of property (Land) by lease or licence	**Suggested Amendments** **Amendment** to Council's Conditions on Delegation a) Disposal by Lease – amend B. and remove C. b) Disposal by Licence – expand the current delegation for a property licence. c) New – add Shared Use Agreement between the City and the Department of Education under licence provisions. **Actions: Under Council's Conditions on Delegation amend first and second dot points under 2. which Include updates to figures for licence fees and changing the maximum area.** **Add a third dot point under 2. as shown in the marked-up version of the Delegated Authority Register (Attachment 2 to the report) which includes Shared Use Agreements with the Department of Education.**	Council	CEO DCS&P
1.1.33	Obstruction of footpaths and thoroughfares	**Suggested Amendments** Request to provide CEO Sub-Delegation for functions 4 and 5 to the Director Community and Place, Manager Community Safety & Emergency Management, Coordinator Community Safety and Senior Rangers. **Action: Add Director Community and Place, Manager Community Safety and Emergency Management, Coordinator Community Safety and Senior Rangers to the CEO's Sub-Delegations for functions 4. and 5. only.**	CEO	DC&P
1.1.34	Council Member, Committee Member & Candidate Code of Conduct Complaints	**Suggested Amendments** In line with current unit restructures, the suggested changes to the CEO's sub-delegations align with the Corporate structure. **Remove from the CEO's sub-delegation:** • Director Corporate Strategy and Performance **Add to the CEO's sub-delegation:** • Manager Corporate Governance and Council Services and • Coordinator Corporate Governance **Suggested New CEO Conditions** **Add** three new CEO Conditions on Sub-delegation. **Actions: Remove Director Corporate Strategy and Performance from the CEO's Sub Delegation.** **Add Manager Corporate Governance and Council Services and Coordinator Corporate Governance to the CEO's Sub-Delegation.** **Add three new CEO Conditions on Sub-Delegation.**	CEO	GC
1.1.38	Acquisition of Interest in Land by Lease or other Short Term Instrument	**New Delegation** Consider adding new delegation based on WALGA's Model Register. This delegation is designed to address situations where the City may need to enter a lease arrangement as a tenant. **Action: Add new delegation 1.1.38 to Delegated Authority Register**	Council	Director CS&P
2.3.2	Infringement Notices – extensions and Withdrawals	**Suggested Amendments** To assist with workflow and officer availability add the Director Community and Place as a CEO Sub-Delegate. **Action: Add Director Community and Place as a CEO Sub-Delegate**	CEO	Director C&P
2.10.6	Management of Developer Contribution Plan (DCP's)	**Suggested New Function** **Add** new Function 5. **Suggested Amendments**	Council CEO	Director P&S

Del. No.	Title	Proposed Change	Council / CEO Decision or Administrative	Relevant Director / CEO
		Under Statutory Power reword to **add** Clause 11 of schedule 12 due to request for additional function 5. **Amend** Council's Conditions on Delegation items b) and c). **Amend** CEO's Conditions on Sub-delegation under both positions. **Add** additional wording to CEO's Condition on Sub-delegation. **Suggested New Council Conditions** To **add** new conditions e) and f). **Action: Add new function 5.** **Amend Council's Conditions on delegation b) and c).** **Add new Council's Conditions on delegation e) and f).** **Amend CEO's Conditions on Sub-delegation.**		

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INTRODUCTION

Register of Delegation of Authority

Councils have certain functions and duties that they must perform, and certain powers which they may exercise pursuant to the *Local Government Act 1995* (the Act) and other legislation. Generally, the relevant legislation grants those obligations and powers directly on the Council as a body.

Council's power to delegate is provided for in Section 5.42 and 5.43 of the *Local Government Act 1995* (the Act). This section provides that the Council may delegate any of its functions, other than those specified in Section 5.43 to the CEO. Council cannot however, delegate directly to another Officer of the City unless the statute allows for that Delegation.

The CEO must be delegated the necessary functions to be able to then sub-delegate those functions to an Officer. This is provided for in Section 5.44 of the Act, whereby the CEO may delegate any of the functions of the CEO, other than the power of Delegation.

When a decision making power has been delegated by Council, both Council and the Delegate are authorised to exercise that power.

A register of delegations, being this manual, relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year.

Each instrument of delegation describes the function being delegated and the relevant statutory reference which is the source of power for the exercise of the function. Also included is a reference to related documents such as policies of the Council which may provide guidance in the exercise of the delegation.

This delegated authority register will be reviewed in accordance with the Act on an annual basis.

1 LOCAL GOVERNMENT ACT 1995

1.1 COUNCIL TO CEO

1.1.1 REPEALED - ~~AUTHORITY TO MAKE DECISIONS ON BEHALF OF THE CITY DURING COUNCIL RECESS.~~

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17 2. CE01-06/18 3. CE02-05/24		

1.1.2 PERFORMING FUNCTIONS OUTSIDE THE DISTRICT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Determine the circumstances where it is appropriate for the Local Government's functions to be performed outside the District and prior to implementing such a decision, obtain the consent of the landowner/s and occupier/s and any other person that has control or management of the land impacted by the performance of the function [s.3.20(1)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.20(1) Performing functions outside district
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	1) This delegation is not to be sub-delegated. 2) A decision to undertake a function outside the District, can only be made under this delegation where there is a relevant budget allocation and the performance of the functions does not negatively impact service levels within the District. Note: Where these conditions are not met, the matter must be referred for Council decision.
Statutory Power to Sub-Delegate:	Local Government Act 1995 s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken are to be recorded on the appropriate file or record and a report presented to Council at its next ordinary meeting.
Compliance Links	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. CE03-06/21	7.	12.
3. CE02-05/24	8.	13.
4.	9.	14.

1.1.3 COMPENSATION FOR DAMAGE INCURRED WHEN PERFORMING FUNCTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Assess and determine the extent of damage arising through the performance by the local government of its functions under the *Local Government Act 1995* and make payment of compensation [s.3.22(1)]. 2. Where compensation is unable to be determined and agreed between parties, give effect to arbitration in accordance with s.3.23.
Statutory Power being Delegated:	*Local Government Act 1995* s.3.22(1) Compensation s.3.23 Arbitration
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Delegation is limited to settlements which do not exceed $20,000
Statutory Power to Sub-Delegate:	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Nil
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of decisions are to be recorded on the appropriate file or record and Council Members to be notified through the Council Members Hub.
Compliance Links	*Local Government Act 1995* s.3.22(1) Compensation s.3.23 Arbitration *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. CE03-06/21	7.	12.
3.	8.	13.
4.	9.	14.

1.1.4 POWERS OF ENTRY

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to exercise powers of entry to enter onto land to perform any of the Local Government functions under this Act, other than entry under a Local Law [s.3.28]. 2. Authority to give notice of entry [s.3.32]. 3. Authority to seek and execute an entry under warrant [s.3.33]. 4. Authority to execute entry in an emergency, using such force as is reasonable [s.3.34(1) and (3)]. 5. Authority to give notice and effect of entry by opening a fence [s.3.36].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.28 – Enter Land s.3.32 – Notice of Entry s.3.33 – Entry under warrant s.3.34 – Entry in an emergency s.3.36 – Opening fences
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors Manager Health and Compliance Manager Community Safety and Emergency Management Manager Parks and Conservation Management Manager Asset Maintenance Manager Approval Services Manager Waste Services
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *"A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of the notice must be recorded in the appropriate record.
Compliance Links	*Local Government Act 1995* Authorise person – refer s.3.31(2)] Part 3, Division 3, Subdivision 3 – prescribes statutory processes for Powers of Entry s.3.34(2) Entry in an emergency – Refer to CEO Delegation *Financial Interest Return required - Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**

1. Annual Review – May 2014	**6.** 18/274278	**11.** CE02-05/24
2. CE06-05/17	**7.** 19/376416	**12.**
3. 07/02/18 Administrative	**8.** 19/394864	**13.**
4. CE01-06/18	**9.** CE03-06/21	**14.**

1.1.5 DECLARING A VEHICLE TO BE AN ABANDONED VEHICLE WRECK

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Declare that an impounded vehicle is an abandoned vehicle wreck [s.3.40A(4)]
Statutory Power being Delegated:	*Local Government Act 1995* s.3.40A(4) Abandoned vehicle wreck may be taken
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Disposal of a declared abandoned vehicle wreck to be undertaken in accordance with Delegated Authority 1.1.6 Confiscated or Uncollected Goods or alternatively, referred for Council decision.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees.
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The declaration is to be recorded in the appropriate record to meet legislative requirements.
Compliance Links	*Local Government Act 1995* s.3.40(4) Abandoned vehicle wreck may be taken s.3.40A(1) and Delegation 1.1.35 Appointment of authorised officers to impound a vehicle that has been determined as an abandoned vehicle wreck. *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6.	11.
2. CE01-06/18	7.	12.
3. 18/274278	8.	13.
4. CE02-05/24	9.	14.

1.1.6 CONFISCATED OR UNCOLLECTED GOODS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to refuse to allow goods impounded under s.3.39 or 3.40A to be collected until the costs of removing, impounding and keeping them have been paid to the local government. [s.3.46] 2. Authority to sell or otherwise dispose of confiscated or uncollected goods or vehicles that have been ordered to be confiscated under s.3.43 [s.3.47]. 3. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.46 Goods may be withheld until costs paid s.3.47 Confiscated or uncollected goods, disposal of s.3.48 Impounding expenses, recovery of
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Disposal of confiscated or uncollected goods, including abandoned vehicles, with a market value less than $20,000 may, in accordance with the *Local Government (Functions and General) Regulations 1996* (Reg. 30), be disposed of by any means considered to provide best value, provided the process is transparent and accountable. NOTE – declared abandoned vehicle wreck may only be removed and impounded by a person duly authorised under s.3.40A(1). Authority to appoint authorised person for this purpose may be delegated - refer Delegated Authority 1.1.35 Authorised persons to perform specified functions under the *Local Government Act 1995.*
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Director Planning and Sustainability Manager Health and Compliance Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The sale or disposal of goods or vehicles is to be recorded in the appropriate record.

Compliance Links	*Local Government (Functions and General) Regulations 1996* r.30 Dispositions of property excluded from s.3.58 of the *Local Government Act 1995* s3.58 *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6.	11.
2. CE01-06/18	7.	12.
3. 18/274278	8.	13.
4. CE02-05/24	9.	14.

1.1.7 DISPOSAL OF SICK OR INJURED IMPOUNDED ANIMALS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to determine that an impounded animal is ill or injured, that treating it is not practicable, and to humanely destroy the animal and dispose of the carcass [s.3.47A(1)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.47A Sick or injured animals, disposal of
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Delegation only to be used where the Delegate's reasonable efforts to identify and contact an owner have failed, except in circumstances where delaying euthanasia would be inhumane.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	Delegation only to be used where the Delegate's reasonable efforts to identify and contact an owner have failed.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The details of sick or injured animals disposed of are to be recorded in the appropriate record.
Compliance Links	*Local Government Act 1995* s.3.47A(2)(b)(i) Take reasonable steps to notify the owner *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6. 18/274278	11.
2. 16/254349	7. CE02-05/24	12.
3. CE01-06/18	8.	13.
4. 18/203840	9.	14.

1.1.8 CLOSE THOROUGHFARES TO VEHICLES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding 4-weeks [s.3.50(1)]. 2. Authority to determine to close a thoroughfare for a period exceeding 4-weeks and before doing so: • give local public notice; • written notice to prescribed persons and persons that own prescribed land; • consider submissions relevant to the road closure/s proposed; and • provide a copy of the public notice to the Commissioner of Main Roads; [s.3.50(1a), (2) and (4)]. 3. Authority to revoke an order to close a thoroughfare [s.3.50(6)]. 4. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [s.3.50A] 5. Before doing anything to which section 3.51 applies, take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [s3.51].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.50 Closing certain thoroughfares to vehicles s.3.50A Partial closure of thoroughfare for repairs or maintenance s.3.51 Affected owners to be notified of certain proposals
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	The permanent closure of thoroughfares to be referred to Council for determination
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Assets Director Planning and Sustainability **For Function 4 - Partial Closures only:-** Manager Asset Maintenance (except in an emergency) Manager Infrastructure Capital Works Manager Land Development Manager Parks and Conservation Management
	Emergency Road Closures:-

	Director Assets Manager Asset Maintenance May determine road closures in an emergency where it is considered that there is reasonable and imminent risk to public safety or property and subject to the road closure being given effect through sufficient and compliant traffic management.
CEO's Conditions on Sub-delegation:	As per Council's conditions to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Action taken to close thoroughfares (not partial closures for repairs or maintenance) must be recorded in the appropriate register and elected members advised accordingly. Details of partial closures for repairs or maintenance to be recorded on the appropriate record.
Compliance Links	• If, under s.3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s.3.50(8)]. • Maintain access to adjoining land [s.3.52(3)]; *Public Thoroughfare Closure Management Procedure* *Financial Interest Return required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. 18/203840	7.	12.
3. 18/306398	8.	13.
4. CE02-05/24	9.	14.

1.1.9 CONTROL OF RESERVES AND CERTAIN UNVESTED FACILITIES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to agree the method for control and management of an unvested facility which is partially within 2 or more local government districts. [s.3.53(3)]. 2. Authority to do anything for the purpose of controlling and managing land under the control and management of the City of Wanneroo that the City of Wanneroo could do under s.5 of the *Parks and Reserves Act 1895.* [s.3.54(1)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.53(3) Control of certain unvested facilities s.3.54(1) Reserves under control of local government
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Director Assets
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken are to be recorded on the appropriate file or record and a report presented to Council at its next ordinary meeting.
Compliance Links	*Parks and Reserves Act 1895* *Land Administration Act 1997* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. 18/203840	7.	12.
3.	8.	13.
4.	9.	14.

1.1.10 DETERMINING THAT TENDERS DO NOT HAVE TO BE INVITED FOR THE SUPPLY OF GOODS AND SERVICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine a sole supplier arrangement [F&G r.11 (2)(f)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996* r.11(2)(f) When tenders have to be publicly invited
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	1. The determination is to be supported by a detailed report; and 2. Subject to the requirements and conditions of Council's Purchasing Policy.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Nil
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The determination is to be recorded in the appropriate record.
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Purchasing Policy* *Procurement Corporate Guideline* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

1.1.11 TENDERS FOR GOODS AND SERVICES – CALL FOR TENDERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to call tenders [F&G r.11(1)]. 2. Authority to invite tenders although not required to do so [F&G r.13]. 3. Authority to determine in writing, before tenders are called, the criteria for acceptance of tenders [F&G r.14(2a)]. 4. Authority to vary tender information after public notice of invitation to tender and before the close of tenders, taking reasonable steps to ensure each person who has sought copies of the tender information is provided notice of the variation [F&G r.14(5)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996* r.11(1), (2) When tenders have to be publicly invited r.13 *Requirements when local governments invite tenders though not required to do so* r.14 Publicly inviting tenders, requirements for.
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Tenders can only be invited for those goods and services identified in the Long-Term Financial Plan, the Annual Budget, Corporate Business Plan or separately approved by Council Acceptance of the most advantageous tender is subject to Delegation 1.1.15.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	**Functions 1 to 3** All Directors **Function 4** ~~Manager Contracts and Procurement~~Chief Operating Officer
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The invitation to tender is to be entered into the Tender Register in the manner prescribed.

Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guideline* *Financial Interest Return required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6. CE02-06/23	11.
2. 18/313146	7. CE02-05/24	12.
3. 18/306398	8. CE04-11/24	13.
4. 19/394864	9.	14.

1.1.12 EXTENSION OF CONTRACTS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to exercise a contract extension option that was included in the original tender specification and contract in accordance with r.11(2)(j).
Statutory Power being Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions & General) Regulations 1996* r.11(2)(j) When tenders have to be publicly invited
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Subject to the: • tender specifying the provisions of the option term; • contract providing for the extension; • extension being on the same terms and conditions as the last year of the original term but does allow for price increases in line with the contract provisions (if any) for price.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 - CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Records of decisions must be retained and recorded in the appropriate record of any extensions to contracts.
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Contract Management Corporate Guideline* *Financial Interest Return required – Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE01-06/18	**6.**	**11.**
2. CE02-05/24	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

1.1.13 TENDERS FOR GOODS AND SERVICES – ACCEPTING, CLARIFYING AND REJECTING TENDERS; MINOR VARIATION TO GOODS AND SERVICES PRIOR TO CONTRACT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine whether or not to reject tenders that do not comply with requirements as specified in the invitation to tender [F&G.r.18(2)]. 2. Authority to seek clarification from tenderers in relation to information contained in their tender submission [F&G r.18(4a)]. 3. Authority to assess, by written evaluation, tenders that have not been rejected, to determine: i. The extent to which each tender satisfies the criteria for deciding which tender to accept; and ii. To accept the tender that is most advantageous [F&G r.18(4)]. 4. Authority to decline to accept any tender [F&G r.18(5). 5. Authority to accept the next most advantageous tender if, within six months of accepting a tender, a contract has not been entered into **OR** the local government and the successful tenderer agree to terminate the contract 'F&G r.18(6) & (7)] 6. Authority to determine whether variations in goods and services required are minor variations, and to negotiate with the successful tenderer to make minor variations **before** entering into a contract [F&G r.20(1) and (3)]. 7. Authority to choose the next most advantageous tender to accept, if the chosen tenderer is unable or unwilling to form a contract to supply the varied requirement OR the minor variation cannot be agreed with the successful tenderer, so that the tenderer ceases to be the chosen tenderer [F&G r.20(2)].
Statutory Power being Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996* r.18 (2), (4), (4a), (5), (6) & (7) Rejecting and accepting tenders r.20(1), (2) & (3) Variation of requirements before entry into contract
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer

Council's Conditions on Delegation:	**Function 3 and 7** Subject to a provision in the adopted Annual Budget and / or the Long-Term Financial Plan and limited to: • Tenders resulting from the expiry of a recurring contract - $5,000,000 (life of contract). • Supply of plant and equipment - to a maximum amount of $2,000,000. • All other tenders - to a maximum amount of $~~1~~2,000,000. **Function 6** That the variation is minor having regard to the total goods or services that tenderers were invited to supply.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Where the CEO has a conflict of interest that precludes the CEO from exercising this delegation of authority, the CEO delegates to a Director the authority to exercise this function. **Function 2 only** ~~Manager Contracts and Procurement~~Chief Operating Officer **Function 6 only** All Directors - $10,000
CEO's Conditions on Sub-delegation:	Subject to conditions on delegation to the CEO. The approving Director is not to be the same Director making the recommendation. Once the tender has been accepted, the CEO or any Director may execute the contractual documents relating to the acceptance of the tender.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Acceptance must be recorded in the appropriate record and in the Tender Register as required by regulation 17 of the *Local Government (Functions and General) Regulations 1996.* Records of decisions must be retained and recorded in the appropriate record to approve the variation and determine that it is in fact a minor variation.
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Execution of Documents Policy and Management Procedure* *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guideline* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE04-12/16	6. CE01-04/20	11.
2. 16/421025	7. CE02-06/20	12.
3. 17/335505	8. CE04-11/24 - Delegations 1.1.14 and 1.1.15 combined into 1.1.13 and two additional functions r17 (6) & (7) added	13.
4. CE01-06/18	9.	14.

1.1.14 REPEALED ~~- MINOR VARIATION IN GOODS OR SERVICES~~

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. CE02-05/24	7.	12.
3. CE04-11/24 - Delegations 1.1.14 and 1.1.15 combined into 1.1.13 and two additional functions r17 (6) & (7) added	8.	13.
4.	9.	14.

1.1.15 REPEALED - ~~SELECTING THE NEXT MOST ADVANTAGEOUS TENDER~~

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2. CE01-06/18	7.	12.
3. CE04-11/24 - Delegations 1.1.14 and 1.1.15 combined into 1.1.13 and two additional functions r17 (6) & (7) added	8.	13.
4.	9.	14.

1.1.16 EXPRESSIONS OF INTEREST FOR GOODS AND SERVICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services [F&G r.21]. 2. Authority to consider Expressions of Interest which have not been rejected and determine those which are capable of satisfactorily providing the goods or services, for listing as acceptable tenderers [F&G r.23].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996* r.21 Limiting who can tender, procedure for r.23 Rejecting and accepting expressions of interest to be acceptable tenderer
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	**Function 1 only:** All Directors
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of the expression of interest sought, received and accepted must be recorded in the appropriate record and in the Tender Register as required by Regulation 17 of the *Local Government (Functions and General) Regulations 1996.*
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guideline* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. 18/203840	7.	12.
3. 18/313146	8.	13.
4. 19/394864	9.	14.

1.1.17 VARIATION TO CONTRACT FOR THE SUPPLY OF GOODS AND SERVICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to vary a tendered contract, after it has been entered into, provided the variation/s are necessary for the goods and services to be supplied, and do not change the scope of the original contract.
Statutory Power being Delegated:	*Local Government Act 1995* s.3.57 Tenders for providing goods or services *Local Government (Function and General) Regulations 1996* r .21A Varying a contract for the supply of goods or services
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 - CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors Manager Asset Maintenance Manager Infrastructure Capital Works Manager Parks and Conservation Management Manager Waste Services Manager Fleet Services
CEO's Conditions on Sub-delegation:	1. The amount of the variation limited to the sub-delegates purchasing approval limit; 2. Each variation amount is determined cumulatively, inclusive of the initial purchase price and subject to the sub-delegates purchasing approval limits; and 3. The amount of the variation must be within the approved budget.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of the variation must be recorded in the appropriate record. The record must evidence the decision and that the decision is based upon the variation not changing the scope of the original contract and is necessary for the goods and services to be supplied.
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guideline* *City of Wanneroo Contracts Management Corporate Guideline* *Financial Interest Return Required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 17/102900	6. 25/147009	11.
2. CE01-06/18	7.	12.
3. 19/394864	8.	13.
4. CE02-05/24	9.	14.

1.1.18 PANELS OF PRE-QUALIFIED SUPPLIERS FOR GOODS AND SERVICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to establish a panel of pre-qualified suppliers to supply particular goods or services [F&G r.24AB]. 2. Authority to determine that there is a continuing need for the goods or services proposed to be provided by a panel of pre-qualified suppliers [F&G r.24AC(1)(b)]. 3. Authority to determine, before inviting submissions, the written criteria for deciding which application should be accepted for inclusion in a panel of pre-qualified suppliers [F&G r.24AD(3)]. 4. Authority to vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to ensure that each person who has enquired or submitted an application is provided notice of the variation [F&G r.24AD(6)]. 5. Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified, but fails to comply with any other requirement specified in the invitation [F&G r.24AH(2)]. 6. Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applicants to accept, and decide which applications to accept as most advantageous [F&G r.24AH(3)]. 7. Authority to request clarification of information provided in a submission by an applicant [F&G r.24AH(4)]. 8. Authority to decline to accept any application [F&G r.24AH(5). 9. Authority to enter into contract, or contracts, for the supply of goods or services with a pre-qualified supplier, as part of a panel of pre-qualified suppliers for those particular goods or services [F&G r.24AJ(1)]
Statutory Power being Delegated:	*Local Government Act 1995* s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulation 1996* r.24AB Local government may establish panels of pre-qualified suppliers r.24AC(1)(b) Requirements before establishing panels of pre-qualified suppliers r.24AD(3) & (6) Requirements when inviting persons to apply to join panel of pre-qualified suppliers r.24AH(2), (3), (4) and (5) Rejecting and accepting applications to join panel of pre-qualified suppliers r.24AJ(1) Contracts with pre-qualified suppliers
Power is originally assigned to:	Local Government

Statutory Power of Delegation	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limits on delegations to CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	In accordance with s.5.43, panels of pre-qualified suppliers may only be established, where the total consideration under the resulting contract is included in the adopted Annual Budget.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors General Counsel ~~Manager Contracts and Procurement~~Chief Operating Officer
CEO's Conditions on Sub-delegation:	Subject to:- a) The conditions on delegation to the CEO; and b) Individual contracts entered into with prequalified suppliers in accordance with Function 9 not exceeding $500,000 for Directors and $250,000 for the General Counsel; and c) ~~Manager Contracts and Procurement~~Chief Operating Officer is only delegated the authority to undertake Functions 4 and 7 to vary a panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to provide each person who has enquired or submitted an application notice of the variation.
Record Keeping Statement (LGA 1995) s5.46(3) *"A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of the panel and any actions taken by the panel are to be recorded in the appropriate record.
Compliance Links	*Local Government (Functions and General) Regulations 1996* – prescribe applicable statutory procedures *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guideline* *City of Wanneroo Contract Management Corporate Guideline* *Financial Interest Return Required – Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CS05-05/17	**6.** 18/306398	**11.**
2. CE01-06/18	**7.** CE02-05/24	**12.**
3. 18/203840	**8.**	**13.**
4. CE01-08/18	**9.**	**14.**

~~1.1.19~~ **DISPOSING OF PROPERTY ~~(PUBLIC AUCTION, PUBLIC TENDER OR PRIVATE TREATY)~~**

1.1.19

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to dispose of property to: (a) to the highest bidder at public auction [s.3.58(2)(a)]. (b) to the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tenders [s.3.58(2)(b)] 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)].
Statutory Power being Delegated:	*Local Government Act 1995* s.3.58(2) & (3) Disposing of Property
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Subject to: 1. The disposal of property being less than $250,000, except for land and the City's Art and Public Art Collections. 2. The disposal of land by sale being: (a) identified in the City's Annual Budget and valued up to $600,000 excluding GST; or (b) for amount not less than 95% of the average of the average of two independent market valuations engaged by the City, and in any event, not exceeding $400,000. 3. Delegation does not apply to the disposal of land by lease, which is subject to a separate delegation (delegation 1.1.20). ~~3.~~4. The disposal of artwork from the City's Art and Public Art Collections being less than $400,000 (the purchase price).
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees

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CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Assets - $150,000 Director Community and Place - $150,000 Director Corporate Strategy and Performance - $150,000 Manager Asset Maintenance - $50,000 Manager Cultural Development - $50,000 Manager Fleet Services - $50,000 Manager Property Services - $150,000
CEO's Conditions on Sub-delegation:	(a) Subject to the conditions on delegation to the CEO, ~~(a)~~ The delegation to the Manager Cultural Development is for the disposal of artwork from the City's Art and Public Art Collections Only. (b) ~~(b) The delegation to the Manager Property Services is for the disposal of land only.~~ (c) The delegation to the Manager Fleet Services is for disposal of Fleet, Plant and Equipment only. ~~(c)~~(d) The delegation to the Manager Property Services is for the disposal of land only.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the transaction including copies of the advertisements to be recorded on the appropriate record and or register.
Compliance Links	*Local Government Act 1995* *s.3.58 Disposing of Property* *City of Wanneroo Strategic Land Policy ~~and Management Procedure~~* *City of Wanneroo ~~Disposal of Property other than Land and Buildings Management Procedure~~Arts Policy* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6. 25/157489	11.
2. CE01-06/18	7.	12.
3. 19/394864	8.	13.
4. CE02-06/23	9.	14.
5. CE02-05/24		

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1.1.20 DISPOSING OF PROPERTY (LAND) BY LEASE OR LICENCE

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority for the disposal of property (Land) by lease or licence.
Statutory Power being Delegated:	*Local Government Act 1995* s.3.58 Disposing of Property
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	The grant of a lease or licence in relation to: 1. freehold land owned by the City; or 2. Ccrown land managed/leased by the City; is further subject to: • Disposal by Lease: a) The disposal of property by lease being subject to: i. The lease being in accordance with the City's Leasing Policy (as then applicable); ii. The term of the lease being no greater than ten (10) years (including option periods); iii. The rental fee payable being no greater than $120,000 (plus GST) per annum during the initial year of the lease term (exclusion of any rental incentives or abatements); and iv. The area leased being no greater than 2,000m^2. b) An agreement to vary, or an agreement arising from the terms of a lease including but not limited to novations, terminations, surrenders (whole or partial surrenders), renewal options, assignments (including consent to a deemed assignment), subletting, special conditions or payment schedules of a lease subject to: i. In the case of a variation, the variation being minor in nature and resulting in the lease (as varied) remaining in accordance with the City's Leasing Policy (as then applicable); and ii. In the case of an extension: A. the lease providing for an option for extension and specifying the applicable terms of that option term; and B. the exercise of the option for extension being in accordance with the terms of the

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option provisions of the original lease.; ~~and in particular that the lessee is not in a material and unremedied breach of that lease; and~~

~~C. the extension being in accordance with the option provisions of the original lease.~~

B.

- Disposal by Licence:

a) The disposal of property by licence being subject to:

i. The licence being in accordance with the City's Leasing Policy (as then applicable);
ii. The granting of a licence being permitted under the City's management order or lease;
iii. The term of the licence being no greater than ten (10) years);
iv. The fee payable being no greater than $759,000 (plus GST) per annum during the initial year of the licence term; and
v. The area licenced being no greater than 53,000m^2.

b) An agreement to vary, or an agreement arising from the terms of a licence including but not limited to novations, terminations, surrenders, renewal options, assignments (including consent to a deemed assignment), sublicensing, special conditions or payment schedules of a licence subject to:

i. In the case of a variation, the variation being minor in nature and resulting in the licence (as varied) remaining in accordance with the City's Leasing Policy (as then applicable); and
ii. In the case of an extension:

A. the licence providing for an option for extension and specifying the applicable terms of that option term; and

~~A.~~B. the extension of the licence being in accordance with the terms of the option provisions of the original licence.

~~B. the exercise of the licence being in accordance with the terms of the option provisions of the original licence, and in particular that the licensee is not in a material and unremedied breach of that licence; and~~

- Shared Use Agreement (Department of Education)

a) The disposal of City-manned Crown land under a shared use agreement licence to the Department of Education being subject to:~~the extension being in accordance with the option provisions of the~~

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	~~original licence~~ i. The licence being in accordance with the City's Leasing Policy and the Joint Development and Shared Use of Facilities with the Department of Education Policy (as then applicable); ii. The granting of a licence being permitted under the City's management order or lease; iii. The term of the licence being no granter than the maximum term permitted under the management order; iv. The licence being on a non-exclusive basis. v. Management costs, including for increased use of City managed land and/or maintenance of Department of Education land, being incorporated in the City's Annual Budget. b) An agreement to vary, or an agreement arising from the terms of a shared use agreement licence including but not limited to terminations, surrenders, renewals options, special conditions or payment schedules of a shared use agreement licence subject to: i. In the case of a variation, the variation being minor in nature and resulting in the shared use agreement licence (as varied) remaining in accordance with the City's Leasing Policy and the Joint Development and Shared Use of Facilities with the Department of Education Policy (as then applicable); and ii. In the case of an extension: A. The shared use agreement licence providing for an option for extension and specifying the applicable terms of that option term; and B. The extension being in accordance with the option provisions of the original shared use agreement licence.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* *s.5.44 CEO may delegate powers and duties to other employees*
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Manager Property Services
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the transaction including copies of the advertisements to be recorded on the appropriate record and or register.

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Compliance Links	*Local Government Act 1995* *s. 3.58 Disposing of Property* NOTE: Section 3.58(1) defines: '**dispose**' as includes to sell, lease, or otherwise dispose of, whether absolutely or not; and '**property**' as includes the whole or any part of the interest of a local government in property, but does not include money. *City of Wanneroo Leasing Policy and Management Procedure* *City of Wanneroo Execution of Documents Policy and* *Management Procedure* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE03-10/17	6. CE02-05/24	11.
2. 17/347558	7.	12.
3. CE01-06/18	8.	13.
4. CE02-06/23	9.	14.

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1.1.21 REPEALED - ~~APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER~~

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18		
2. 20/34041		
3. CE04-04/21		
4. CE02-05/24		

1.1.22 PAYMENTS FROM THE MUNICIPAL FUND AND TRUST FUND

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to make payments from the municipal fund or the trust fund.[FM r.12(1)(a)]
Statutory Power being Delegated:	*Local Government Act 1995* s. 6.10 Financial Management Regulations *Local Government (Financial Management) Regulations 1996* r.12(1)(a). Payments from municipal fund or trust fund, restrictions on making.
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995:* s.5.42 – Delegation of some power or duties to the CEO s.5.43 – Limitations on delegation to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Each payment from the municipal fund or the trust fund is to be noted on a list compiled for each month which is to be presented at the next ordinary meeting of Council.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	**Group A:** Director Corporate Strategy and Performance Director Community and Place Director Assets Director Planning and Sustainability Chief Financial Officer Coordinator Financial and Strategic Accounting **Group B:** Team Leader Financial Accounting Coordinator Rates and Accounts Financial Accountant Strategic Finance Business Partner Capital Analyst
CEO's Conditions on Sub-delegation:	• Each invoice is required to be approved for payment by instigating officer and approving officer in accordance with the requirements of the Procurement Corporate Guideline. • When authorising payments each payment voucher is to be authorised as follows before payment is processed: o Up to $50,000 – One signature is required (either group A or B) o $50,001 - and over – Two signatures required (either two from group A, or one from group A and one from group B) • The actual transmission of the funds by EFT is authorised using password protected banking software by any two officers (either group A or B).

	• Internal Fund Transfers* – One signature is required (either group A or B) • Payroll Transfers** – One signature is required (either group A or B) * Internal fund transfers are transfers between the City's trading accounts (excludes the City's Trust Account and the daily cash management account). ** Subject to certification by officer preparing payroll and any two officers (either group A or B).
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	As per the requirements of Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.
Compliance Links	*Local Government Act 1995* *Local Government (Financial Management) Regulations 1996* - *refer specifically r.13 Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.* *Local Government (Audit) Regulations 1996* *Department of Local Government, Sport and Cultural Industries* *Operational Guideline No.11 – Use of Corporate Credit Cards* *Department of Local Government, Sport and Cultural Industries:* *Accounting Manual* *City of Wanneroo Purchasing Policy* *City of Wanneroo Procurement Corporate Guidelines* *Financial Interest Return required - Yes*

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CS05-11/14	6. 18/313146	11.
2. CE06-05/17	7. 19/376416	12.
3. CE01-06/18	8. 19/394864	13.
4. 18/203840	9. CE02-05/24	14.

1.1.23 DEFER, GRANT DISCOUNTS, WAIVE OR WRITE OFF DEBTS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. The waiver or grant of concession in relation to any amount of money that is owed to the City (but specifically excludes rates and service charges) [s.6.12(1)(b)]. 2. The write off of any amount of money that it is owed to the City. [s.6.12(1)(c)] Note that: • Function 1 applies to fees and charges as they are incurred; and • Function 2 applies to debts owed to the City.
Statutory Power being Delegated:	*Local Government Act 1995* s.6.12 Power to defer, grant discounts, waive or write off debts
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995:* s.5.42 – Delegation of some power or duties to the CEO s.5.43 – Limitations on delegation to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Subject to: a) Section 6.12(2) of the Act which states that Section 6.12 (1) (b) "*waive or grant concessions"* does not apply to an amount of money owing in respect of rates and service charges; b) The waiver, concession or write off of money owing not exceeding $10,000. c) All waivers, concessions or write offs of money owing greater than $5,001 to be reported to the Audit and Risk Committee.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Director Community and Place Director Assets Director Planning and Sustainability Chief Financial Officer
CEO's Conditions on Sub-delegation:	1. Subject to the conditions on delegation to the CEO. 2. Chief Financial Officer is delegated Function 2 only to a maximum value of $50.00. 3. All waivers, concessions or write offs of money owing $5,000 or less to be reported to the Chief Executive Officer biannually. 4. All decisions are subject to the City's Fee Waivers, Concessions and Debt Write Off Policy

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the*	The full details of the waiver, concession or write off to be recorded on the appropriate financial record.
power or the discharge of the duty."	
Compliance Links	Local Government Act 1995 s.6.12 Power to defer, grant discounts, waive or write off debts City of Wanneroo Accounting Policy City of Wanneroo Fee Waivers, Concessions and Debt Write Off Policy and Management Procedure Financial Interest Return required - Yes

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 17/46347	6. CE02-06/20	10. CE02-05/24
2. CE01-06/18	7. CE04-08/20	12.
3. 19/470186	8. 21/223785	13.
4. CE01-04/20	9. CE03-06/21	14.

1.1.24 AMENDING THE RATE RECORD

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to determine any requirement to amend the rate record for the 5-years preceding the current financial year [s.6.39(2)(b)].
Statutory Power being Delegated:	*Local Government Act 1995* s.6.39(2)(b) Rate record
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Financial Officer
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate rate record.
Compliance Links	*Local Government Act 1995* *s.6.40 Effect of amendment of rate record* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. 19/376416	7.	12.
3. 19/394864	8.	13.
4.	9.	14.

1.1.25 AGREEMENT AS TO PAYMENT OF RATES AND SERVICE CHARGES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to make an agreement with a person for the payment of rates or service charges [s.6.49].
Statutory Power being Delegated:	*Local Government Act 1995* s.6.49 - Agreement as to payment of rates and service charges
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Subject to the arrangements agreed on the basis that the total debt outstanding will be extinguished 12 months from the date of the arrangement.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Operating Officer Chief Financial Officer Coordinator Rates and Accounts
CEO's Conditions on Sub-delegation:	a) Subject to Council's conditions on delegation; and b) The criteria determined by the Director Corporate Strategy and Performance detailed in the 'Collection of Rates and Service Charges' Management Procedure.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate rate record.
Compliance Links	*Local Government Act 1995* *s.6.49 Agreement as to payment of rates and services charges* *City of Wanneroo Financial Hardship – Collection of Rates and Service Charges Policy and Management Procedure* *Financial Interest Return required - Yes*

Delegation Administration:

	Decision Reference		Decision Reference		Decision Reference
1.	CE06-05/17	6.	19/394864	11.	
2.	CE01-06/18	7.	20/418596	12.	
3.	CS03-06/19 Insertion of (b) under conditions.	8.	21/86894	13.	
4.	19/376416	9.	CE03-06/21	14.	

1.1.26 RECOVERY OF RATES OR SERVICE CHARGES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to recover rates or service charges, as well as costs of proceedings for the recovery, in a court of competent jurisdiction [s.6.56(1)]. 2. Authority to lodge (and withdraw) a caveat to preclude dealings in respect of land where payment of rates or service charges imposed on that land is in arrears [s.6.64(3)].
Statutory Power being Delegated:	*Local Government Act 1995* s.6.56 Rates or service charges recoverable in court
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	In accordance with the *City of Wanneroo Financial Hardship – Collection of Rates and Services Charges Policy.*
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Financial Officer Chief Operating Officer
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate rate record.
Compliance Links	*City of Wanneroo Collection of Rates and Service Charges Management Procedure* *City of Wanneroo Financial Hardship – Collection of Rates and Services Charges Policy and Management Procedure* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. 19/376416	7.	12.
3. 19/394864	8.	13.
4. CE02-05/24	9.	14.

1.1.27 RECOVERY OF RATES DEBTS - REQUIRE LESSEE TO PAY RENT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to give notice to a lessee of land in respect of which there is an unpaid rate or service charge, requiring the lessee to pay its rent to the City of Wanneroo [s.6.60(2)]. 2. Authority to recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with a notice [s.6.60(4)].
Statutory Power being Delegated:	*Local Government Act 1995* s.6.60 Local Government may require lessee to pay rent
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	In accordance with the City's Collection of Rates and Service Charges Policy
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate rate record.
Compliance Links	*Local Government Act 1995* *s.6.60(2) and (4) Local government may require lessee to pay rent* *City of Wanneroo Collection of Rates and Services Charges Management Procedure* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. CE02-05/24	7.	12.
3.	8.	13.
4.	9.	14.

1.1.28 FINANCIAL HARDSHIP – AGREEMENT AS TO PAYMENT AND GRANT OF A CONCESSION ON COUNCIL RATES AND SERVICE CHARGES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	The authority to determine an alternative payment agreement with a person for the payment of rates or service charges (s.6.49) in respect of a financial hardship application.
Statutory Power being Delegated:	Local Government Act 1995 s.6.49 Agreement as to payment of rates and service charges
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Subject to the Financial Hardship – Collection of Rates and Service Charges Policy:- (1) The CEO being satisfied that the applicant(s) meet the criteria of experiencing Financial Hardship; (2) Concessions to all or part of the late payment interest incurred (excluding the late payment interest applicable to the Emergency Services Levy), not to exceed $400; (3) In circumstances where the CEO is satisfied that the applicant(s) meet the criteria of experiencing severe financial hardship then the following additional assistance applies; (a) A waiver of the administration fee associated with a payment arrangement; and/or (b) A moratorium on the late payment interest on Council rates and charges. (4) The payment arrangement agreed to being on the basis that the total debt outstanding will be extinguished within three years from the date of the arrangement. (5) The status of each approved application to be reviewed every three months to monitor the arrangement.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Operations Officer

CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate financial record and rate record.
Compliance Links	*Local Government Act 1995* *s.6.49 Agreement as to payment of rates and services charges* *City of Wanneroo Financial Hardship – Collection of Rates and Services Charges Policy and Management Procedure* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. SCS04-07/20	6.	11.
2. CE03-06/21	7.	12.
3. CS03-06/23	8.	13.
4. CE02-05/24	9.	14.

1.1.29 RATE RECORD - OBJECTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to extend the time for a person to make an objection to a rate record [s.6.76(4)]. 2. Authority to consider an objection to a rate record and either allow it or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person whom made the objection [s.6.76(5)].
Statutory Power being Delegated:	*Local Government Act 1995* s.6.76 Grounds of objection
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	a) An extension is not to be granted for a period exceeding six weeks. b) A delegate who has participated in any matter contributing to a decision related to the rate record, which is the subject of a Rates Record Objection, must NOT be party to any determination under this delegation.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Financial Officer
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the determination to be recorded in the appropriate rate record.
Compliance Links	*Local Government Act 1995* *s.6.76 Grounds of objection* *Financial Interest Return required - Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE01-06/18	6.	11.
2. 19/376416	7.	12.
3. 19/394864	8.	13.
4.	9.	14.

1.1.30 PUBLIC THOROUGHFARE – DANGEROUS EXCAVATIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation [ULP r.11(1)]. 2. Authority to determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare [ULP r.11(4)]. 3. Authority to impose conditions on granting permission [ULP r.11(6)]. 4. Authority to renew a permission granted or vary at any time, any condition imposed on a permission granted [ULP r.11(8)].
Statutory Power being Delegated:	*Local Government Act 1995* *Sch 9.1, cl.6 - Dangerous excavation in or near public thoroughfare* *Local Government (Uniform Local Provisions) Regulations 1996*: r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	1. Permission may only be granted where, the proponent has: a) Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works. b) Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works. c) Provided evidence of sufficient Public Liability Insurance. d) Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Assets
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The permission and notice issued to be in writing and recorded on the appropriate record.
Compliance Links	*Local Government (Uniform Local Provisions) Regulations 1996* Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6. CE02-05/24	11.
2. CE01-06/18	7. **CE04-11/24**	12.
3. 18/313146	8.	13.
4. 18/306398	9.	14.

1.1.31 CROSSING – CONSTRUCTION, REPAIR AND REMOVAL

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land [ULP r.12(1)]. 2. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [ULP r.13(1)]. 3. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [ULP r.13(2)].
Statutory Power being Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2) r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3)
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* *s.5.42 Delegation of some powers or duties to the CEO* *s.5.43 Limitations on delegations to the CEO*
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	**Function 1 only:** Director Planning and Sustainability Manager Approval Services Manager Land Development Coordinator Building Services Senior Building Surveyors **Function 2 only:** Manager Health and Compliance Coordinator Compliance **Functions 2 and 3 to be undertaken by the following delegates:** Director Assets Manager Asset Maintenance
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) "*A person to whom a power or duty is delegated under this Act is to keep records*	The approval is to be in writing and recorded on the appropriate record.

in accordance with regulations in relation to the exercise of the power or the discharge of the duty."	
Compliance Links	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996* *Local Government Act 1995: Schedule 9.1, cl 7.* *Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of* the *Local Government Act 1995.* *City of Wanneroo Crossovers Subsidy Policy* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/329065 & 17/47779	6. 19/241380	11.
2. CE01-06/18	7. 19/2895800	12.
3. 18/313146	8.	13.
4. 18/306398	9.	14.

1.1.32 PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property [ULP r.17(3)]. 2. Authority to impose conditions on permission including those prescribed in r.17(5) and (6) [ULP r.17(5)].
Statutory Power being Delegated:	*Local Government Act 1995,* Sch. 9.1 cl. 8 *Local Government (Uniform Local Provisions) Regulations 1996* r.17 Private works on, over, or under public places
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Permission may only be granted where, the proponent has: a) Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. b) Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. c) Provided evidence of sufficient Public Liability Insurance. d) Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Assets Director Planning and Sustainability Manager Land Development
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The approval is to be in writing and recorded on the appropriate record.
Compliance Links	*Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the Local Government Act 1995.*

	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. This delegated authority is effective in alignment with Delegated Authority 1.1.32 - Private Works on, Over or Under Public Places *Public Places and Local Government Property Local Law 2015* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-06/18	6.	11.
2. CE02-05/24	7.	12.
3. CE04-11/24	8.	13.
4.	9.	14.

1.1.33 OBSTRUCTION OF FOOTPATHS AND THOROUGHFARES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a) prevent damage to the footpath; or b) prevent inconvenience to the public or danger from falling materials [ULP r.5(2)]. 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. [ULP r.6(2) and (4)]. 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare [ULP r.7A]. *5.* Authority to require an owner/occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [ULP r.7].
Statutory Power being Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996:* *r.5 (2) Interfering with, or taking from, local government land* *r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a)* *r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b)* *r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2)*
Power is originally assigned to:	Local Government
Statutory Power of Delegation	*Local Government Act 1995:* *s.5.42 Delegation of some powers or duties to the CEO* *s.5.43 Limitations on delegations to the CEO*
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* *s5.44 CEO may delegate powers or duties to other employees*

CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	~~Nil~~Functions 4 and 5 only Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety and Emergency Management Senior Rangers
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The permission and notice issued to be in writing and recorded on the appropriate record.
Compliance Links:	*Local Government (Uniform Local Provisions) Regulations 1996 - statutory compliance requirements apply.* *Local Government Act 1995* *Schedule 9.1, cl.3* *Financial Interest Return Required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE02-03/21	6.	11.
2. CE04-11/24	7.	12.
3.	8.	13.
4.	9.	14.

1.1.34 COUNCIL MEMBER, COMMITTEE MEMBER & CANDIDATE CODE OF CONDUCT COMPLAINTS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to dismiss a Council Member, Committee Member and Candidate Code of Conduct Division 3 Complaint if satisfied that - (a) The behaviour to which the complaint relates occurred at a council meeting; and (b) Either – (i) the behaviour was dealt with by the person presiding at the meeting; or (ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.
Statutory Power being Delegated:	*Local Government Act 1995* *s.5.103 Model code of conduct for council members, committee members and candidates* *Local Government (Model Code of Conduct) Regulations 2021* *r.13 Dismissal of complaint*
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* *s.5.42 Delegation of some powers or duties to the CEO* *s.5.43 Limitations on delegations to the CEO*
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	~~Director Corporate Strategy and Performance~~ General Counsel Manager Corporate Governance and Council Services Coordinator Corporate Governance
CEO's Conditions on Sub-delegation:	~~Nil~~ 1. The General Counsel (in their absence or where a conflict exists, Manager Corporate Governance and Council Services) is authorized to undertake functions (a) and (b). 2. The Manager Corporate Governance and Council services (in their absence or where a conflict exists, Coordinator Corporate Governance) is authorized to undertake functions (a) and (b) 3. Delegation will be granted only to the substantive officer holding the position, and not to any individual acting in the roles of General Counsel, Manager Corporate Governance and Council Services or Coordinator Corporate Governance.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.

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Compliance	*Local Government (Model Code of Conduct) 2021* *Reg. 13 (2) - If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.* *City of Wanneroo Council Member, Committee Member and Candidate Code of Conduct Complaint Handling Policy (clause 5.7)* *Financial Interest Return Required – Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

1.1.35 AUTHORISE PERSONS TO PERFORM SPECIFIED FUNCTIONS UNDER THE LOCAL GOVERNMENT ACT 1995

Function Delegated: This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].	1. Authority to authorise persons for the purposes of *Part 3, Division 3, Subdivision 2 – Certain provisions about land* to exercise the Local Government's powers under s.3.25 to 3.27 inclusive, to issue and administer notices requiring certain things to be done by owner or occupier of land *[s.3.24]* 2. Authority to authorise persons to enter onto land, premises or thing, without consent of the owner / occupier, unless the owner / occupier objects *[s.3.31(2)]* 3. Authority to authorise an employee to remove and impound any goods that are involved in a contravention that can lead to impounding *[s.3.39(1)]*. 4. Authority to authorise persons to commence prosecutions for offences under the Local Government Act 1995 and any Local Laws made under the Local Government Act 1995 *[s.9.24(1)(c) and (2)(b)]*. 5. Authority to authorise an employee to remove and impound a vehicle that has been determined as an abandoned vehicle wreck *[s.3.40A(1)]*. 6. Authority to appoint fit and proper persons as poundkeepers or rangers *[Misc.Prov.s.449]*.
Statutory Power being Delegated:	*Local Government Act 1995*: s.3.24 Authorising persons under this Subdivision s.3.31(2) General Procedure for entering property s.3.39(1) Power to remove and impound s.3.40A(1) Abandoned vehicle wreck may be taken s.9.24(1)(c) and (2)(b) Prosecutions, commencing *Local Government (Miscellaneous Provisions) Act 1960* s.449 Pounds, establishing; poundkeepers and rangers, appointing
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Directors General Counsel Manager Approval Services Manager Community Safety and Emergency Management Manager Health and Compliance
CEO's Conditions on Sub-delegation:	**Functions 5 and 6** To be exercised by the Director Community and Place and the Manager Community Safety and Emergency Management Only

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Records of appointment of persons authorised under this delegation are to be retained on the appropriate file or record.
Compliance	*Financial Interest Return Required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE03-09/22	6.	11.
2. CE02-05/24	7.	12.
3.	8.	13.
4.	9.	14.

1.1.36 PROCUREMENT OF GOODS OR SERVICES REQUIRED TO ADDRESS A STATE OF EMERGENCY

Function Delegated: This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].	Authority, only to be exercised when a State of Emergency declaration is in force and applies to all or part of the District, to: 1. Determine that particular goods or services with a purchasing value >$250,000 are required for the purposes of addressing the impact, consequences or need arising from the hazard to which the State of Emergency declaration relates [F&G r11(3)(b)]; and 2. Undertake tender exempt purchasing activity to obtain the supply of those goods or services identified in accordance with point 1 above [F&G r.11(2)(aa)].
Statutory Power being Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996*: Regulation 11 'When tenders have to be publicly invited' Tender exemption under sub regulation 11(2)(aa) Associated definition under sub regulation 11(3)
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	a. This authority may only be exercised where the goods or services are urgently required, and it is not possible for Council to meet within an appropriate timeframe. b. Compliance with the Purchasing Policy is required, but only to the extent that such compliance will not incur an unreasonable delay in providing the required urgent response to the State of Emergency hazard. The rationale for non-compliance with Purchasing Policy must be evidenced in accordance with the Record Keeping Plan. c. Where a relevant budget allocation is not available and a purchase is necessary in response to a State of Emergency, the expenditure from an alternative available budget allocation must be authorised in advance by the Mayor or President (i.e. before the expense is incurred) in accordance with LGA s.6.8. d. The CEO is to inform Council Members after the exercise of this delegation, including details of the contract specification, scope and purchasing value and the rationale for determining that the goods or services were urgently required in response to the State of Emergency declaration. e. The CEO cannot sub-delegate this authority.
Statutory Power to Sub-Delegate:	Nil

CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the transaction to be recorded on the appropriate record and or register.
Compliance	*Local Government (Functions and General) Regulations 1996* Financial Interest Return Required – *Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE02-05/24	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

1.1.37 POWER TO INVEST AND MANAGE INVESTMENTS

Function Delegated: This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].	1. Authority to invest money held in the municipal fund or trust fund that is not, for the time being, required for any other purpose [s.6.14(1)]. 2. Authority to establish and document internal control procedures to be followed in the investment and management of investments [FM r.19].
Statutory Power being Delegated:	*Local Government Act 1995:* s.6.14 Power to invest *Local Government (Financial Management) Regulations 1996:* r.19 Investments, control procedures for
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	a. All investment activity must comply with the Financial Management Regulation 19C and Council Investment Policy. b. A report detailing the investment portfolio's performance, exposures and changes since last reporting, is to be provided as part of the Monthly Financial Reports. c. Procedures are to be systematically documented and retained in accordance with the Record Keeping Plan, and must include references that enable recognition of statutory requirements and assign responsibility for actions to position titles. d. Procedures are to be administratively reviewed for continuing compliance and confirmed as 'fit for purpose' and subsequently considered by the Audit and Risk Committee at least once within every three financial years. [Audit r.17]
Statutory Power to Sub-Delegate:	*Local Government Act 1995* Section 5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Chief Financial Officer Coordinator Financial and Strategic Accounting
CEO's Conditions on Sub-delegation:	1. A decisions to invest can be confirmed by one of the Sub-Delegates. 2. All investment decisions should be made under the provision of Investment Policy adhering to maximum exposure limitations to a single financial institution or group.

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The full details of the transaction to be recorded on the appropriate record and or register.
Compliance	*Local Government (Financial Management) Regulations 1996* – refer r.19C Investment of money, restrictions on (Act s.6.14(2)(a)) Financial Interest Return Required – Yes Council Investment Policy

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE02-05/24	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

1.1.38 ACQUISITION OF INTEREST IN LAND BY LEASE OR OTHER SHORT TERM INSTRUMENT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to acquire an interest in land (includes buildings), by lease or other short term instrument
Statutory Power being Delegated:	*Local Government Act 1995:* • s.3.59 Commercial enterprises by local governments *Local Government (Functions and General) Regulations 1996:* • r.8A Amount prescribed for major land transactions; exempt land transactions prescribed • r.8 Exempt land transactions prescribed
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	Section 5.42 Delegation of some powers or duties to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	• Delegation excludes authority to purchase in fee simple land or buildings and is limited to leases, rental or other short term acquisition instruments that do not commit the Local Government for a period greater than 5 years. • Delegation is limited to acquisitions for which an associated budget allocation has been included, and is available, in the Annual Budget. • Where the acquisition total consideration value is greater than $10,000 plus GST per annum, the value is to be verified by at least one written valuation obtained from a suitably licensed valuer not more than 3-months prior to the execution of the associated acquisition contract.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* Section 5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Not applicable – No Sub-Delegates
CEO's Conditions on Sub-delegation:	Not applicable – No Sub-Delegates
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*The full details of the transaction including copies of the advertisements to be recorded on the appropriate record and or register.*
Compliance	*City of Wanneroo Execution of Documents Policy and Management Procedure* *Financial Interest Return required - Yes*

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1.2 CEO TO EMPLOYEES

1.2.1 DETERMINATION OF THE WARD OF RATEABLE PROPERTY

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to determine the ward for an enrolment eligibility claim in respect of rateable property situated in one ward and partly in another ward, where the ward was not nominated by the owner or occupier making the claim.
Statutory Power being Delegated:	*Local Government Act 1995* s.4.31(1B)(b) Rateable property: ownership and occupation
Power is originally assigned to:	Chief Executive Officer
Statutory Power of Delegation	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
Power Delegated to: *The exercise of the delegated power does not include the power of delegation*	General Counsel Manager Corporate Governance and Council Services
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All documentation relative to the claim is to be retained as required by legislation.
Compliance Links	*Local Government Act 1995* *s.4.31 Rateable property: ownership and occupation* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	5.	9.
2. 25/187573	6.	10.
3.	7.	11.
4.	8.	12.

1.2.2 ELECTORAL ENROLMENT ELIGIBILITY CLAIMS AND ELECTORAL ROLL

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to decide whether or not the claimant is eligible under s.4.30(1)(a) and (b) and accept or reject the claim accordingly [s.4.32(4)]. 2. Authority to decide to accept or reject a claim made before the close of enrolments, but less than 14-days before the close of nominations [s.4.32(5A)]. 3. Authority to make any enquiries necessary in order to make a decision on an eligibility claim [s.4.32(5)]. 4. Authority to approve the omission of an elector's address from the Owners and Occupiers Register on the basis of a declaration from the elector that the publication of this information would place the elector's or their family's safety at risk [Elections r.13(2)]. 5. Authority to amend the Owners and Occupiers Register from time to time to make sure that the information recorded in it is accurate [Elections r.13(4)]. 6. Authority to ensure that the information about electors that is recorded from enrolment eligibility claims is maintained in an up to date and accurate form [s.4.34]. 7. Authority to decide that a person is no longer eligible under s.4.30 to be enrolled on the Owners and Occupiers Electoral Roll [s.4.35(1)] and to give notice [s.4.35(2)] and consider submissions [s.4.35(6)], before making such determination. 8. Authority to determine to take any action necessary to give effect to advice received from the Electoral Commissioner [s.4.35(5)]. 9. Decide, with the approval of the Electoral Commissioner, that a new electoral roll is not required for an election day which is less than 100 days since the last election day [s.4.37(3)].
Statutory Power being Delegated:	*Local Government Act 1995* s.4.32(4), (5A) & (5) Eligibility to enrol under s.4.30, how to claim s.4.34 Accuracy of enrolment details to be maintained s.4.35 Decision that eligibility to enrol under s.4.30 has ended s.4.37 New roll for each election *Local Government (Elections) Regulations 1997* r.13(2) & (4) Register - s.4.32(6)
Power is originally assigned to:	CEO
Statutory Power of Delegation:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
Power Delegated to: The exercise of the delegated power does not include the power of delegation	General Counsel Manager Corporate Governance and Council Services Coordinator Corporate Governance Senior Governance Officer Policy & Elections Officer

CEO's Conditions on Sub-delegation:	Subject to the requirements of the relevant legislation. All decisions made by: • Coordinator Corporate Governance; • Senior Corporate Governance Officer; and • Policy & Elections Officer. must have final signoff approved by the General Counsel or the Manager Corporate Governance and Council Services.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All documentation relative to the claim is to be retained as required by legislation. Decisions on enrolment eligibility are to be recorded in the Enrolment Eligibility Register in accordance with s.4.32(6) and s.4.35(7).
Compliance Links	*Local Government Act 1995* s.4.32(4), (5A) & (5) Eligibility to enrol under s.4.30, how to claim s.4.34 Accuracy of enrolment details to be maintained s.4.35 Decision that eligibility to enrol under s.4.30 has ended s.4.37 New roll for each election *Local Government (Elections) Regulations 1997* r.13(2) & (4) Register - s.4.32(6) *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	5. 25/245632	9.
2. 18/203840	6.	10.
3. CE02-05/24	7.	11.
4. 25/187573	8.	12.

1.2.3 DESTRUCTION OF ELECTION MATERIAL

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to, after a period of 4-years, destroy the parcels of election papers in the presence of at least 2 other employees [Elect. r.82(4)].
Statutory Power being Delegated:	*Local Government Act 1995* s.4.84 Retention and availability of electoral papers, regulations about *Local Government (Elections) Regulations 1997* r.82(4) Keeping election papers – s4.84(a)
Power is originally assigned to:	CEO
Statutory Power of Delegation:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
Power Delegated to: *The exercise of the delegated power does not include the power of delegation*	General Counsel Manager Corporate Governance and Council Services
CEO's Conditions on Sub-delegation:	The authorisation is subject to the requirements of the *State Records Act 2000* and its subsidiary legislation and with Regulation 82 of the *Local Government (Elections) Regulations 1997*.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Disposal Authority Approval to be recorded by the City's Archivist as appropriate
Compliance Links	*State Records Act 2000* *Local Government Act 1995* *Local Government (Elections) Regulations 1997* *Financial Interest Return required - Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. **CE06-05/17**	**5.**	**9.**
2. 18/203840	**6.**	**10.**
3. 25/187573	**7.**	**11.**
4.	**8.**	**12.**

1.2.4 INFORMATION TO BE AVAILABLE TO THE PUBLIC

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine not to provide a right to inspect information, where it is considered that in doing so would divert a substantial and unreasonable portion of the local government's resources away from its other functions [s5.95(1)(b)]. 2. Authority to determine the manner and form by which a person may request copies of rates record information [s.5.94(m)] or owners and occupiers register and electoral rolls [s5.94(s)] and to make the information available, if satisfied, by statutory declaration or otherwise, that the information will not be used for commercial purposes [Admin r.29B].
Statutory Power being Delegated:	*Local Government Act 1995:* s.5.95(1)(b) Limits on right to inspect local government information
Power is originally assigned to:	CEO
Statutory Power of Delegation:	*Local Government Act 1995* s.5.44 CEO may delegate some powers and duties to other employees
Power Delegated to: *The exercise of the delegated power does not include the power of delegation*	Director Corporate Strategy and Performance Director Assets Director Planning and Sustainability Director Community and Place Chief Financial Officer General Counsel Manager Corporate Governance and Council Services
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All documentation relative to the decision to deny the person the right to inspect information is to be retained on the appropriate file and the CEO informed.
Compliance Links	*Local Government Act 1995* *s.5.95 Limits on right to inspect local government information* *Freedom of Information Act 1995* *Financial Interest Return required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	5. 25/187573	9.
2. 18/203840	6.	10.
3. 18/313146	7.	11.
4. CE02-05/24	8.	12.

1.2.5 INFRINGEMENT NOTICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to consider an owner of a vehicle's submission that the vehicle that is the subject of an infringement notice, had been stolen or unlawfully taken at the time of the alleged offence [s.9.13(6)(b)]. 2. Authority to extend the 28 day period within which payment of a modified penalty may be paid, whether or not the period of 28 days has elapsed. [s.9.19] 3. Authority to withdraw an infringement notice (within one year after the date of the notice was given) whether or not the modified penalty has been paid by sending a withdrawal notice (in the prescribed form) to the alleged offender and if the modified penalty has been paid, providing a refund [s.9.20].
Statutory Power being Delegated:	*Local Government Act 1995* s.9.13(6)(b) Onus of proof in vehicle offences may be shifted s.9.19 Extension of time s.9.20 Withdrawal of notice
Power is originally assigned to:	Chief Executive Officer
Statutory Power of Delegation:	*Local Government Act 1995* s.5.44 CEO may delegate powers and duties to other employees
Power Delegated to: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Director Planning and Sustainability Manager Community Safety and Emergency Management Manager Health and Compliance
CEO's Conditions on Sub-delegation:	A delegate, who participated in a decision to issue an infringement notice, must NOT determine any matter related to that infringement notice under this Delegation.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of any reviews of infringement notices need to be recorded in the appropriate file.
Compliance Links	*Local Government Act 1995* *s.9.20 Withdrawal of notice* *Infringement Notice Review and Withdrawal Management Procedures* *Financial Interest Return required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/396766	6.	11.
2. 18/274278	7.	12.
3.	8.	13.
4.	9.	14.

1.2.6 PUBLIC PLACES AND LOCAL GOVERNMENT PROPERTY LOCAL LAW

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	a) Authority to determine the form of an 'Application for a licence'". (LL cl.8.1(2)(a). b) Authority to determine the form of a 'Renewal of a licence'. (LL cl.8.9). c) Authority to suspend a licence. (LL cl.8.11). d) Authority to revoke a suspension of a licence. (LL cl.8.13). e) Authority to cancel a licence. (LL cl.8.15).
Statutory Power being Delegated:	Clauses .8.1, 8.9, 8.11, 8.13, and 8.15 of the *Public Places and Local Government Property Local Law 2015*
Power is originally assigned to:	Chief Executive Officer
Statutory Power of Delegation:	*Local Government Act 1995* s5.44 CEO may delegate some powers and duties to other employees
Power Delegated to:	Director Assets Director Community and Place Manager Community Facilities Manager Place Management
CEO's Conditions on Delegation:	a) The licence must be signed by the applicant, provide the information required by the form and be forwarded to the CEO (or his delegate) together with any fee imposed by the Council under sections 6.16 to 6.19 of the *Local Government Act 1995.* b) The application for renewal must be signed by the licensee, provide the information required by the form; and be forwarded to the CEO (or his delegate) no later than 28 days before the expiry of the licence, or within a shorter period that the CEO (or his delegate) in a particular case, permits; and be accompanied by any fee imposed by the Council under section 6.16 to 6.19 of the *Local Government Act 1995.* c) The suspension notice must conform to the provisions of Clauses 8.11 (2) and 8.12 of the Public Places and Local Government Property Local Law 2015. d) The revocation of the suspension is subject to the provisions of cl.8.13. e) The cancellation of a licence is subject to the provisions of cl.8.15.
Record Keeping Statement (LGA 1995) *s5.46(3) " A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Any decision made under this delegation is to be recorded in the appropriate file or register*
Compliance Links:	*Public Places and Local Government Property Local Law 2015* *Financial Interest Return required – Yes*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. 19/217438	6.	11.
2. 19/362166	7.	12.
3. 20/13521 and 20/25373	8.	13.
4.	9.	14.

1.2.7 APPOINTMENT OF AUTHORISED PERSONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to appoint persons or classes of persons as authorised persons [*s.9.10(2)]* for the purpose of fulfilling functions of an authorised person prescribed in the following legislation inclusive of subsidiary legislation made under each Act i.e. Regulations: (a) *Local Government Act 1995* and its subsidiary legislation, including Local Government Act Regulations. (b) *Caravan Parks and Camping Grounds Act 1995*; (c) *Cat Act 2011*; (d) *Cemetries Act 1996* (e) *Control of Vehicles (Off-road Areas) Act 1978*; (f) *Dog Act 1976*; and (g) any other legislation prescribed for the purposes of s.9.10 of the *Local Government Act 1995*.
Statutory Power being Delegated:	*Local Government Act 1995* s.9.10 Appointment of authorised persons
Power is originally assigned to:	Chief Executive Officer
Statutory Power to Sub-Delegate:	*Local Government Act 1995* *s.5.44* CEO may delegate powers and duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors General Counsel Manager Approval Services Manager Community Safety and Emergency Management Manager Health and Compliance
CEO's Conditions on Sub-delegation:	1. The CEO (in consultation with the General Counsel is to appoint authorised officers for the purposes of s.9.29(2) Representing Local Government in Court; 2. General Counsel is limited to the appointment of Authorised Officers for the purposes of: o s.9.31 Certifying documents as evidence in legal proceedings; and o s.9.38 Evidence of documents coming from the City 3. Manager Approval Services is limited to the appointment of members of the Approval Services team as Authorised Officers. The appointment of Authorised Officers for the purposes of s 9.29(2) Representing local government in court and s.9.31 Certifying documents as evidence in legal proceedings is specifically excluded. 4. Manager Community Safety and Emergency Management is limited to the appointment of members of the Community

	Safety and Emergency Management team as Authorised Officers. The appointment of Authorised Officers for the purposes of s 9.29(2) Representing local government in court and s.9.31 Certifying documents as evidence in legal proceedings is specifically excluded. 5. Manager Health and Compliance is limited to the Appointment of members of the Health & Compliance team as Authorised Officers. The appointment of Authorised Officers for the purposes of s 9.29(2) Representing local government in court and s.9.31 Certifying documents as evidence in legal proceedings is specifically excluded. 6. Only persons who are appropriately qualified and trained may be appointed as Authorised persons and each person authorised is to be issued a certificate stating that the person is so authorised.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	The appointment of authorised officers is to be facilitated through Governance.
Compliance Links	*Local Government Act 1995* s.3.24 Authorising persons under this subdivision [Part 3, Division 3, Subdivision 2 – Certain provisions about land] s.9.10 Appointment of authorised persons *Delegated Authority Guidelines* *Delegated Authority and Authorisations Corporate Policy* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 17/17699	6. 18/274278	11.
2. CE06-05/17	7. 20/533822 / 20/559662	12.
3. CE01-06/18	8. CE03-09/22	13.
4. 18/203840	9. CE02-05/24	14.

1.3 COUNCIL TO COMMITTEES OF COUNCIL

1.3.1 POLICY REVIEW COMMITTEE

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to approve minor review of existing Council Policies. 2. Authority to approve rescission of existing Council Policies.
Statutory Power being Delegated:	*Local Government Act 1995* s.5.16 Delegation of some powers and duties to certain committees
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.2.7(2)(b) Role of Council to determine the local government's policies
Power Delegated to:	Policy Review Committee
Council's Conditions on Delegation:	The Policy Review Committee is not authorised to review the following: 1. Policies that require an absolute majority decision of Council; 2. Major revision of existing policies; 3. Any new Council Policies or Local Planning Policy proposals.
Statutory Power to Sub-Delegate:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Policy Review Committee minutes shall record and identify each decision made under this delegation in accordance with the requirements of Administration Regulation 19.
Compliance	*Local Government Act 1995* *s.5.16 Delegation of some powers and duties to certain committees* *Policy Review Committee Terms of Reference* *Department of Local Government, Sport and Cultural Industries* Operational *Guide to Meetings* *Financial Interest Return Required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE02-11/24	6.	11.
2. CE03-03/25	7.	12.
3. CE01-05/25	8.	13.
4.	9.	14.

2 OTHER LEGISLATION

2.1 BUILDING ACT 2011

2.1.1 BUILDING PERMIT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to require an applicant to provide any documentation or information required to determine a building permit application [s.18(1)]. 2. Authority to grant or refuse to grant a building permit [s.20 and s.22]. 3. Authority to impose, vary or revoke conditions on a building permit [s.27(1) and (3)]. 4. Authority to determine an application to extend time during which a building permit has effect [r.23]. i. Subject to being satisfied that work for which the building permit was granted has not been completed OR the extension is necessary to allow rectification of defects of works for which the permit was granted [r.24(1)] ii. Authority to impose any condition on the building permit extension that could have been imposed under s.27 [r.24(2)]. 5. Authority to approve, or refuse to approve, an application for a new responsible person for a building permit [r.26].
Statutory Power being Delegated:	*Building Act 2011* s.18 Further Information s.20 Grant of building permit s.22 Further grounds for not granting an application s.27(1) and (3) Conditions imposed by permit authority *Building Regulations 2012* r.23 Application to extend time during which permit has effect (s.32) r.24 Extension of time during which permit has effect (s.32(3)) r.26 Approval of new responsible person (s.35(c))
Power is originally assigned to	Permit Authority (Local Government)
Statutory Power of Delegation:	Building Act 2011 s.127 (1) & (3) Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Building Act 2011 s.127(6A) Delegation: special permit authorities and local governments
CEO's Sub-Delegation: The exercise of the delegated power does not include the power of delegation	Director Planning and Sustainability Manager Approval Services Coordinator Building Services Senior Building Surveyors Building Surveyors

CEO's Conditions on Sub-delegation:	Business Practice Condition: The ability for Building Surveyors to exercise the functions of this delegation is limited to: 1) Being registered as a building surveyor with Department of Energy Mines Industry Regulation and Safety; or; 2) Certified Applications where a Development Approval has been granted. In all other circumstances is dependent on a satisfactory peer review of the application being conducted by the Senior Building Surveyor or Coordinator Building Services
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.
Compliance Links	*Building Act 2011* *Building Regulations 2012* *Local Government Act 1995* *s.5.36 Local government employees* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CB02-09/11	6. CE02-06/23	11.
2. 16/436067	7. CE02-05/24	12.
3. CE06-05/17	8.	13.
4. CE01-06/18	9.	14.

2.1.2 DEMOLITION PERMIT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to require an applicant to provide any documentation or information required to determine a demolition permit application [s.18(1)]. 2. Authority to grant or refuse to grant a demolition permit on the basis that all s.21(1) requirements have been satisfied [s.20 and s.22]. 3. Authority to impose, vary or revoke conditions on a demolition permit [s.27(1) and(3)]. 4. Authority to determine an application to extend time during which a demolition permit has effect [r.23]. a. Subject to being satisfied that work for which the demolition permit was granted has not been completed OR the extension is necessary to allow rectification of defects of works for which the permit was granted [r.24(1)]. b. Authority to impose any condition on the demolition permit extension that could have been imposed under s.27 [r.24(2)]. 5. Authority to approve, or refuse to approve, an application for a new responsible person for a demolition permit [r.26].
Statutory Power being Delegated:	*Building Act 2011*: s.18 Further Information s.21 Grant of demolition permit s.22 Further grounds for not granting an application s.27(1) and (3) Conditions imposed by permit authority *Building Regulations 2012* r.23 Application to extend time during which permit has effect (s.32) r.24 Extension of time during which permit has effect (s.32(3)) r.26 Approval of new responsible person (s.35(c))
Power is originally assigned to	Local Government
Statutory Power of Delegation:	Building Act 2011 s.127 Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Conditions on Delegation:	Delegation does not apply to places listed on the State's Register of Heritage Places or Council's Heritage Register, or to places classified by the National Trust.
Statutory Power to Sub-Delegate:	*Building Act 2011* *s.127(6A) Delegation: special permit authorities and local governments*
CEO's Sub-Delegation: The exercise of the delegated power does not include the power of delegation	*Director Planning and Sustainability Manager Approval Services Coordinator Building Services Senior Building Surveyors*

CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.
Compliance Links	*Local Government Act 1995* *s.5.36 Local government employees* *Building Act 2011* *Building Regulations 2012* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/436067	6.	11.
2. CE06-05/17	7.	12.
3. CE01-06/18	8.	13.
4.	9.	14.

2.1.3 OCCUPANCY PERMITS OR BUILDING APPROVAL CERTIFICATES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to require an applicant to provide any documentation or information required in order to determine an application. [s.55]. 2. Authority to grant or refuse to grant or modify the occupancy permit or building approval certificate. [s.58]. 3. Authority to impose, add, vary or revoke conditions on an occupancy permit or building approval certificate. [s. 62]. 4. Authority to extend, or refuse to extend, the period in which an occupancy permit or modification or building approval certificate has effect [s.65(4) and r.40].
Statutory Power being Delegated:	*Building Act 2011* s.55 Further Information s.58 Grant of Occupancy Permit, Building Approval Certificate s.62(1) and (3) Conditions imposed by permit authorities s.65(4) Extension of period of duration *Building Regulations 2012* r.40 Extension of period of duration of time limited occupancy permit or building approval certificate (s.65)
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Building Act 2011* s.127 Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Building Act 2011 s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Approval Services Coordinator Building Services Senior Building Surveyors
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) *s5.46(3) " A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.

Compliance Links	*Local Government Act 1995* *s.5.36 Local government employees* *Building Act 2011* *Building Regulations 2012* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/436067	6.	11.
2. CE06-05/17	7.	12.
3. CE01-06/18	8.	13.
4.	9.	14.

2.1.4 BUILDING ORDERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to make Building Orders in relation to: a) Building work b) Demolition work c) An existing building or incidental structure [s.110(1)]. 2. Authority to give notice of a proposed building order and consider submissions received in response and determine actions [s.111(1)(c)]. 3. Authority to revoke a building order [s.117]. 4. If there is non-compliance with a building order, authority to cause an authorised person to: a) take any action specified in the order; or b) commence or complete any work specified in the order; or c) if any specified action was required by the order to cease, to take such steps as are reasonable to cause the action to cease [s.118(2)]. 5. Authority to take court action to recover as a debt, reasonable costs and expense incurred in doing anything in regard to non-compliance with a building order [s.118(3)].
Statutory Power being Delegated:	*Building Act 2011* s.110(1) A permit authority may make a building order s.111(1) Notice of proposed building order other than building order (emergency) s.117 Revocation of building order s.118(2) and (3) Permit authority may give effect to building order if non-compliance
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	Building Act 2011 s.127 Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Conditions on Delegation:	In undertaking the functions of this delegation, the delegate may: • Refer notices to the Legal Counsel or General Counsel where it is considered appropriate; and • Determine that an order is to remain in effect in accordance with section 117(2) of the *Building Act 2011* where it is considered appropriate.
Statutory Power to Sub-Delegate:	*Building Act 2011* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: The exercise of the delegated power does not include the power of delegation	*Director Planning and Sustainability* *Manager Approval Services* *Manager Health and Compliance* *Coordinator Building Services* *Coordinator Compliance Services*
CEO's Conditions on Sub-delegation:	*Subject to the conditions on delegation to the CEO.*

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.
Compliance Links	*Building Act 2011* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/436067	6. CE02-05/24	11.
2. CE06-05/17	7.	12.
3. CE01-08/17	8.	13.
4. CE01-06/18	9.	14.

2.1.5 REFERRALS AND ISSUING CERTIFICATES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to refer uncertified building applications under s.17(1) to a building surveyor who is not employed by the local government [s.145A(1)]. 2. Authority to issue a certificate for Design Compliance, Construction Compliance or Building Compliance whether or not the land subject of the application is located in the City of Wanneroo's District [s.145A(2)].
Statutory Power being Delegated:	*Building Act 2011* s.145A Local Government functions
Power is originally assigned to:	Permit Authority (Local Government)
Statutory Power of Delegation:	*Building Act 2011* s.127(1) & (3) Delegation: special permit authorities and local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Building Act 2011 s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Approval Services Coordinator Building Services
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of action under this appointment are to be retained on the appropriate file or record.
Compliance Link	*Building Act 2011* *Financial Interest Return Required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.1.6 DESIGNATE EMPLOYEES AS AUTHORISED PERSONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to designate an employee as an authorised person [s.96(3)]. 2. Authority to revoke or vary a condition of designation as an authorised person or give written notice to an authorised person limiting powers that may be exercised by that person [s.99(3)].
Statutory Power being Delegated:	*Building Act 2011* s.96(3) Authorised persons s.99(3) Limitation on powers of authorised person
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Building Act 2011* s.127 Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Building Act 2011* s.127(6A) Delegation: special permit authorities and local governments
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Health and Compliance Manager Approval Services
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers is to be facilitated through Governance. Copies of action under this appointment are to be retained on the appropriate file or record.
Compliance Links	*Building Act 2011* Note: An *authorised person* for the purposes of sections 96(3) and 99(3) is not an *approved officer* or *authorised officer* for the purposes of Building Reg. 70. r.4B Identity cards s.97 each designated authorised person must have an identity card. *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2. CE01-06/18	7.	12.
3. 18/203840	8.	13.
4. CE02-05/24	9.	14.

2.1.7 PRIVATE SWIMMING POOL BARRIERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children as effectively as if there were compliance with AS 1926.1 [r.51(2)]. 2. Authority to approve a door for the purposes of complying with AS 1926.1, where a fence or barrier would cause significant structural or other problem which is beyond the control of the owner / occupier or the pool is totally enclosed by a building or a fence or barrier between the building and pool would create a significant access problem for a person with a disability [r.51(3)]. 3. Authority to approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement [r.51(5)].
Statutory Power being Delegated:	*Building Regulations 2012:* r.51 Approvals by permit authority
Power is originally assigned to:	Local Government (Permit Authority)
Statutory Power of Delegation:	*Building Act 2011* s.127(1) & (3) Delegation: special permit authorities and local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Building Act 2011 s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Manager Approval Services Coordinator Building Services Senior Building Surveyors
CEO's Conditions on Sub-delegation:	<u>Business Practice Condition:</u> In undertaking the functions of this delegation, all delegates must be employed by the City of Wanneroo in accordance with section 5.36 of the *Local Government Act 1995.* The ability to exercise the functions of this delegation is limited to: 1) The property being located on the high side of a 3m high retaining wall with a minimum 1.2m boundary barrier in lieu of a 1.8m high complaint boundary barrier; 2) A performance solution to the pool barrier gate is permitted only if a person with a disability as defined by the *Building Regulations 2012* r.51(1) resides at the dwelling and no children under the age of five reside in the property. In all circumstances, a review will be made of the performance solution every four years with the swimming pool inspection and may be subject to change.

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of actions taken under this delegation are to be retained on the appropriate file or record.
Compliance	*Building Act 2011* *Building Regulations 2012* *Financial Interest Return Required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	**6.**	**11.**
2.	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

2.1.8 APPOINTMENT OF AUTHORISED OFFICERS – INFRINGEMENT NOTICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to appoint an authorised officer for the purposes of the *Criminal Procedures Act 2004*, Part 2, section 6(b).
Statutory Power being Delegated:	*Building Regulations 2012* *s.70(2) - Approved officers and authorised officers* *Criminal Procedures Act 2004* s.6 Other matters to be prescribed by prescribed acts s.8 Issuing infringement notices
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Building Act 2011* s.127(1) Delegation: special permit authorities and local governments
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Building Act 2011 s.127(6A) Delegation: special permit authorities and local governments
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Health and Compliance
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers is to be facilitated through Governance. Copies of all notices issued are to be retained on the appropriate file or record.
Compliance Links	*Building Regulations 2012* *r.70(3) Approved officers and authorised officers (Each authorised officer is to be issued a certificate of their appointment)* *Schedule 7, Form 1 (format for an Infringement Notice)* *Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE01-05/17	6.	11.
2. 20/533822	7.	12.
3. CE03-06/21	8.	13.
4.	9.	14.

2.1.9 APPOINTMENT OF APPROVED OFFICER – INFRINGEMENT NOTICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to appoint an approved officer for the purposes of the Criminal Procedures Act 2004, Part 2, s.6(a) (a specified employee of the local government) in accordance with the Building Regulations 70(1) and (1A). As defined in the *Local Government Act 1995* s. 9.19. Extension of time. The CEO of a local government may, in a particular case, extend the period of 28 days within which the modified penalty may be paid and the extension may be allowed whether or not the period of 28 days has elapsed." s. 9.20. Withdrawal of notice (1) Within one year after the notice was given the CEO of the local government may, whether or not the modified penalty has been paid, withdraw an infringement notice by sending to the alleged offender a notice in the prescribed form stating that the infringement notice has been withdrawn. (2) Where an infringement notice is withdrawn after the modified penalty has been paid, the amount is to be refunded.
Statutory Power being Delegated:	*Building Regulations 2012* *s.70(1) Approved Officers and Authorised Officers* *Criminal Procedures Act 2004* s.6 Other matters to be prescribed by prescribed Acts s.8 Issuing infringement notices
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Building Act 2011* s.127(1) Delegation: special permit authorities and local governments
Position Delegated:	Chief Executive Officer
Council's Conditions on Appointment:	This delegation is not to be sub-delegated
Statutory Power to Sub-Delegate:	N/A
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all notices issued are to be retained on the appropriate file or record.
Compliance Links	*Local Government Act 1995* s.9.19 Extension of time s.9.20 Withdrawal of notice Criminal Procedure Act 2004 s.6(a) and (b) Other matters to be prescribed by acts s7(1) Authorised and approved officers Building Regulations 2012 s.70(1) Approved Officers and Authorised Officers Financial Interest Return required – No

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE01-05/17	6.	11.
2. CE03-06/21	7.	12.
3.	8.	13.
4.	9.	14.

2.1.10 DESIGNATE CONTRACTORS AS AUTHORISED PERSONS (INSPECTORS)

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to designate a person contracted, or employed by an entity contracted, by the City of Wanneroo as an authorised person [s.96(3) & r.4A(2)] for the purposes of monitoring whether Part 8 provisions are being complied with. 2. Authority to revoke or vary a condition of designation as an authorised person or give written notice to an authorised person limiting powers that may be exercised by that person [s.99(3)]
Statutory Power being Delegated:	*Building Act 2011:* s.96(3) Authorised persons s.99(3) Limitation on powers of authorised person *Building Regulations 2012:* r.4A Authorised persons
Power is originally assigned to:	Permit Authority (Local Government)
Statutory Power of Delegation:	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Designation of authorised persons under this delegation is limited to performing Authorised Person functions under s.93(2)(d)
Statutory Power to Sub-Delegate:	*Building Act 2011:* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Health and Compliance Manager Approval Services
CEO's Conditions on Sub-delegation:	Subject to CEO conditions
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers under all legislation is to be facilitated through Governance. Copies of action under this appointment are to be retained on the appropriate file or record.
Compliance	*Building Act 2011* - s.97 each designated authorised person must have an identity card. r.4B Identity cards Financial Interest Return Required – No

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. 2. 3. 4.	6. 7. 8. 9.	11. 12. 13. 14.

2.1.11 AUTHORISED PERSONS TO COMMENCE PROCEEDINGS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to authorise a person to commence a prosecution for an offence against the Building Act 2011 [s.133(1)(b)].
Statutory Power being Delegated:	*Building Act 2011:* s.133(1) A permit authority may commence a prosecution for an offence against this Act
Power is originally assigned to:	Permit Authority (Local Government)
Statutory Power of Delegation:	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	*Building Act 2011:* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Health and Compliance Manager Approval Services General Counsel Coordinator Compliance Coordinator Building Services
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers under all legislation is to be facilitated through Governance. Copies of action under this appointment are to be retained on the appropriate file or record.
Compliance	*Building Act 2011* - s.146 Confidentiality Financial Interest Return Required – No

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.2 BUSH FIRES ACT 1954

2.2.1 POWERS, DUTIES AND FUNCTIONS OF A LOCAL GOVERNMENT

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to perform all of the powers, duties and functions of the local government under the *Bush Fires Act 1954* and *Bush Fires Regulations 1954*
Statutory Power being Delegated:	*Bush Fires Act 1954* *Bush Fire Regulations 1954*
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Bush Fires Act 1954* s.48 Delegation by local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Excludes powers and duties that; • are subject to separate delegated authority within this Register as set out below; o Delegation 2.2.3 – Appointment of Bush Fire Control Officers; o Delegation 2.2.2 – Variation of Prohibited Burning Times; and o Delegation 2.2.4 – Prosecution of Offences; • are prescribed in the Act with a requirement for a resolution of the local government; and • are prescribed by the Act for performance by appointed officers.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Bush Fires Act 1954* *Bush Fire Regulations 1954* *Financial Interest Return required - No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE03-10/17	**6.**	**11.**
2.	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

2.2.2 VARIATION OF RESTRICTED AND PROHIBITED BURNING TIMES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority, where seasonal conditions warrant it, to determine a variation of the prohibited burning times, after consultation with an authorised CALM Act officer [s.17(7)]. 2. Authority, where seasonal conditions warrant it and after consultation with an authorised CALM Act officer, to determine to vary the restricted burning times in respect of that year [s.18(5)].
Statutory Power being Delegated:	*Bush Fires Act 1954* s.17(7) and (8) vary prohibited burning times s.18(5), (5B) and (5C) vary restricted burning times
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Bush Fires Act 1954* s.48 Delegation by local government s.17(10) Prohibited burning times may be declared by Minister (power of delegation to mayor or president and Chief Bush Fire Control Officer ONLY for powers under s.17(7) and (8))
Power Delegated to:	Mayor and Chief Bush Fire Control Officer jointly
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all notices issued are to be retained on the appropriate file or record.
Compliance Links	*Bush Fires Act 1954* *s.17(7B) and (8) Prohibited burning times may be declared by Minister* *s.18(5B) and (5C) Restricted burning times may be declared by FES Commissioner* *City of Wanneroo Variation to Prohibited Burning Times Management Procedure* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CD04-10/15	6.	11.
2. CE01-06/18	7.	12.
3. CE05-06/19 inserted provisions for restricted burning times (Annual Review)	8.	13.
4.	9.	14.

2.2.3 APPOINTMENT OF BUSH FIRE CONTROL OFFICERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to appoint persons to be Bush Fire Control Officers for the purposes of the *Bush Fires Act 1954*; and (a) Of those Officers, appoint a Chief Bush Fire Control Officer (in the absence of an agreement with the FES Commissioner) and a Deputy Chief Bush Fire Control Officer; and (b) Determine the respective seniority of the other Bush Fire Officers so appointed [s.38(1)]. 2. Authority to issue directions to a Bush Fire Control Officer to burn on or at the margins of a road reserve under the care, control and management of the City of Wanneroo [s.38(5A)], 3. Authority to appoint a Fire Weather Officer, selected from senior Bush Fire Control Officers previously appointed and where more than one Fire Weather Officer is appointed, define a part of the District in which each Fire Weather Officer shall have exclusive right to exercise the powers of s.38(17). [s.38(8) and (9)]. 4. Authority to appoint deputy Fire Weather Officer/s as considered necessary and where two or more deputies are appointed, determine seniority [s.38(10)].
Statutory Power being Delegated:	*Bush Fires Act 1954* s.38 Local government may appoint bush fire control officer
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Bush Fires Act 1954* s.48 Delegation by local governments
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Excludes powers and duties that: • are prescribed in the Act with the requirement for a resolution by the local government • are prescribed in the Act for performance by prescribed offices; or • are subject to separate delegated authority within this register.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers is to be facilitated through Governance. All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Bush Fire Brigades Local Law 2024* *Memorandum of Understanding for the Provision of a DFES Employed Community Emergency Services Manager (Clause 4.2 of the Memorandum of Understanding requests the FES Commissioner to designate a Chief Bush Fire Control Officer for the City of Wanneroo in accordance s.38A(1) of the Bush Fires Act 1954).* *Bush Fires Act 1954* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 15/428120	6. CE02-05/24	11.
2. CE01-06/18	7.	12.
3. 22/243939	8.	13.
4. CP06-11/22	9.	14.

2.2.4 PROSECUTION OF OFFENCES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to institute and carry on proceedings against a person for an offence alleged to be committed against this Act. *[s.59].* 2. Authority to serve an infringement notice for an offence against this Act [s.59A(2)].
Statutory Power being Delegated:	*Bush Fires Act 1954* s.59 Prosecution of offences s.59A(2), Alternative procedure – infringement notices
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Bush Fires Act 1954* s.48 Delegation by Local Government
Power Delegated to:	Chief Executive Officer Director Community and Place Manager Community Safety and Emergency Management Senior Rangers Rangers
Conditions on Delegation:	a) Rangers and Senior Rangers are appointed for the purposes of (2) only. b) The determination to institute and carry-on proceedings is only to be exercised on the recommendation of the Coordinator Community Safety and with agreement of the Manager Community Safety and Emergency Management and the Director Community and Place or CEO in consultation with the General Counsel or Legal Counsel.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all notices issued are to be retained on the appropriate file or record.
Compliance Links	*Bush Fires Act 1954* s.48 Delegation by Local Government *Bush Fires (Infringements) Regulations 1978* *r.4(a) Prescribed officers* *City of Wanneroo Infringement Notice Review and Withdrawal Management Procedure* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6. CE02-02/18	11.
2. 15/428120	7. 07/07/18 Administrative	12.
3. 17/46341	8. CE01-06/18	13.
4. CE06-05/17	9.	14.

2.3 CAT ACT 2011

2.3.1 LOCAL GOVERNMENT FUNCTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	All the powers and duties of the local government under the *Cat Act 2011*, *Cat Regulations 2012* and *Cat (Uniform Local Provisions) Regulations 2013*.
Statutory Power being Delegated:	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013*
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Cat Act 2011* s.44 Delegation by local government
Power Delegated to:	Chief Executive Officer
Conditions on Delegation:	Notices of decisions must include advice as to objection and review rights in accordance with Part 4, Division 5 of the *Cat Act 2011* and r.11 of the *Cat (Uniform Local Provisions) Regulations 2013* as applicable.
Statutory Power to Sub-Delegate:	*Cat Act 2011* s.45 Delegation by CEO of local government
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Decisions made under this delegation are to be recorded in the appropriate file or register *Appointment of Authorised Officers under all legislation is to be facilitated through Governance*
Compliance Links	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013* *City of Wanneroo Cats Local Law 2023* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6.	11.
2. CE01-09/16	7.	12.
3. CE01-06/18	8.	13.
4. 18/274278	9.	14.

2.3.2 INFRINGEMENT NOTICES – EXTENSIONS AND WITHDRAWALS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to extend the period of 28 days within which the modified penalty may be paid and the extension may be allowed whether or not the period of 28 days has elapsed [s.64]. 2. Authority, within one year of the infringement notice being given and whether or not the modified penalty has been paid, to withdraw an infringement notice [s.65].
Statutory Power being Delegated:	*Cat Act 2011:* s.64 Extension of time s.65 Withdrawal of notice
Power is originally assigned to:	Chief Executive Officer
Statutory Power of Delegation:	Cat Act 2011: s.45 Delegation by CEO of local government
Power Delegated to:	Manager Community Safety and Emergency Management Coordinator Community Safety
Conditions on Delegation:	Notices of decisions must include advice as to objection and review rights in accordance with Part 4, Division 5 of the *Cat Act 2011* and r.11 of the *Cat (Uniform Local Provisions) Regulations 2013* as applicable.
Statutory Power to Sub-Delegate:	*Cat Act 2011* s.45 Delegation by CEO of local government
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	a. The Manager Community Safety and Emergency Management (and in their absence or where a conflict of interest exists, the Coordinator Community Safety) is authorised to undertake functions 1 and 2; b. A delegate, who participated in a decision to issue an infringement notice, must NOT determine any matter related to that infringement notice under this Delegation.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Details of any reviews of infringement notices need to be recorded in the appropriate file. Appointment of Authorised Officers under all legislation is to be facilitated through Governance.
Compliance Links	*Cat Regulations 2012:* r.28 Withdrawal of infringement notice (s.65(1)) *Cat Act 2011:* s.64 Extension of time s.65 Withdrawal of notice Infringement Notice Review and Withdrawal Management Procedure

	Cat Local Law 2023 Financial Interest Return Required – Yes

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6.	11.
2. CE01-09/16	7.	12.
3. CE01-06/18	8.	13.
4. 18/274278	9.	14.

2.4 DOG ACT 1976

2.4.1 LOCAL GOVERNMENT FUNCTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	All the powers and duties of the local government under the *Dog Act 1976* and *Dog Regulations 2013*.
Statutory Power being Delegated:	*Dog Act 1976* *Dog Regulations 2013*
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Dog Act 1976* s.10AA Delegation of local government powers and duties
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	1. The grant of an exemption to particular premises for the keeping of more dogs than is allowed under the City's local laws pursuant to s.26(3) of the *Dog Act 1976* is subject to: a) s.2.2(2) of the City of Wanneroo *Dogs Local Law 2016*. All applications are assessed against the City's Guidelines and Score sheet for keeping more than two dogs; b) Rangers inspecting the premises to ensure means exist to effectively confine the dogs within the premises. 2. Proceeds from the sale of dogs are to be directed into the Municipal Fund. 3. Notices of decisions must include advice as to Objection and Review rights in accordance with the relevant section of the *Dog Act 1976*.
Statutory Power to Sub-Delegate:	*Dog Act 1976* s.10AA (3) Delegation of local government powers and duties
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Community and Place Manager Community Safety and Emergency Management Coordinator Community Safety
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO; and • Manager Community Safety and Emergency Management to review decisions of Coordinator Community Safety. • Director Community and Place to review and determine appeals of decisions made by Manager Community Safety and Emergency Management. • CEO to review and determine appeals of decisions made by Director Community and Place.

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Decisions made under this delegation are to be recorded in the appropriate file or register *Appointment of Authorised Officers under all legislation is to be facilitated through Governance*
Compliance Links	*Dog Act 1976* *Dog Regulations 2013* *Dogs Local Law 2016* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CD01-08/15	6. 18/274278	11.
2. CE01-09/16	7.	12.
3. 07/02/18 Administrative amendment	8.	13.
4. CE01-06/18	9.	14.

2.5 FOOD ACT 2008

2.5.1 PROHIBITION ORDERS AND CERTIFICATES OF CLEARANCE

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to serve a prohibition order on the proprietor of a food business in accordance with s.65 of the *Food Act 2008* [s.65(1)]. 2. Authority to give a certificate of clearance, where inspection demonstrates compliance with a prohibition order and any relevant improvement notices [s.66]. 3. Authority to give written notice to proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection [s.67(4)].
Statutory Power being Delegated:	*Food Act 2008* s.65(1) Prohibition order s.66 Certificate of clearance to be given in certain circumstances s.67(4) Request for re-inspection
Power is originally assigned to:	Local Government (Enforcement Agency)
Statutory Power of Delegation:	Food Act 2008 s.118 Functions of enforcement agencies and delegation
Power Delegated to:	Manager Health and Compliance
Conditions on Delegation:	In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time. <u>Business Practice Condition</u> The power to prosecute any person is only exercised by agreement of the Manager Health and Compliance and Director Planning and Sustainability in consultation with advice from the General Counsel.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Food Act 2008* *Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2. CE01-06/18	7.	12.
3. CE02-05/24	8.	13.
4.	9.	14.

2.5.2 FOOD BUSINESS REGISTRATIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to consider applications and determine registration of a food business and grant the application with or without conditions or refuse the registration [s.110(1) and (5)]. 2. Authority to vary the conditions or cancel the registration of a food business [s.112].
Statutory Power being Delegated:	*Food Act 2008* s.110 Registration of food businesses s.112 Variation of conditions or cancellation of registration of food businesses
Power is originally assigned to:	Local Government (Enforcement Agency)
Statutory Power of Delegation:	*Food Act 2008* s.118 Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Power Delegated to:	Manager Health and Compliance Coordinator Health Services Senior Environmental Health Officers
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Food Act 2008* In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time; including but not limited to:- • Food Act 2008 Regulatory Guideline No.1 Introduction of Regulatory Food Safety Auditing in WA • Food Unit Fact Sheet 8 – Guide to Regulatory Guideline No.1 • WA Priority Classification System • Verification of Food Safety Program Guideline *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2. CE01-06/18	7.	12.
3.	8.	13.
4.	9.	14.

2.5.3 APPOINTMENT OF AUTHORISED AND DESIGNATED OFFICERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to appoint a person to be an authorised officer for the purposes of the *Food Act 2008* [s.122(1)]. 2. Authority to appoint an Authorised Officer appointed under s.122(2) of this Act or the s.24(1) of the *Public Health Act 2016*, to be a Designated Officer for the purposes of issuing Infringement Notices under the Food Act 2008 [s.126(13)]. 3. Authority to appoint an Authorised Officer to be a Designated Officer (who is prohibited by s.126(13) from also being a Designated Officer for the purpose of issuing infringements), for the purpose of extending the time for payment of modified penalties [s.126(6)] and determining withdrawal of an infringement notice [s.126(7).
Statutory Power being Delegated:	*Food Act 2008* s122 Appointment of authorised officers s126 Infringement notices
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Food Act 2008* s.118 Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Power Delegated to:	Chief Executive Officer Director Planning and Sustainability Manager Health and Compliance
Council's Conditions on Delegation:	Business Practice Condition The power to prosecute any person is only exercised by agreement of the Manager Health and Compliance and Director Planning and Sustainability in consultation with the Legal Counsel or General Counsel.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Appointment of Authorised Officers under all legislation is to be facilitated through Governance* All actions taken must be recorded in writing in the appropriate file or record.

Compliance Links	*Food Act 2008* In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, including but not limited to: • Appointment of Authorised Officers as Meat Inspectors • Appointment of Authorised Officers • Appointment of Authorised Officers – Designated Officers only • Appointment of Authorised Officers – Appointment of persons to assist with the discharge of duties of an Authorised Officer *Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE06-05/17	6.	11.
2. CE01-06/18	7.	12.
3. CE01-07/18	8.	13.
4.	9.	14.

2.5.4 DETERMINE COMPENSATION

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to determine applications for compensation in relation to any item seized, if no contravention has been committed and the item cannot be returned [s.56(2)]. 2. Authority to determine an application for compensation from a person on whom a prohibition notice has been served and who has suffered loss as the result of the making of the order and who considers that there were insufficient grounds for making the order [s.70(2) and (3)].
Statutory Power being Delegated:	*Food Act 2008* s.56(2) Compensation to be paid in certain circumstances s.70(2) and (3) Compensation
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Food Act 2008* s.118 Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Power Delegated to:	Director Planning and Sustainability
Council's Conditions on Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time. b. Compensation under this delegation may only be determined upon documented losses up to a maximum of $5,000. Compensation requests above this value are to be presented to Council for determination.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Food Act 2008* In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. CE01-08/18	5.	8.
2. CE02-05/24	6.	9.
3.	7.	10.

2.5.5 DEBT RECOVERY AND PROSECUTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to recover costs incurred in connection with the lawful destruction or disposal of an item (seized) including any storage costs [s.54(1)] and the costs of any subsequent proceedings in a court of competent jurisdiction [s.54(3). 2. Authority to institute proceedings for an offence under the Food Act 2008 [s.125].
Statutory Power being Delegated:	*Food Act 2008* s.54 Cost of destruction or disposal of forfeited item s.125 Institution of proceedings
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Food Act 2008* s.118 Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Power Delegated to:	Chief Executive Officer Director Planning and Sustainability Manager Health and Compliance
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All actions taken must be recorded in writing in the appropriate file or record.
Compliance Links	*Food Act 2008* In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time. *Food Regulations 2009* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.6 GRAFFITI VANDALISM ACT 2016

2.6.1 LOCAL GOVERNMENT FUNCTIONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	All the powers and duties of the local government under the *Graffiti Vandalism Act 2016.*
Statutory Power being Delegated:	*Graffiti Vandalism Act 2016* Part 3 Local government powers
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Graffiti Vandalism Act 2016* s.16 Delegation by local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Hearing or determining of an objection of a kind referred to under s.22 is excepted.
Statutory Power to Sub-Delegate:	*Graffiti Vandalism Act 2016* s.17 Delegation by CEO of local government
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Assets Manager Asset Maintenance
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all notices issued are to be retained on the appropriate file or record.
Compliance Links	*Graffiti Vandalism Act 2016* Objections to be dealt with under the *Local Government Act 1995*, Part 9, section 9.6 This delegated authority is effective in alignment with Delegated Authority 2.6.2 Notices – Deal with Objections and Give Effect to Notices *Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE01-06/18	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.7 PUBLIC HEALTH ACT 2016 DELEGATIONS

2.7.1 APPOINTMENT OF AUTHORISED AND APPROVED OFFICERS (HEALTH (ASBESTOS) REGULATIONS 1992

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to appoint a person or classes of persons as an authorised officer or an approved officer for the purposes of the *Criminal Procedure Act 2004 Part 2* [r.15D(5)].
Statutory Power being Delegated:	*Health (Asbestos) Regulations 1992* r.15D(5) Appointment of authorised and approved officers for the purposes of the *Criminal Procedures Act 2004* Part 2.
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Health (Asbestos) Regulations 1992* r.15D. Infringement notices. (7) A local government may delegate a power or duty conferred or imposed on it by this regulation to the chief executive officer of the local government.
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Appointment of Authorised Officers under all legislation is to be facilitated through Governance.*
Compliance Links	*Health (Asbestos) Regulations 1992* Subject to each person so appointed being issued with a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices [r.15D(6)]. *Criminal Procedures Act 2004* *Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE03-10/17	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.7.2 DESIGNATE AUTHORISED OFFICERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to designate a person or class of persons as authorised officers for the purposes of *Public Health Act 2016* [s.24(1) and (3)].
Statutory Power being Delegated:	*Public Health Act 2016* s.24 Designation of authorised officers
Power is originally assigned to:	Local Government (Enforcement Agency)
Statutory Power of Delegation:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers under all legislation is to be facilitated through Governance. A Register (list) of authorised officers is to be maintained in accordance with s.27.
Compliance Links	*Public Health Act 2016* s.20 Conditions on performance of functions by enforcement agencies. s.25 Certain authorised officers required to have qualifications and experience. s.26 Further provisions relating to designations s.27 Lists of authorised officers to be maintained s.28 When designation as authorised officer ceases s.29 Chief Health Officer may issue guidelines about qualifications and experience of authorised officers s.30 Certificates of authority s.31 Issuing and production of certificate of authority for purposes of other written laws s.32 Certificate of authority to be returned. s.136 Authorised officer to produce evidence of authority *Criminal Investigation Act 2006*, Parts 6 and 13 – refer s.245 of the *Public Health Act 2016* *The Criminal Code*, Chapter XXVI – refer s.252 of the *Public Health Act 2016* *Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE02-03/17	6.	11.
2. CE06-05/17	7.	12.
3. 17/313208	8.	13.
4.	9.	14.

2.7.3 ENFORCEMENT AGENCY REPORTS TO THE CHIEF HEALTH OFFICER

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Authority to prepare and provide to the Chief Health Officer, the Local Government's report on the performance of its functions under this Act and the performance of functions by persons employed or engaged by the City of Wanneroo [s.22(1)] 2. Authority to prepare and provide to the Chief Health Officer, a report detailing any proceedings for an offence under this Act [s.22(2)].
Statutory Power being Delegated:	*Public Health Act 2016* s.22 Reports by and about enforcement agencies
Power is originally assigned to:	Enforcement Agency (means Local Government vide s.4 definition)
Statutory Power of Delegation:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Power Delegated to:	Manager Health and Compliance Coordinator Health Services
Council's Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil. Unless a Regulation enacted under the *Public Health Act 2016*, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Appointment of Authorised Officers under all legislation is to be facilitated through Governance.* The full details to be recorded on the appropriate record and or register.
Compliance Links	*Public Health Act 2016* *s.20 Conditions on performance of functions by enforcement agencies* *Financial Interest Return Required – No*

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. CE02-05/24	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.8 HEALTH (MISCELLANEOUS PROVISION) ACT 1911

2.8.1 APPOINTMENT AND AUTHORISATION OF DEPUTY

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Appoints and authorises any person to be its *Health (Miscellaneous Provisions) Act 1911* deputy, and in that capacity to exercise and discharge all or any of the powers and functions of the local government for such time and subject to such conditions and limitations (if any) as the local government shall see fit from time to time to prescribe. Such appointment shall not affect the exercise or discharge by the local government itself of any power or function.
Statutory Power being Delegated:	*Health (Miscellaneous Provisions) Act 1911* Section 26 Powers of local government
Power is originally assigned to:	Local Government
Statutory Power of Appointment	*Health (Miscellaneous Provisions) Act 1911* Section 26 Powers of local government
Positions Appointed:	Director Planning and Sustainability Manager Health and Compliance Coordinator Health Services Senior Environmental Health Officers Environmental Health Officers Health Technical Officers
Council's Conditions on Delegation:	1. The giving of notices and certificates of approval under the *Health (Miscellaneous Provisions) Act 1911* and its subsidiary legislation is only to be exercised by the Manager Health and Compliance, Coordinator Health Services and Senior Environmental Health Officers. 2. The power to prosecute is only to be exercised on recommendation from the Manager Health and Compliance and with the written approval of the Director Planning and Sustainability in consultation with the General Counsel or the Legal Counsel. 3. The granting of approvals and permits under the *Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974* is to be exercised by the Manager Health and Compliance, Coordinator Health Services, Senior Environmental Health Officers and Environmental Health Officers 4. Health Technical Officers are only appointed as a deputy for the purposes of administration of the Fly Eradication Regulations. The power to serve notice is to be undertaken by an authorised officer under the *Public Health Act 2016*.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A

CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*s5.46(3) "A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."* *Appointment of Authorised Officers under all legislation is to be facilitated through Governance*
Compliance Links	*Health (Miscellaneous Provisions) Act 1911* *Financial Interest Returns Required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. CE04-03/17	6.	11.
2. 18/203840	7.	12.
3. 20/311419	8.	13.
4.	9.	14.

2.9 STRATA TITLES ACT 1985

2.9.1 REPEALED - ~~APPROVALS SUBDIVISION APPROVAL OF STRATA SCHEME~~

Delegation Administration:		
Decision Reference	Decision Reference	Decision Reference
1. 16/436067 2. CE01-06/18 3. 20/310315	4.. CE03-06/21 5.. CE02-05/24	

2.10 PLANNING & DEVELOPMENT ACT 2005

2.10.1 STRUCTURE PLANNING (STRUCTURE PLANS, LOCAL DEVELOPMENT PLANS AND JINDEE DESIGN CODES)

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authorised to make decisions to amend structure plans and local development plans pursuant to Parts 4 (Structure Plans), and 6 (Local Development Plans) of the deemed provisions.
Statutory Power being Delegated:	Decisions relating to structure plans and local development plans under Parts 4 and 6 of Schedule 2 of *Planning and Development (Local Planning Schemes) Regulations 2015* (the deemed provisions).
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	Clause 82 of the *Planning & Development (Local Planning Schemes) Regulations 2015* (the deemed provisions).
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	The exercise of this delegated authority is conditional on the following: Structure Plans a) All new structure plans shall be referred to Council for consideration after being advertised for public comment; b) Prior to commencement of advertising of any new structure plan, or amendment thereto, Council Members must be notified of the proposal in writing advising the dates when the public comment period will start and finish; the means by which the proposal will be advertised, and each Council Member provided with copies of relevant plans and information relating to the proposal; c) Advertising of an amendment to a structure plan may be waived under Part 4 of the deemed provisions where, in the opinion of the delegate, it is of a minor nature in which the change or departure does not: • materially alter the purpose and intent of the structure plan; • change the intended lot/ dwelling yield by more than 10 per cent or adversely impact upon the amenity of adjoining landowners and occupiers; • restrict the use and development of adjoining land; or • significantly impact on infrastructure provision or impact upon the environment. *NOTE: Under Clause 29(3) of the deemed provisions, the WAPC is also required to be of an opinion that an amendment to a structure plan is of a minor nature prior to advertising being waived.* d) The delegate may approve an amendment to a structure plan under Part 4 of the deemed provisions after being advertised

for public comment provided that:-

- If objections are raised on valid planning grounds that cannot be addressed through modification to the structure plan, the amendment application will be referred to Council for determination;
- Council Members are notified in writing of the delegate's intention to do so and provided with a summary of submissions and Administration's recommendations in respect of those submissions; and
- Council Members are provided with at least five working days in which to request that the proposal be referred to Council for consideration and recommendation.

e) The delegate may approve an amendment to a structure plan under Part 4 of the deemed provisions where advertising has been waived

f) An application to amend a structure plan shall be referred to Council for consideration and recommendation or determination (whichever appropriate), where requested by the applicant in writing.

Local Development Plans

a) Prior to commencement of advertising of any new local development plan, or amendment thereto, Council Members must be notified of the proposal in writing advising the dates when the public comment period will start and finish; the means by which the proposal will be advertised, and each Council Member provided with copies of relevant plans and information relating to the proposal.

b) The delegate may approve a Local Development Plan or amendment to a Local Development Plan under Part 6 of the deemed provisions after being advertised for public comment provided that:

- Council Members have been notified in writing of the delegate's intention to do so and provided with a summary of the submissions and Administration's recommendations in respect of those submissions; and
- Council Members are provided with at least five working days in which to request that the proposal be referred to Council for determination.

Jindee Design Codes

The delegate may determine an amendment to the Jindee Design Code where in the opinion of the delegate, the amendment is minor in nature and does not:

i) Materially alter the purpose and intent of the structure plan;
ii) Change the intended lot / dwelling yield by more than 10 per cent or adversely impact upon the amenity of adjoining landowners and occupiers;
iii) Restrict the use and development of adjoining land; or

	Significantly impact on infrastructure provision or impact upon the environment.
Statutory Power to Sub- Delegate:	Planning and Development (Local Planning Schemes) Regulations 2015 (the deemed provisions) Clause 83
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	**Director Planning and Sustainability and Manager Approval Services** All decisions under Part 4 (Structure Planning) Clauses 17, 18, 19, 20, 22 and 29(3) and Part 6 (Local Development Plans) Clauses 49, 50 and 52. Jindee Design Codes in accordance with Councils conditions and Schedule 6 Cl. 7.7 of DPS2. **Coordinator Planning Services** All decisions under Part 4 (Structure Planning) Clause 17 and Part 6 (Local Development Plans) Clause 49.
CEO's Conditions on Sub-delegation:	As per Council's conditions on delegation to the CEO.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all decisions made are to be retained on the appropriate file or record.
Compliance Links	*Planning & Development (Local Planning Schemes) Regulations 2015* *Local Planning Policies* *Financial Interest Return required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. PS11-10/15	6. 23/437872	11.
2. CE06-05/17	7. CE02-05/24	12.
3. CE03-10/17	8.	13.
4. CE03-06/21	9.	14.

2.10.2 DIRECTION NOTICES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. The authority, under section 214(2) of the *Planning and Development Act 2005*, to issue a written direction to stop and not recommence a development, or any part of a development that is undertaken in contravention of the District Planning Scheme No. 2 or an interim development order or in contravention of planning control area requirements. 2. The authority, under section 214(3) of the Planning and Development Act 2005, to issue a written direction to remove, pull down, take up or alter the development and to restore the land as nearly practicable to its condition immediately before the development started for a development that has been undertaken in contravention of the District Planning Scheme No. 2 or an interim development order or in contravention of planning control area requirements. 3. The authority, under section 214(5) of the Planning and Development Act 2005, to issue a written direction to execute work for a delay in the execution of any work to be executed under the District Planning Scheme No. 2 or an interim development order which would prejudice the effective operation of District Planning Scheme No. 2 or interim development order.
Statutory Power being Delegated:	*Planning and Development Act 2005* s.214(2), (3) and (5) Illegal development, responsible authority's powers as to
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42(1)(b) Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	A written direction under Section 214 of the Planning and Development Act 2005 may be issued by the delegate. <u>Business Practice Conditions</u> a) The authority to prosecute under Part 13 of the Planning and Development Act 2005 is only exercised on recommendation from the Manager Approval Services, Manager Health and Compliance or Director Planning & Sustainability and with the written approval of the Chief Executive Officer or his delegate in consultation with the General Counsel or Legal Counsel. b) The authority to determine a position with respect to any prosecution action commenced in accordance with a) above may be exercised by the Chief Executive Officer or his delegate, having regard to the advice of the Director Planning and Sustainability, Manager Approval Service or Manager Health and Compliance. c) The authority to apply for an injunction to the Supreme Court under Section 216 of the *Planning and Development Act 2005*

	may only be exercised by the Chief Executive Officer on recommendation from the Director Planning and Sustainability. d) The authority to determine a position with respect to any mediation process resulting from an appeal against a decision made under delegated authority is granted to the Chief Executive Officer or his delegate.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* *s.5.44 CEO may delegate powers and duties to other employees*
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Approval Services Manager Health and Compliance
CEO's Conditions on Sub-delegation:	A written direction under Section 214 of the *Planning and Development Act 2005* may be issued Director Planning and Sustainability, Manager Approval Services or Manager Health and Compliance. <u>Business Practice Conditions</u> a) The authority to prosecute under Part 13 of the *Planning and Development Act 2005* is only exercised on recommendation from the Manager Health and Compliance or Manager Approval Services and with the written approval of the Director Planning and Sustainability in consultation with the General Counsel or Legal Counsel. b) The authority to determine a position with respect to any prosecution action commenced in accordance with a) above may be exercised by the Director Planning and Sustainability, having regard to the advice of the Manager Approval Services or Manager Health and Compliance. c) The authority to apply for an injunction to the Supreme Court under Section 216 of the *Planning and Development Act 2005* may only be exercised by the Chief Executive Officer on recommendation from the Director Planning and Sustainability. d) The authority to determine a position with respect to any mediation process resulting from an appeal against a decision made under delegated authority is granted to the Director Planning and Sustainability.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of all comments or recommendations made are to be retained on the appropriate file or record.
Compliance Links	*Planning and Development (Local Planning Schemes) Regulations 2015* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. PS11-10/15	6.	11.
2. CE06-05/17	7.	12.
3. CE01-06/18	8.	13.
4. 18/203840	9.	14.

14/180898[v12~~1~~]

2.10.3 DEVELOPMENT CONTROL PLANNING APPROVALS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Determination of applications for planning approval (including the exercise of discretion under District Planning Scheme No. 2 and the Residential Design Codes); and 2. All matters which arise out of the imposition of conditions on planning approvals under the District Planning Scheme No. 2.
Statutory Power being Delegated:	The power to determine applications for planning approvals lodged pursuant to Part 7 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the deemed provisions) and Clause 28 of the Metropolitan Region Scheme including all applicable decisions under the District Planning Scheme No. 2 and the Metropolitan Region Scheme.
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Planning and Development (Local Planning Schemes) Regulations 2015* (the deemed provisions) Clause 82 Delegations by local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	a) An application will be referred to Council for determination where a Council Member makes a written request to the CEO, Director Planning and Sustainability or Manager Approval Services b) An application will be referred to Council for determination where the Director considers that: i) Key planning aspects of the proposal are not addressed by the planning framework where there is no planning scheme provision, policy, or strategy at a local or state level to effectively guide decision making; ii) Where the planning matters raised in the proposal and submissions received demonstrate that it will be in the interest of the proponent and community for a decision to be made by Council. c) Determination of a development application subject of an order by the SAT under s.31(1) of the State Administrative Tribunal Act 2004 where the development application was originally determined by Council will be reconsidered by Council.
Statutory Power to Sub-Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015* *cl.83 Local government CEO may delegate powers*
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Approval Services Coordinator Planning Services Coordinator Building Services Specialist Planner – Approval Services Specialist Project Planner Senior Planners Senior Building Surveyors

CEO's Conditions on Sub-delegation:	The exercise of this delegated authority is conditional on the following: a) As per Council's conditions on delegation to the CEO; b) Any application for determination by the City that has been advertised for public comment shall be referred to the Director Planning and Sustainability for determination if more than 10 objections have been received. c) Any application for determination by the City that has been advertised for public comment shall be referred to the Manager Approval Services for determination if 6-10 objections have been received. d) Any application for determination by the City for more than 10 grouped or multiple dwellings shall be referred to the Manager Approval Services or Director Planning and Sustainability. e) Any application for the establishment of the following land uses (excluding additions and alterations): i) industry – hazardous; ii) service station; iii) tavern; iv) liquor store – small/large; v) fast food outlet; and vi) childcare premises . as per the land use definitions in DPS2 may be determined by the Manager Approval Services or the Director Planning and Sustainability. f) Determination of a development application subject of an order by the SAT under s.31(1) of the State Administrative Tribunal Act 2004 where the development application was determined under delegated authority will be reconsidered by the Director Planning and Sustainability or the Manager Approval Services. This delegated authority is limited for the Coordinator Building Services and Senior Building Surveyors as follows: 6.1 Tto only make decisions related to applications seeking variation/s to the deemed-to-comply requirements of the R-Codes or provisions of a relevant structure plan or local development plan for a Single House located in a Residential Zone or any of the following on the same lot as a Single House: i) outbuildings, garages or carports; ii) patios or verandas; iii) street walls or fences; and iv) retaining walls, and 6.2 Providing that the application for development (outlined in point b) above) is **not** located in a place that is:- • Entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990;* or

	• Included on a heritage list prepared in accordance with DPS 2; • Within an area designated under DPS 2 as a heritage area; or • The subject of a heritage agreement entered into under the • *Heritage of Western Australia Act* section 29.
Record Keeping Statement (LGA 1995) s5.46(3) *"A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Copies of approvals given and reports of actions taken are to be retained on the appropriate file or record.
Compliance Links	*Planning and Development (Local Planning Schemes) Regulations 2015* *State Administrative Tribunal Act 2004* *Financial Interest Return required - No*

Delegation Administration:

	Decision Reference		Decision Reference		Decision Reference
1.	CB01-11/14 and OC01-11/14	6.	CE06-05/17	11.	19/104903
2.	PS11-10/15	7.	CE01-06/18	12.	CE01-04/20
3.	16/436067	8.	18/203840	13.	CE02-06/20
4.	CE03-03/17 & 17/73467	9.	18/455559	14.	CE03-06/21
15	23/437872				

2.10.4 LANDSCAPE ENHANCEMENT ZONE BUILDING ENVELOPES

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. The power to adopt a plan defining a building envelope. 2. The power to approve development outside of the building envelope defined on the plan adopted under 3.26.4 of DPS 2.
Statutory Power being Delegated:	City of Wanneroo District Planning Scheme No. 2 Schedule 6 – Cl. 8.3, 8.4 of DPS2.
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 – Deemed provisions for local planning schemes Clause 82 Delegations by local government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	1. Compliance with all applicable Local Planning Policies adopted by Council. 2. A proposed building envelope plan shall be referred to Council for determination: (i) where requested by a Council Member or by the applicant in writing, or (ii) if an objection to a proposed building envelope is received by the City as part of a submission made in response to advertising of an application for planning approval, and the objection involves a relevant planning issue that cannot be specifically overcome by modification to the proposal, as determined by the Director Planning and Sustainability. 3. A proposed development which is outside of an approved building envelope shall be referred to Council under the same conditions as b) above.
Statutory Power to Sub-Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015* (the deemed provisions) Clause 83 Local government CEO may delegate powers
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Approval Services Coordinator Planning Services Senior Planners
CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO.

Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Any decision made under this delegation is to be recorded in the appropriate file or register
Compliance Links	*Planning and Development (Local Planning Schemes) Regulations 2015* *City of Wanneroo District Planning Scheme No. 2* *Local Planning Policies* *Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. PS06-08/16	6.	11.
2. 16/292302	7.	12.
3. CE06-05/17	8.	13.
4. 23/437872	9.	14.

2.10.5 DISTRICT PLANNING SCHEME NO 2 – APPOINTMENT OF AUTHORISED OFFICERS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	The appointment of officers as an authorised officer for the purposes of the Clause 79 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* within the City of Wanneroo.
Statutory Power being Delegated:	*Planning and Development (Local Planning Schemes) Regulations 2015* Sch.2, cl 79 Entry and inspection powers
Power is originally assigned to:	CEO
Statutory Power of Delegation	*Planning and Development (Local Planning Schemes) Regulations 2015* Sch. 2, cl 83 Local government CEO may delegate powers
Power Delegated to: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Health and Compliance Manager Approval Services
CEO's Conditions on Sub-delegation:	All authorisations are to be in writing and recorded on the Governance Register of Authorised Officers and the person's personnel file.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Appointment of Authorised Officers under all legislation is to be facilitated through Governance*
Compliance Links	*Planning and Development (Local Planning Schemes) Regulations 2015* *Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/335215	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

2.10.6 MANAGEMENT OF DEVELOPER CONTRIBUTION PLANS (DCP'S)

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	1. Prepare estimates and quotations on Infrastructure Costs and contributions payable to the City in accordance with the requirements of DPS2 (clause 14 of Schedule 12 and clause 1.10 of Schedule 14); 2. Determination of prefunding requests and payments for Cell Works and DCP Infrastructure in accordance with the requirements of DPS2 (clause 14 of Schedule 12 and clause 1.12 of Schedule 14); 3. The acquisition of land where the value of such land is calculated using the Council approved valuation for the relevant DCP, excluding the compulsory taking of land in accordance with the requirements of DPS2 (clause 14 of Schedule 12 and clause 1.14.3 (e) of Schedule 14); and 4. Deferral of Infrastructure Costs in accordance with DPS2 (clause 1.10 of Schedule 14). ~~4.~~5. Revision of costs and public notification (clause 11.0 of Schedule 12 and clause 1.11 of Schedule 14)
Statutory Power being Delegated:	DPS2 - ~~Schedule 12~~ Clauses 11 and 14~~,~~ of Schedule 12, Clauses 1.10, 1.11, 1.12 and sub clause 1.14.3(e) of Schedule 14 ~~Clauses 1.10, 1.12 and sub clause 1.14.3(e).~~
Power is originally assigned to:	Local Government
Statutory Power of Delegation	*Planning and Development (Local Planning Schemes) Regulations 2015* cl.82 Delegations by Local Government
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Council and Business Practice Conditions a) Estimates and quotations for contribution costs calculated in accordance with DPS2 based on the contribution rates approved by Council for the relevant contribution scheme or DCP area. b) Compensation or credits for Cell Works by a landowner shall not exceed the estimated cost of the works defined in the applicable DCP or contribution scheme area approved by the ~~Council~~ Local Government and in accordance with the relevant clauses of DPS2; c) Compensation or credits for Cell Works shall be in accordance with the assessed or approved valuation for the DCP area approved by the ~~Council~~ Local Government and in accordance with the relevant clauses of DPS2; d) Deferral of Infrastructure contributions shall be subject to the payment of interest in accordance with the relevant clauses of DPS2. e) Prior to commencement of advertising of the annual review of costs, Council Members must be notified of the proposal in writing advising the dates when the public comment period will start and finish, how the proposal will be advertised, and a copy of the revised costs in the annual review. f) The delegate may approve the annual review of costs after being advertised for public comments provided no objection/s are

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	received. If objections are received then the delegate may determine the annual review, providing that: • Council Members have been notified in writing of the delegate's intention to do so and provided with a summary of the submissions and Administration's recommendations in respect of those submissions; and ~~d)~~• Council Members are provided with at least five working days in which to request that the proposal be referred to Council for determination.
Statutory Power to Sub-Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015* – Div. 2 (83) Local government CEO may delegate powers.
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	Director Planning and Sustainability Manager Strategic Land Use Planning and Environment Coordinator Scheme Contributions

CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO and **Manager Strategic Land Use Planning and Coordinator Scheme Contributions** Payment for Cell Works shall not exceed the estimated costs last ~~reported to and~~ approved by ~~Council~~ the Local Government as part of the annual review of costs. Payments to a landowner (after off-setting any landowner contributions) shall not exceed $500,000. Payments greater than $500,000 shall be referred to the Director Planning & Sustainability for approval. **Director Planning & Sustainability** Payment for Cell Works shall not exceed the estimated costs last ~~reported to and~~ approved by ~~Council~~ the Local Government as part of the annual review of costs. Payments to a landowner (after off-setting any landowner contributions) shall not exceed $1,000,000. Payments greater than $1,000,000 shall be referred to the Chief Executive Office for approval. The annual review of costs shall be prepared in accordance with the requirements of DPS2.
Record Keeping Statement (LGA 1995) *s5.46(3) " A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Any decision made under this delegation is to be recorded in the appropriate file or register.

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Compliance Links	*Financial Interest Return Required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	Decision Reference
1. PS05-12/21	**6.**	**11.**
2. CE02-05/24	**7.**	**12.**
3. 25/147009	**8.**	**13.**
4.	**9.**	**14.**

3. CITY OF WANNEROO LOCAL LAWS

3.1.1 APPOINTMENT OF AUTHORISED PERSONS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to appoint persons or classes of persons to be authorised persons for the purpose of performing particular functions under the City's local laws [s.9.10]
Statutory Power being Delegated:	*Local Government Act 1995* s.9.10 Appointment of authorised persons.
Power is originally assigned to:	Chief Executive Officer
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	All Directors Manager Approval Services Manager Asset Maintenance Manager Community Facilities Manager Community Safety and Emergency Management Manager Health and Compliance Manager Property Manager Waste Services
CEO's Conditions on Sub-delegation:	a) The appointment of persons is to relate to those functions of an "authorised person" under the City of Wanneroo Local Laws; and b) The delegation to the Manager Community Facilities applies only to the appointment of members of surf lifesaving clubs recommended by Surf Life Saving WA as sufficiently qualified and experienced, as Authorised Persons under the Public Places and Local Government Property Local Law 2015 to undertake the powers set out in section 5.6(1) in relations to beaches. c) The delegation to the Manager Property applies only to the appointment of Golf Course Controllers and subsidiary staff at the Carramar and Marangaroo golf courses under the Local Government and Public Property Local Law 2015.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Appointment of Authorised Officers under all legislation is to be facilitated through Governance. Authorised Officers to be issued with an identity card setting out specific provisions as detailed in s.9.10 (4).
Compliance Links	*City of Wanneroo Local Laws* *Financial Interest Return required - Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6. 18/274278	11.
2. 16/422068	7. 20/533822	12.
3. CE01-06/18	8.	13.
4. 18/203840	9.	14.

3.1.2 ADMINISTRATION

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to administer the City's local laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the local government under the City's Local Laws.
Statutory Power being Delegated:	*City of Wanneroo Animals Local Law 2021* *City of Wanneroo Bee Keeping Local Law 2016* *City of Wanneroo Bush Fire Brigades Local Law 2024* *City of Wanneroo Cats Local Law 2023* *City of Wanneroo Dogs Local Law 2016* *City of Wanneroo Fencing Local Law 2021* *City of Wanneroo Health Local Law 1999* *City of Wanneroo Parking Local Law 2015* *City of Wanneroo Penalty Units Local Law 2015* *City of Wanneroo Public Places and Local Government Property Local Law 2015* *City of Wanneroo Signs Local Law 1999* *City of Wanneroo Site Erosion and Sand Drift Prevention Local Law 2016* *City of Wanneroo Standing Orders Local Law 2021* *City of Wanneroo Waste Local Law 2016*
Power is originally assigned to:	Local Government
Statutory Power of Delegation:	*Local Government Act 1995* s.5.42 Delegation of some powers or duties to the CEO
Power Delegated to:	Chief Executive Officer
Council's Conditions on Delegation:	Determinations and decisions under the City of Wanneroo Local Laws having regard to the relevant Council policies in force at the time.
Statutory Power to Sub-Delegate:	*Local Government Act 1995* s.5.44 CEO may delegate powers or duties to other employees
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	*City of Wanneroo Animals Local Law 2021* Director Community and Place Director Planning and Sustainability Manager Community Safety and Emergency Management Manager Health and Compliance Coordinator Community Safety Coordinator Health Services Senior Environmental Health Officers *City of Wanneroo Bee Keeping Local Law 2016* Manager Health and Compliance Coordinator Health Services *City of Wanneroo Bush Fire Brigades Local Law 2024* Manager Community Safety and Emergency Management Director Community and Place *City of Wanneroo Cats Local Law 2023* Director Community and Place

	Manager Community Safety and Emergency Management Coordinator Community Safety *City of Wanneroo Dogs Local Law 2016* Director Community and Place Director Planning and Sustainability Manager Community Safety and Emergency Management Manager Health and Compliance Coordinator Community Safety *City of Wanneroo Fencing Local Law 2021* Director Planning and Sustainability Manager Health and Compliance *City of Wanneroo Health Local Law 1999* Director Planning and Sustainability Manager Health and Compliance Coordinator Health Services *City of Wanneroo Parking Local Law 2015* Director Assets Director Community and Place Director Planning and Sustainability Manager Community Safety and Emergency Management Coordinator Community Safety *City of Wanneroo Penalty Units Local Law 2015* Nil *City of Wanneroo Public Places and Local Government Property Local Law 2015* Director Assets Director Community and Place Director Planning and Sustainability Manager Asset Maintenance Manager Parks and Conservation Maintenance Manager Community Safety and Emergency Management Coordinator Community Safety Manager Approval Services *City of Wanneroo Signs Local Law 1999* Director Planning and Development Manager Approval Services Manager Community Safety and Emergency Management Coordinator Building Services Senior Building Surveyors *City of Wanneroo Waste Local Law 2016* Director Assets Manager Waste Services Rangers – only for the following: 2.6 - Direction to place or remove a receptacle 3.2 - Removal of waste from a premise and 3.3 – Receptacles for public use.

CEO's Conditions on Sub-delegation:	Subject to the conditions on delegation to the CEO; and *City of Wanneroo Animals Local Law 2021* • The setting aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse under Section 26(1); and • The setting of fees and charges under section 6.16 and 6.19 of the *Local Government Act 1995*; are excluded. *City of Wanneroo Health Local Law 1999* • Approvals must meet all the requirements of the Health Local Law, District Planning Scheme No. 2 and Building Code. • The setting of annual fees under sections 6.16 and 6.19 of the Local Government Act 1995 is excluded. *City of Wanneroo Parking Local Law 2015* Setting of fees for the amount payable for parking under Section 6.16 and 6.19 of the Local Government Act 1995 is excluded. *City of Wanneroo Public Places and Local Government Property Local Law 2015* Subject to Council's – • Facility Hire and Use Policy • Circuses and Performing Animals Policy • Local Planning Policy 4.3 Public Open Space • Sports Floodlighting Policy *City of Wanneroo Standing Orders Local Law 2021* • For the purposes of commencing a prosecution
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Appointment of Authorised Officers under all legislation is to be facilitated through Governance*
Compliance Links	*City of Wanneroo Local Laws* *Financial Interest Return required – Yes*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 14/196797	6. 18/274278	11. PS10-10/22
2. 16/254349	7. 18/313146	12. CP06-11/22
3. CE01-08/17	8. CO01-08/18	13. CE02-06/23
4. CE01-06/18	9. 18/389558	14. CE02-05/24
5. 18/203840	10. 19/85822	15. CE04-11/24

4. APPOINTMENTS AND AUTHORISATIONS

4.1 REPEALED - ~~LITTER ACT 1979 - APPOINTMENT OF PERSONS TO WITHDRAW INFRINGEMENT NOTICES~~

Delegation Administration:		
Decision Reference		
1. 14/196797 2. 17/46341 3. CE02-05/24		

4.2 LOCAL GOVERNMENT ACT 1995

4.2.1 AUTHORISATION TO ACKNOWLEDGE RECEIPT OF PRIMARY AND ANNUAL RETURNS

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authorised to provide written acknowledgement of the receipt of Primary and Annual Returns in accordance with section 5.77 of the Local Government Act 1995.
Statutory Power being Authorised:	Local Government Act 1995 S 5.77 Acknowledging receipt of returns
Power is originally assigned to:	CEO
Statutory Power of Authorisation	Local Government Act 1995 s5.45(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	General Counsel Manager Corporate Governance and Council Services
CEO's Conditions on Authorisation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Signed acknowledgement of receipt of Returns to be saved in the appropriate container in the City's Electronic Document Management System.
Compliance Links	Local Government Act 1995 *Financial Interest Returns Required – N/A*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. 14/185803	**5.**	**9.**
2. CE06-05/17	**6.**	**10.**
3. 18/203840	**7.**	**11.**
4. 25/187573	**8.**	**12.**

4.2.2 AUTHORISATION FOR RECEIPT OF GIFT, BENEFIT AND TRAVEL DISCLOSURE

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to receive written Gift Disclosures from Council Members [s.5.87A]
Statutory Power being Authorised:	*Local Government Act 1995* s.5.87A – Council Members to Disclose Gifts
Power is originally assigned to:	CEO
Statutory Power of Authorisation	*Local Government Act 1995:* s5.45(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	General Counsel Manager Corporate Governance and Council Services
CEO's Conditions on Authorisation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All declarations are to be recorded in the appropriate statutory register.
Compliance Links	*Local Government Act 1995 Section 5.87C, 5.89A provides for statutory compliance provisions.* *Financial Interest Returns Required – N/A*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 18/203840	5.	9.
2. 25/187573	6.	10.
3.	7.	11.
4.	8.	12.

4.2.3 AUTHORISATION FOR ATTESTING TO THE AFFIXING OF THE COMMON SEAL

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to attest to the affixing of the Common Seal to City documents in conjunction with the Mayor [s.9.49A].
Statutory Power being Authorised:	Local Government Act 1995 Section 9.49A (1), (2) and (3)
Power is originally assigned to:	CEO
Statutory Power of Authorisation	*Local Government Act 1995:* s5.45(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	All Directors
CEO's Conditions on Authorisation:	As per the City's Execution of Document Policy.
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All documentation relative to the decision is to be retained as required by legislation.
Compliance Links	*Local Government Act 1995* *Execution of Documents Policy and Procedure* *Financial Interest Returns Required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. 14/185803	**6.**	**11.**
2. 18/203840	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

4.2.4 AUTHORISATION FOR EXECUTION OF DOCUMENTS

Function Authorised: *This text is provided as a reference only. Authorised Persons shall only act in full understanding of the statutory power, inclusive of conditions [see below].*	The authority to execute various classes of documents on behalf of the local government. [s.9.49A]
Statutory Power being Authorised:	*Local Government Act 1995* s.9.49A Execution of documents
Power is originally assigned to:	Local Government
Statutory Power of Authorisation	*Local Government Act 1995* s.9.49A(4) Execution of documents
Authorisation:	Execution to be in accordance with the City of Wanneroo Execution of Documents Policy and Management Procedure.
CEO's Conditions on Sub-delegation:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*All uses of the City's common seal are to be recorded in a register maintained for this purpose.*
Compliance Links	Local Government Act 1995 *Execution of Documents Policy and Procedure* *Financial Interest Return Required – No*

Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

4.2.5 AUTHORISATION FOR PRESIDING AT A COMMITTEE MEETING TO ELECT A PRESIDING MEMBER AND DEPUTY PRESIDING MEMBER

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to preside at a committee meeting until the office of presiding member and deputy presiding member (if applicable) is filled in accordance with Section 5.12 and Schedule 2.3 of the Local Government Act 1995 [sch. 2.3(3)].
Statutory Power being Authorised:	Local Government Act 1995 Sch.2.3 (3) CEO to preside
Power is originally assigned to:	CEO
Statutory Power of Authorisation	*Local Government Act 1995:* s5.45(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	All Directors
CEO's Conditions on Authorisation:	The person presiding should be the Director directly involved with the Administration of the Committee
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	Record of person presiding to be retained in meeting minutes. *Financial Interest Return Required – N/A*
Compliance Links	*Local Government Act 1995* *Section 5.12 Presiding Members and deputies, election of Schedule 2.3 When and how mayors, presidents, deputy mayors and deputy presidents are elected by the Council* *Financial Interest Returns Required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

4.2.6 AUTHORISATION FOR ADMINISTRATIVE CHANGES TO THE DELEGATED AUTHORITY REGISTER

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to effect administrative, non-substantive changes to the Delegated Authority Register.
Statutory Power being Authorised:	*Local Government Act 1995* s5.46 Register of, and records relevant to, delegations to CEO and employees
Power is originally assigned to:	CEO
Statutory Power of Authorisation	*Local Government Act 1995:* s5.46(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	General Counsel
CEO's Conditions on Authorisation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	A record is to be maintained of all changes authorised
Compliance Links	Local Government Act 1995 *Financial Interest Return Required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1. 18/333025	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

4.2.7 AUTHORISATION FOR ADMINISTRATIVE CHANGES TO THE CODE OF CONDUCT

Function Authorised: *This text is provided as a reference only. Authorised Officers shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to effect administrative, non-substantive changes to the Code of Conduct.
Statutory Power being Authorised:	*Local Government Act 1995* s.5.51A Code of conduct for employees
Power is originally assigned to:	CEO
Statutory Power of Authorisation	*Local Government Act 1995:* s5.46(2)(b) Other matters relevant to delegations under this Division
Positions Authorised:	General Counsel
CEO's Conditions on Authorisation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	A record is to be maintained of all changes authorised
Compliance Links	Local Government Act 1995 *Financial Interest Return Required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

14/180898[v12[1]]

4.3 CORRUPTION CRIME AND MISCONDUCT ACT 2003 – AUTHORISATION TO SUBMIT NOTIFICATIONS

Function Authorised: *This text is provided as a reference only. Authorised persons shall only act in full understanding of the statutory power, inclusive of conditions [see below].*	1. Authority to notify the Corruption and Crime Commissioner, on behalf of the principal officer, in writing of any matter which is suspected on reasonable grounds concerns or may concern serious misconduct; and 2. Authority to notify the Public Sector Commissioner, on behalf of the principal officer, in writing of any matter which is suspected on reasonable grounds concerns or may concern minor misconduct.
Statutory Power being Authorised:	*Corruption Crime and Misconduct Act 2003.* Section 28 Certain officers obliged to notify serious misconduct Section 45H Certain officers obliged to notify minor misconduct
Power is originally assigned to:	Principal Officer (Chief Executive Officer)
Statutory Power of Appointment	
Appointment:	**Function 1 and 2** General Counsel **Function 2 Only** Legal Counsel when nominated by General Counsel
Conditions on Appointment:	Notifications to be made in consultation with the CEO
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	All notifications are to be recorded in the appropriate file or register
Compliance Links	*Financial Interest Returns Required - No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 18/333025	6.	11.
2. 25/286538	7.	12.
3.	8.	13.
4.	9.	14.

5 DELEGATIONS TO CHIEF EXECUTIVE OFFICER AND OTHER OFFICERS FROM STATUTORY AUTHORITIES

5.1 DEPARTMENT OF LANDS – DEVELOPMENT APPLICATIONS MADE UNDER THE AUSPICES OF THE PLANNING & DEVELOPMENT ACT 2005

DoL FILE 1738/2002v8; 858/2001v9

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF AUTHORISATION

I, **Donald Terrence Redman MLA**, Minister for Lands, a body corporate continued by section 7(1) of the *Land Administration Act 1997*, under section 267A of the *Planning and Development Act 2005*, HEREBY authorise, in respect of each local government established under the *Local Government Act 1995* and listed in Column 2 of the Schedule, the person from time to time holding or acting in the position of Chief Executive Officer of the relevant local government, to perform the powers described in Column 1 of the Schedule subject to the conditions listed in Column 3 of the Schedule.

Dated the 2nd day of June 2016

HON DONALD TERRENCE REDMAN MLA
MINISTER FOR LANDS

SCHEDULE

This is the Schedule referred to in an Instrument of Authorisation relating to Development Applications under the *Planning and Development Act 2005*

Column 1	Column 2	Column 3
The power to sign as owner in respect of Crown land that is: • a reserve managed by the local government pursuant to section 46 of the *Land Administration Act 1997* and the development is consistent with the reserve purpose and the development is not for a commercial purpose; or • the land is a road of which the local government has the care, control and management under section 55(2) of the *Land Administration Act 1997* and where there is no balcony or other structure proposed to be constructed over that road unless that structure comes within the definition of a "minor encroachment" in the Building Regulations 2012 (Regulation 45A), or is an "awning, verandah or thing" (Regulation 45B), or is a ground anchor, and where the development is consistent with the use of the land as a road, in respect of development applications being made under or referred to in: (i) section 99(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a regional interim development order (as that term is defined in that Act); (ii) section 103(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a local interim development order (as that term is defined in that Act); (iii) section 115 of the *Planning and Development Act 2005* in respect of development within a planning control area (as that term is defined in that Act); (iv) section 122A of the Planning and Development Act 2005 in respect of which approval is required under an improvement scheme (as that term is defined in that Act); (v) section 162 of the *Planning and Development Act 2005* in respect of developments for which approval is required under a planning scheme or interim development order (as those terms are defined in that Act);	City of Albany City of Armadale Shire of Ashburton Shire of Augusta-Margaret River Town of Bassendean City of Bayswater City of Belmont Shire of Beverley Shire of Boddington Shire of Boyup Brook Shire of Bridgetown-Greenbushes Shire of Brookton Shire of Broome Shire of Broomehill-Tambellup Shire of Bruce Rock City of Bunbury Shire of Busselton Town of Cambridge City of Canning Shire of Capel Shire of Carnamah Shire of Carnarvon Shire of Chapman Valley Shire of Chittering Shire of Christmas Island Town of Claremont City of Cockburn Shire of Cocos (Keeling) Islands Shire of Collie Shire of Coolgardie Shire of Coorow Shire of Corrigin Town of Cottesloe Shire of Cranbrook Shire of Cuballing Shire of Cue Shire of Cunderdin Shire of Dalwallinu Shire of Dandaragan Shire of Dardanup Shire of Denmark Shire of Derby/West Kimberley Shire of Donnybrook-Balingup Shire of Dowerin Shire of Dumbleyung Shire of Dundas Town of East Fremantle Shire of East Pilbara Shire of Esperance Shire of Exmouth City of Fremantle City of Greater Geraldton	In accordance with and subject to approved Government Land policies. Any signature subject to the following endorsement: Signed only as acknowledgement that a development application is being made in respect of a proposal that includes Crown land, Crown reserves under management for the purpose, or a road and to permit this application to be assessed under the appropriate provision of the *Planning and Development Act 2005* (including any planning scheme). The signature does not represent approval or consent for planning purposes. Further, in the event that development approval is granted for the proposal, the above signature should not be taken as an acknowledgement of or consent to the commencement or carrying out of the proposed development or to any modification of the tenure or reservation classification of the Crown land component.

(vi) section 163 of the *Planning and Development Act 2005* in respect of development on land which is comprised within a place entered in the Register maintained by the Heritage Council under the *Heritage of Western Australia Act 1990*, or of which such a place forms part;

(vii) section 171A of the *Planning and Development Act 2005* in respect of a prescribed development application (as that term is defined in that section of that Act).

Shire of Gingin
Shire of Gnowangerup
Shire of Goomalling
City of Gosnells
Shire of Halls Creek
Shire of Harvey
Shire of Irwin
Shire of Jerramungup
City of Joondalup
Shire of Kalamunda
City of Kalgoorlie-Boulder
Shire of Katanning
Shire of Kellerberrin
Shire of Kent
Shire of Kojonup
Shire of Kondinin
Shire of Koorda
Shire of Kulin
City of Kwinana
Shire of Lake Grace
Shire of Laverton
Shire of Leonora
City of Mandurah
Shire of Manjimup
Shire of Meekatharra
City of Melville
Shire of Menzies
Shire of Merredin
Shire of Mingenew
Shire of Moora
Shire of Morawa
Town of Mosman Park
Shire of Mount Magnet
Shire of Mt Marshall
Shire of Mukinbudin
Shire of Mundaring
Shire of Murchison
Shire of Murray
Shire of Nannup
Shire of Narembeen
Shire of Narrogin
Town of Narrogin
City of Nedlands
Shire of Ngaanyatjarraku
Shire of Northam
Shire of Northampton
Shire of Nungarin
Shire of Peppermint Grove
Shire of Perenjori
City of Perth
Shire of Pingelly
Shire of Plantagenet
Town of Port Hedland
Shire of Quairading
Shire of Ravensthorpe
City of Rockingham
Shire of Roebourne
Shire of Sandstone
Shire of Serpentine Jarrahdale
Shire of Shark Bay
City of South Perth
City of Stirling
City of Subiaco
City of Swan

Refer to 16/226784 for full details

5.2 DEPARTMENT OF ENVIRONMENTAL REGULATIONS – APPROVAL OF NOISE MANAGEMENT PLANS FOR OUT OF HOURS CONSTRUCTION WORK

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authority to approve noise management plans in respect to a construction site for construction work outside the hours of 7am to 7pm Monday to Saturday in accordance with Regulation 13 of the Environmental Protection (Noise) Regulations 1997
Statutory Power being Delegated:	*Environmental Protection (Noise) Regulations 1997* s.13(3)(c) Construction sites
Power is originally assigned to:	Chief Executive Officer of the Department of Environmental Regulation
Statutory Power of Delegation:	*Environmental Protection Act 1986* 20. Delegation by CEO *Government Gazette No. 71, 16 May 2014* Part 2 Environment Delegation No. 119 **EV405*** **ENVIRONMENTAL PROTECTION ACT 1986** DELEGATION NO. 119 I, Jason Banks, in my capacity as the Acting Chief Executive Officer of the Department responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to the holder for the time being of the offices of— (a) Chief Executive Officer under the *Local Government Act 1995;* and (b) to any employee of the local government under the *Local Government Act 1995* who is appointed as an Authorised Person under section 87 of the Act, all my powers and duties in relation to noise management plans under regulation 13 of the *Environmental Protection (Noise) Regulations 1997*, other than this power of delegation. Under section 59(1)(e) of the *Interpretation Act 1984*, Delegation No. 111, gazetted 20 December 2013, is hereby revoked. Dated the 1st day of May 2014. JASON BANKS, Acting Chief Executive Officer. Approved by— Hon ALBERT JACOBS JP MLA, Minister for Environment: Heritage.
Power Delegated to:	The holder for the time being of the officer of Chief Executive Officer under the Local Government Act 1995 and; any employee of a local government under the *Local Government Act 1995* who is appointed as an Authorised Person under section 87 of the Act.
Conditions on Delegation:	Business Practice Condition Noise Management Plans are to be approved by Coordinator Health Services and authorised by Manager Health and Compliance. A copy of the approved plan is to be forwarded to the Manager Land Development when related to subdivision works.
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A

Record Keeping Statement (LGA 1995) s5.46(3) *"A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Any noise management plan determinations will be recorded in the appropriate register or file.*
Compliance Links	*Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/238647	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

5.3 ENVIRONMENTAL PROTECTION ACT 1986 – ENVIRONMENTAL PROTECTION NOTICE

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	All the powers and duties of the Chief Executive Officer, where any noise is being or is likely to be emitted from any premises not being licensed under the Act, to serve an environmental protection notice under section 65(1) in respect of those premises, and where an environmental protection notice is so served in such a case, all the powers and duties of the Chief Executive Officer under Part V of the Act in respect of that environmental protection notice.
Statutory Power being Delegated:	*Environmental Protection (Noise) Regulations 1997* 13. Construction sites (3)(c)
Power is originally assigned to:	Chief Executive Officer of the Department of Environmental Regulation
Statutory Power of Delegation:	*Environmental Protection Act 1986* *Section 20* *Delegation No. 52* *Government Gazette No. 47 19 March 2004* **EV401** **ENVIRONMENTAL PROTECTION ACT 1986** **Section 20** Delegation No. 52 Pursuant to section 20 of the *Environmental Protection Act 1986*, the Chief Executive Officer hereby delegates as follows— Powers and duties delegated— All the powers and duties of the Chief Executive Officer, where any noise is being or is likely to be emitted from any premises not being premises licensed under the Act, to serve an environmental protection notice under section 65(1) in respect of those premises, and where an environmental protection notice is so served in such a case, all the powers and duties of the Chief Executive Officer under Part V of the Act in respect of that environmental protection notice. Persons to whom delegation made— This delegation is made to any person for the time being holding or acting in the office of Chief Executive Officer under the *Local Government Act 1995*. Pursuant to section 59(1)(e) of the *Interpretations Act 1984*, Delegation No. 32, dated 4 February 2000 is hereby revoked. Dated this 9th day of January 2004. Approved— FERDINAND TROMP, A/Chief Executive Officer. Dr JUDY EDWARDS MLA, Minister for the Environment.
Power Delegated to:	The holder for the time being of the officer of Chief Executive Officer under the Local Government Act 1995
Conditions on Delegation:	
Statutory Power to Sub-Delegate:	Nil

CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Any notices issued under this delegation are to be recorded in the appropriate container or register.*
Compliance Links	*Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	**6.**	**11.**
2.	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

5.4 ENVIRONMENTAL PROTECTION ACT 1986 – NOISE MANAGEMENT PLANS – KEEPING LOG BOOKS, NOISE CONTROL NOTICES, CALIBRATION AND APPROVAL OF NON-COMPLYING EVENTS

Function Delegated: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	The powers and duties of the Chief Executive Officer of the Department of Environment Regulation under the *Environmental Protection (Noise) Regulations 1997* in relation to: a) Waste collection and other works – noise management plans relating to specified works under regulation 14A or 14B; b) Bellringing or amplified calls to worship – the keeping of a log of bellringing or amplified calls to worship requested under regulation 15(3)(c)(vi); c) Community activities – noise control notices in respect of community noise under regulation 16; d) Motor sport venue – noise management plans in relation to motor sport venues under Part 2 Division 3; e) Shooting venues – noise management plans in relation to shooting venues under Part 2 Division 4; f) Calibration results – requesting, under regulation 23(b), details of calibration results undertaken and obtained under Schedule 4; g) Sporting, cultural and entertainment venues – approval of event or venues for sporting, cultural and entertainment purposes under Part 2 Division 7, subject to the following limitation: i. Sub regulation 18(13)(b) is not delegated.
Power is originally assigned to:	Chief Executive Officer of the Department of Environmental Regulation
Statutory Power of Delegation:	*Environmental Protection Act 1986* *Delegation No. 112* *Government Gazette No. 232 20 December 2013*

EV402*

ENVIRONMENTAL PROTECTION ACT 1986

DELEGATION NO. 112

I, Jason Banks, in my capacity as Acting Chief Executive Officer of the Department of Environment Regulation responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to any person for the time being holding or acting in the office of a Chief Executive Officer under the *Local Government Act 1995*, my powers and duties under the *Environmental Protection (Noise) Regulations 1997*, other than this power of delegation, in relation to—

(a) waste collection and other works—noise management plans relating to specified works under regulation 14A or 14B;

(b) bellringing or amplified calls to worship—the keeping of a log of bellringing or amplified calls to worship requested under regulation 15(3)(c)(vi);

(c) community activities—noise control notices in respect of community noise under regulation 16;

(d) motor sport venues—noise management plans in relation to motor sport venues under Part 2 Division 3;

(e) shooting venues—noise management plans in relation to shooting venues under Part 2 Division 4;

(f) calibration results—requesting, under regulation 23(b), details of calibration results undertaken and obtained under Schedule 4;

(g) sporting, cultural and entertainment events—approval of events or venues for sporting, cultural and entertainment purposes under Part 2 Division 7, subject to the following limitation—

(i) Subregulation 18(13)(b) is not delegated.

Under section 59(1)(e) of the *Interpretation Act 1984*, Delegation No. 68, gazetted 22 June 2007 is hereby revoked.

Dated the 12th day of December 2013.

JASON BANKS, Acting Chief Executive Officer.

Approved by—

JOHN DAY, Acting Minister for Environment; Heritage.

Power Delegated to:	The holder for the time being of the officer of Chief Executive Officer under the Local Government Act 1995
Conditions on Delegation:	
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *" A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Any notices issued or determinations made under this delegation are to be recorded in the appropriate register or file.*
Compliance Links	*Financial Interest Return required – No*

Delegation Administration:		
Decision Reference	**Decision Reference**	**Decision Reference**
1.	**6.**	**11.**
2.	**7.**	**12.**
3.	**8.**	**13.**
4.	**9.**	**14.**

5.5 DEPARTMENT OF ENVIRONMENTAL PROTECTION – APPOINTMENT OF DESIGNATED PERSON - INFRINGEMENT NOTICE REVIEW

Function Authorised: *This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].*	Authorised to accept payments and exercise those powers in relation to modified penalties relating to infringement notices served under Section 99J of the Act by an Inspector authorised under section 88 of the Act and employed by the relevant local government.
Statutory Power being Delegated:	*Environmental Protection Act 1986* 99K Content of infringement notice 99M Extending time to pay modified penalty 99N Withdrawing infringement notice
Power is originally assigned to:	Chief Executive Officer of the Department of Environmental Regulation
Statutory Power of Delegation:	*Environmental Protection Act 1986* 20. Delegation by CEO *Government Gazette No. 28 11 February 2000* Part 2 Environmental Protection Designation No. 01 **EP401*** **ENVIRONMENTAL PROTECTION ACT 1986** Section 99I Designation No. 01 This appointment is made pursuant to section 99I of the Environmental Protection Act 1986 ("the Act") 1. Pursuant to section 99I of the Act, I (Dr) Bryan Jenkins, as Chief Executive Officer hereby appoint any person for the time being holding or acting in the Office of Chief Executive Officer of a Local Government under the Local Government Act 1995 as a "designated person" for the purpose of sections 99K, 99M and 99N of the Act. 2. The "designated person" is authorised to accept payments and exercise those powers in relation to modified penalties relating to infringement notices served under section 99J of the Act by an Inspector authorised under section 88 of the Act and employed by the relevant Local Government. Dated this 21st day of January 2000. (Dr) BRYAN JENKINS, Chief Executive Officer, Department of Environmental Protection.
Power Delegated to:	Any person for the time being holding or acting in the Office of the Chief Executive Officer of a local government
Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
CEO's Sub-Delegation: *The exercise of the delegated power does not include the power of delegation*	N/A
CEO's Conditions on Sub-delegation:	N/A
Record Keeping Statement (LGA 1995) s5.46(3) *"A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty."*	*Any infringements reviewed under this delegation are to be recorded in the appropriate register or file.*
Compliance Links	*Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1. 16/427246	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

5.6 WESTERN AUSTRALIAN PLANNING COMMISSION – DELEGATION OF CERTAIN POWERS AND FUNCTIONS OF THE WESTERN AUSTRALIAN PLANNING COMMISSION RELATING TO THE METROPOLITAN REGION SCHEME

PL405

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF DELEGATION

Del 2022/03 Powers of Local Governments Metropolitan Region Scheme

Delegation of certain powers and functions of the Western Australian Planning Commission relating to the Metropolitan Region Scheme.

Preamble

Under section 16 of the Planning and Development Act 2005 (the Act) the Western Australian Planning Commission (the WAPC) may, by resolution published in the *Government Gazette*, delegate any function to an officer of a public authority or to a local government, a committee established under the Local Government Act 1995 or an employee of a local government

In accordance with section 16(4) of the Act, a reference in this instrument to a function or a power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or conferred upon the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 8 December 2021, pursuant to section 16 of the Act, the WAPC resolved—

A. To delegate to local governments, and to members and officers of those local governments, its functions in respect of the determination, in accordance with Part IV of the Metropolitan Region Scheme, of applications for approval to commence and carry out development specified in clauses 1 and 2 of Section A, within their respective districts, subject to the conditions set out in clauses 1 to 4 of Section B;

B. To revoke its delegation of powers and functions to local governments as detailed in the notice entitled "DEL 2017/02 Powers of local governments (MRS)" published in the *Government Gazette* on 30 May 2017, to give effect to this delegation.

SAM FAGAN, Secretary, Western Australian Planning Commission.

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF DELEGATION

SECTION A—Types of Development

1. Development on zoned land

Applications for development on land zoned under the MRS except—

(a) where the land is subject to a resolution under Clause 32 of the MRS; or

(b) where the land is subject to the declaration of a planning control area under Section 112 of the *Planning and Development Act 2005*; or

(c) where that land is partly within the development control area described in section 10 of the *Swan and Canning Rivers Management Act 2006* or is outside the development control area but abuts waters within the development control area and the Swan River Trust objects to the proposal, or a referral body recommends refusal; or

(d) where the local government is of the opinion that the application should be determined by the WAPC on the grounds that the proposal is of State or regional importance or is in the public interest, or

(e) in respect of public works undertaken by public authorities.

2. Development on regional road reservations

Applications for developments on or abutting land that is reserved in the MRS for the purpose of a regional road.

SECTION B—Conditions

1. Referral requirements for development on land within or abutting a regional road reservation

The following applications for development on land that abuts or is fully or partly reserved as regional road reservation (classified as Category 1, 2 and 3) shall be referred to Main Roads WA (MRWA) or the Department of Planning, Lands and Heritage, as applicable, for transport planning related comments and recommendations before being determined by the local government subject to the process explained in clause 4, Section B.

Type of regional road reservation in the MRS	Classification on plans SP 693 (PRR) and SP 694 (ORR)	Referral Agency
Primary Regional Road (PRR)	Category 1, 2 and 3	Main Roads WA
Other Regional Road (ORR)	Category 1, 2 and 3	Department of Planning, Lands and Heritage

The regional road network (PRR and ORR) changes periodically with amendments to the MRS. This clause relates to all regional road reservations in the MRS as amended from time to time. Regional roads subject to this notice and the relevant agency that is responsible for their planning are shown on accompanying editions of plans SP 693(PRR, MRWA) and SP 694 (ORR, WAPC).

The road categories shown on plans SP 693 (PRR) and SP 694 (ORR) classify the regional roads based on—

(a) the permissible vehicular access arrangements to the subject land via the regional road frontage

- **Category 1 road** means that frontage access is not allowed (control of access);
- **Category 2 road** means that frontage access may be allowed subject to approval; and

(b) the legibility and statutory powers of current road land requirements defined for the purpose of regional road reservation in the MRS

- **Category 3 road** means that the subject regional road reservation is not accurately defined or is subject to review by the agency that is responsible for planning of the regional road.

"**Category 1 road**" applies where regional roads—

(a) are constructed or planned to a fully controlled and grade separated freeway standard; or

(b) are constructed or planned to an access controlled arterial standard, (i.e. functioning as Primary Distributor or Integrator Arterial (District Distributor) road with widely spaced signalised intersections or roundabouts, and a few, if any, direct access points to individual sites or local streets.

"Category 2 road" applies where regional roads—

(a) are constructed or planned to a partially access controlled arterial standard, (i.e. a primary or district distributor road with direct connections to local streets and driveways to larger sites, but with some restriction of direct frontage access to individual properties); or

(b) have direct frontage access to abutting properties due to the historic development of the road and properties.

"Category 3 road" applies where regional road reservation is not accurately defined or is under review.

Tables 1, 2 and 3 below outline the category of the regional road reservation and the criteria for referring development applications to agencies for comment in accordance with this instrument of delegation.

Table 1—Referral process of development applications with respect to Category 1 (PRR or ORR reservations in the MRS)

Respective referral agency (as per Section B)	
Referral is required in these instances	**Referral is not required in these instances**
1. Where a development application has one or more of the following characteristics— (a) Development, including earthworks and drainage, which encroaches or impacts upon the road reservation; or (b) Development with potential for a significant increase in traffic using any access, either directly or indirectly, onto the road reservation; or (c) Development, which involves direct vehicle access to and/or from the regional road reservation.	1. Where the local government first decides to refuse the application under the MRS; or 2. Under circumstances where the application is for an ancillary and incidental addition or modification to an existing authorised development, which does not encroach upon the road reservation and has no intention to alter existing access arrangements.

Table 2—Referral process of development applications with respect to Category 2 (PRR or ORR reservations in the MRS)

Respective referral agency (as per Section B)	
Referral is required in these instances	**Referral is not required in these instances**
1. Where a development application has one or more of the following characteristics— (a) Development, including earthworks and drainage, which encroaches or impacts upon the road reservation; or (b) Development with potential for a significant increase in traffic on the regional road using any access, either directly or indirectly, onto the road reservation; or (c) Development, which involves the retention of more than one existing access; or additional, relocated or new access between the subject land and the road reservation; or (d) Development, which proposes retention of an existing access between the subject land and the road reservation, where alternative access is or could be made available from side or rear streets or from rights of way at rear; or (e) Development on a lot affected by the regional road reservation where— • all or part of the proposed development is within the regional road reservation; and • has a construction value greater than $50 000; or (f) Development on a lot affected by the regional road reservation where— • none of the proposed development is within the regional road reservation; and • has a construction value greater than $250 000	1. Where the local government first decides to refuse the application under the MRS; or 2. Under circumstances where the application is for an ancillary and incidental addition or modification to an existing authorised development, which does not encroach upon the road reservation and has no intention to alter existing access arrangements.

Table 3—Referral process of development applications with respect to Category 3 (PRR or ORR reservations in the MRS)

Respective referral agency (as per Section B)	
Referral is required in these instances	**Referral is not required in these instances**
1. All development applications, other than those where local government first decides to refuse it.	1. Where the local government first decides to refuse the application under the MRS

Notes—

(1) Copies of plans SP 693 (PRR) and SP 694 (ORR) are available from the WAPC's website: "Resolutions and instruments of delegation—WAPC Powers of local governments (MRS)". (http://www.DPLH.wa.gov.au/1212.asp).

(2) In determining applications under this delegation, local governments shall have due regard to relevant WAPC and MRWA policy and guidelines, including but not limited to the Commission's D C Policy—*5.1 Regional Roads (Vehicular Access)*, the Transport Impact Assessment Guidelines, and MRWA *Driveways Policy*, which set out the principles and requirements to be applied when considering proposals for vehicle access to or from developments abutting certain categories of regional roads.

(http://www.DPLH.wa.gov.au/publications/812.asp; and https://www.mainroads.wa.gov.au/BuildingRoads/StandardsTechnical/RoadandTrafficEngineering/GuidetoRoadDesign/Pages/Driveways.aspx)

(3) Local governments shall ensure that sufficient transport information accompanies the development application to assist the referral agency in assessing the transport implications of the proposal. This information should be provided in accordance with the WAPC's *Transport Impact Assessment Guidelines*. http://www.DPLH.wa.gov.au/publications/1197.asp

(4) With regard to proposals for new noise-sensitive developments, the local government shall have due regard to the provisions of Commission's *State Planning Policy—5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning*. (http://www.DPLH.wa.gov.au/publications/1182.asp)

2. Referral requirements for development on land abutting the Swan River Trust Development Control Area

Applications for development on land that is outside the development control area but abutting land that is in the development control area, or which in the opinion of the local government are likely to affect waters in the development control area, shall be referred to the Swan River Trust for comment and recommendation before being determined by the local government.

3. Referral requirements for development on land abutting other reservations

Applications for development on land abutting land reserved in the MRS for purposes other than regional roads or Parks and Recreation (where the reservation corresponds with the Swan River Trust development control area and is covered by Clause 2, Section B of this notice) shall be referred to the public authority responsible for that reserved land for comment and recommendation before being determined by the local government.

In the case of land reserved for the purpose of Parks and Recreation, which is not vested or owned by another public authority, the applications shall be referred to the Department of Planning, Lands and Heritage before being determined by the local government.

4. For the purpose of this Instrument of Delegation

(a) Where an application is referred by the local government to a public authority for comment and recommendation, the public authority shall provide comment and a recommendation, if any, within 30 days of receipt of the application. If no comment or recommendation is received within that 30 day period the local government may determine the application on the available information.

(b) Where the recommendation provided by the public authority specified in the delegation notice is not acceptable to the local government the application, together with the recommendations provided by all public authorities consulted and the reasons why the recommendation is not acceptable to the local government, shall be referred immediately to the WAPC for determination.

(c) The powers delegated to a member or officer of a local government may only be exercised by a member or officer who has been delegated power from the local government to consider and determine applications for approval to commence and carry out development within the local government district under the local government's local planning scheme.

Interpretation

In this Instrument of Delegation, unless the context otherwise requires—

- A reference to a 'position' or 'classification' contemplates and includes a reference to its successor in title.
- "access" means both entry and exit from either a road or abutting development by a vehicle.
- "Commission" or "WAPC" means the "Western Australian Planning Commission".

- "development" has the same meaning given to it in and for the purposes of the *Planning and Development Act 2005* or "development means the development or use of any land, including—
  (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;
  (b) the carrying out on the land of any excavation or other works;
  (c) in the case of a place to which a Conservation Order made under section 59 of the *Heritage of Western Australia Act 1990* applies, any act or thing that—
    (i) is likely to change the character of that place or the external appearance of any building; or
    (ii) would constitute an irreversible alteration of the fabric of any building".
- "local road" means a public road other than a private road or a road subject of reservation under Part II of the MRS.
- "not acceptable" means that the local government wishes to determine the application, as a delegate of the WAPC, in a manner that is inconsistent with the recommendation received from the public agency to which the local government was required to consult under this Notice of Delegation.
- Main Roads WA means Main Roads Western Australia
- "regional road" means any road designated under the region Scheme as follows—
  (a) land coloured red in the Scheme Map—Primary Regional Roads; and
  (b) land coloured dark blue in the Scheme Map—Other Regional Roads.
- "reserved land" means land reserved under Part II of the MRS.
- "road reservation" means land reserved for the purposes of a regional road in the MRS.
- "significant increase in traffic" means generating more than 100 vehicle trips in the peak hour and would therefore require a transport assessment to accompany the development application. Refer to the Commission's *Transport Impact Assessment Guidelines*

Extract from Government Gazette #8 18 January 2022

PLANNING

PL101

CORRECTION

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF DELEGATION

Del 2017/02 Powers of Local Governments and Department of Transport

Metropolitan Region Scheme

Certain typographical errors were recorded in the Instrument of Delegation, made under the *Planning and Development Act 2005*, and published on 30 May 2017 from page 2738 to 2743 of the *Government Gazette*.

The errors are corrected as follows—

1. On page 2739, the text of Resolution C is deleted and replaced with the following words—
   "TO REVOKE its delegation of powers and functions to local governments and the Department of Transport as detailed in the notice entitled "DEL 2015/02 Powers of local governments and Department of Transport (MRS)" published in the *Government Gazette* on 18 December 2015, to give effect to this delegation."

Extract from Government Gazette #105 2 June 2017 page 2761 18/187738

PLANNING

PL402

PLANNING AND DEVELOPMENT ACT 2005

AMENDMENT TO INSTRUMENT OF DELEGATION—POWERS OF LOCAL GOVERNMENT AND DoT

Notice of amendment to the Instrument of Delegation, Instrument of Delegation 2017/02—Powers of Local Governments and Department of Transport, Metropolitan Region Scheme, as gazetted on 30 May 2017

Preamble

Under section 16 of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) may, by resolution published in the *Government Gazette*, delegate any function to a member, committee or officer of the WAPC or to a public authority or to a member or officer of a public authority.

In accordance with section 16 (4) of the Act, a reference in this instrument to a function or power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or conferred on the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 12 December 2018, pursuant to section 16 of the Act, the WAPC resolved—

A. To amend the Instrument of Delegation 2017/02—Powers of Local Governments and Department of Transport, Metropolitan Region Scheme as gazetted on 30 May 2017, as set out in Schedule 1 below.

SAM FAGAN, Secretary,
Western Australian Planning Commission.

Schedule 1

1. Instrument of delegation amended

The amendments within this Schedule are to the Schedules set out in the Instrument of Delegation 2017/02—Powers of Local Governments and Department of Transport, Metropolitan Region Scheme, as gazetted on 30 May 2017 and as amended.

2. Amendment to Section A

1. The word "but excluding any application relating to large format digital signage" are deleted from clause 2.
2. Clause 3 is deleted.

3. Amendments to Section B

1. The words in brackets "(excluding applications under clause 3, Section A)" are deleted from the title to clause 4.
2. Clause 5 is deleted.
3. In the interpretation section the terms "Large format digital signage" and "Public Authority" and their respective definitions, are deleted.

PL403

PLANNING AND DEVELOPMENT ACT 2005

AMENDMENT TO INSTRUMENT OF DELEGATION—POWERS OF OFFICERS

Notice of amendment to the Instrument of Delegation to committees of certain functions of the Western Australian Planning Commission, as gazetted on 16 October 2015 and as amended.

Preamble

Under section 16 of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) may, by resolution published in the *Government Gazette*, delegate any function to a member, committee or officer of the WAPC or to a public authority or to a member or officer of a public authority.

In accordance with section 16 (4) of the Act, a reference in this instrument to a function or power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or conferred on the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 12 December 2018, pursuant to section 16 of the Act, the WAPC resolved—

A. To amend the Instrument of Delegation 2018/01 Delegation to officers of certain powers and functions of the Western Australian Planning Commission as gazetted on 3 October 2018, as set out in Schedule 1 below.

SAM FAGAN, Secretary,
Western Australian Planning Commission.

Schedule 1

1. Instrument of delegation amended

The amendments within this Schedule are to the Schedules set out in the Instrument of Delegation 2018/01—Delegation to officers of certain powers and functions of the Western Australian Planning Commission as gazetted on 3 October 2018.

2. Amendment to Schedule 9

Any reference to the title "Manager, Strategic Property Unit" is deleted and replaced with the title "Chief Property Officer."

Any reference to the "Property Operations Manager" is deleted and replaced with the title "Manager; Acquisitions, Management, Disposals."

3. Amendment to Schedule 9

The following row is inserted into to Schedule 9 after item 9.25 on page 3843 of the *Gazette*—

9.26. All powers and functions of the WAPC, pursuant to regulation 1 of the *Power of Entry and Inspection Regulations*.	• Any Compliance Officer • Any other Officer of the Department	Subject to the statutory limitations prescribed under regulation 1. With respect to any other Officer of the Department, only if accompanying a Compliance Officer

Extract from Government Gazette #193 18 December 2018 page 4825 20/190775

Power Delegated to:	Director Planning & Sustainability Manager Approval Services Coordinator Planning Services Specialist Planner – Approval Services Specialist Project Planner Senior Planners
Conditions on Delegation:	Nil
Statutory Power to Sub-Delegate:	Nil
Record Keeping Statement (LGA 1995) s5.46(3) "*A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.*"	*Any determinations made under this delegation are to be recorded in the appropriate register or file.*
Compliance Links	*Financial Interest Return required – No*

Delegation Administration:

Decision Reference	Decision Reference	Decision Reference
1.	6.	11.
2.	7.	12.
3.	8.	13.
4.	9.	14.

REVISIONS

Review	Council Item	Document Ref	Details
15.12.09	CE01-12/09	10/4539	
14.12.10	CS04-12/10	10/70284	
13.12.11	CS04-12/11	11/141585v1-2	
11.12.12	CS04-12/12	11/141585v3	
30.04.13	CS08-04/13	11/141585v4	
28.05.13	CS03-05/13	11/141585v4	
24.06.14	CS04-06/14	14/141221	
23.06.15	CS06-06/15	14/141221	
08.12.15	CS08-12/15	14/180898	
08.12.15	CS07-12/15	14/180898	
28.06.16	CE02-06/16	14/180898	
06.12.16	CE04-12/16	14/180898	
07.02.17	CE01-02/17	14/180898	
07.02.17	CE02-02/17	14/180898	
07.03.17	CE03-03/17	14/180898	Amendment to Delegation 8.3 - District Planning Scheme No. 2 - Development Control
07.03.17	CE02-03/17	14/180898	New Delegation of Authority - Public Health Act 2016 – Appointment of Authorised Officers
09.05.17	CE01-05/17	14/180898	New Delegation – Criminal Procedure Act 2004 – Appointment of Authorised and Approved Officers – Building Regulations 2012
09.05.17	CE04-05/17	14/180898	New Delegation – Health (Miscellaneous Provisions) Act 1911 – Appointment and Authorisation of Deputy
09.05.17	CS05-05/17	14/180898	New Delegations – Pre-Qualified Supplier Panels (Delegations 6.11 – 6.14)
30.05.17	CE06-05/17	14/180898	Annual Review see 17/134814 for details
15.09.17	Administrative	14/180898	Administrative amendment to Delegation 7.29 – Public Health Act 2016 – Appointment of Authorised Officers
19.09.17	CE02-09/17	14/180898	Amendment to Delegation 7.30 – Health (Miscellaneous Provisions) Act 1911
09.10.17	Administrative	14/180898	Review of sub-delegations for Delegation 5.2 – Crossing from Public Thoroughfare to private land or private thoroughfare see 16/329065 for details
10.10.17	CE03-10/17	14/180898	Changes and Amendments to Delegations
13.10.17	Administrative	14/180898	Minor Amendment to Delegation 6.4 - Choice of Most Advantageous Tender
07.02.18	CE02-02/18	14/180898	Amendment to Delegation 7.10 – Bush Fires Act 1954 – Prosecutions
	Administrative	14/180898	Changes to position titles see 18/48479 for details
25.06.18	CE01-06/18	14/180898	Council Approval of Annual Review
20.07.18	18/203840	14/180898v2	CEO approval of annual review and renumbering of sub-delegations
20.02.18	18/274278	14/180898v2	Extension of sub-delegations to Operations Manager Community Service Delivery and Coordinator Community Safety
24.07.18	CE01-07/18	14/180898v2	Amendment to delegation Food Act 2008 – appointment of Authorised and Designated Officers
03.08.18	Administrative	14/180898v2	Administrative amendments. See 18/313146 for details
16.08.18	Administrative	14/180898v2	Administrative amendments. See 18//33025 for details
21.08.18	CE01-08/18	14/180898v2	Amendments to delegations
28.08.18	18/333701	14/180898v2	Removal of sub-delegations to Operations Manager Community Service Delivery
21.09.2018	18/389558	14/180898v2	Extension of sub-delegations for administration of the City of Wanneroo Bee Keeping Local Law 2016

Review	Council Item	Document Ref	Details
18.10.2018	18/306398	14/180898v2	Amendments to delegations
24.10.2018	18/455559	14/180898v2	Administrative amendment to Delegation 2.10.3 Development Control
04/06/2019	19/197120	14/180898V2 14/180898V3	Annual Review Amended Version (Current)
12/07/2019	CEO	19/217438	Addition of Delegation 1.2.6 Public Places and Local Government Property Local Law
26/09/2019	Administrative	19/376416	Changes to position titles
11/10/2019	Administrative	19/394864	Removal of Operations Manager Business and Finance and removal of Operations Manager Asset Operations and Services
25/10/2019	CEO	19/362166	Additional sub-delegation to Delegation 1.2.6 Public Places and Local Government Property Local Law
2/12/2019	CEO	19/470186	Additional sub-delegation to Delegation 1.1.24 Waiver, Grant of Concession or Write Off of Monies Owing
22/01/2020	CEO	20/13521	Change of Delegation 1.2.6 from Manager Communications & Brand to Manager Place Management following restructure of respective service units.
29/01/2020	Administrative	20/34041	Clarification of how 35 days is calculated.
30/06/2020	CE01-06/20	14/180898v4	Annual Review
20/07/2020	SCS01-07/20	20/291734	Addition of Delegation 1.1.33 – Grant of Concession on Council Rates
22/07/2020	Administrative	20/310315	Change to delegation 2.9.1 – Strata Titles Act in line with change to legislation
23/07/2020	Administrative	20/311419	Change to delegation 4.5 – Health (Miscellaneous Provision) Act 1911 – Appointment and Authorisation of Deputy to provide clarity to the function and the positions appointed.
4/11/2020	CEO	20/418596	Change to delegation 1.1.26 – Removal of sub-delegation from Manager Finance and Coordinator Rates & Accounts and ability for Director Corporate Strategy & Performance to exercise delegation of condition b) from Council.
7/12/2020	Administrative	20/533822	Changes made due to changes in legislation.
16/12/2020	Administrative	20/559662	Additional changes made due to legislative amendments relating to authorisations (SL 2020/213 and 2020/212)
16/03/2021	CE02-03/21	21/60182	Addition of Delegation 1.1.34 – Obstruction of Footpaths and Thoroughfares
19/03/2021	CEO	21/86894	Change to Delegation 1.1.26 – Removal of condition to limit decisions under condition b) of the delegation to be limited to CEO and DCSP.
31/05/2021	CEO	21/223785	Addition of Manager Finance as a sub delegate with conditions
15/06/2021	CE03-06/21	14/180898v5	Annual Review
7/12/2021	PS05-12/21	21/458668	Addition of delegation 2.10.6 – Management of Development Contribution Plans
17/02/2022	Administrative	CE01-10/21	Amendment to reference to the Animals Local Law from 1999 to 2021
18/03/2022	Administrative	PS02-02/22	Amendment to reference to the Fencing Local Law from 2016 to 2021
14/06/2022	CE03-06/22	14/180898v6	Annual Review
29/06/2022	Administrative	22/243939	Amendment to designation of CBFCO as per legislation.
13/09/2022	CE03-09/22	22/323074	Addition of Delegation 1.1.35 (Appointment of Poundkeepers) and amendment to Delegation 1.2.7 (Appointment of Authorised Persons)

Review	Council Item	Document Ref	Details
12/11/2022	Administrative	PS10-10/22	Repeal of Private Property Local Law 2001 (GG153/2022)
22/11/2022	Administrative	CP06-11/22	Gazettal of Bush Fire Brigades Local Law 2022 (repeal of Bush Fire Brigades Local Law 2001) (GG166/2022)
12/06/2023	Administrative	CS03-06/23	Change to delegation 1.1.28 – Ministerial Order in relation to financial hardship provisions under the Local Government (COVID-19) Amendment Order ended 3 February 2023.
12/06/2023	CE02-06/23	14/180898v8	Annual Review – Administration (Internal Copy)
12/06/2023	CE02-06/23	23/200215	Annual Review – Website Copy (External Copy)
12/10/2023	Administrative	23/353411	Manager Finance title changed to Chief Financial Officer update reflected in delegations 1.1.22, 1.1.23, 1.1.24, 1.1.25, 1.1.26 and 1.1.29
19/12/2023	Administrative	23/437872	Scheme Amendment 172 requires changes to delegation text
21/05/2024	CE02-05/24	14/180898v9	Annual Review (internal & external copy)
12/11/2024	CE04-11/24	14/180898v10	Annual Review (internal & external copy)
24/02/2025	Administrative	14/180898v11 (25/68429)	Executive Manager Governance & Legal title changed to General Counsel update reflected in delegations 1.1.18, 1.1.34, 1.1.35, 1.2.7, 2.1.4, 2.1.11, 2.2.4, 2.5.1, 2.5.3, 2.8.1, 2.10.2, 4.2.6, 4.2.7 & 4.3. City Lawyer title changed to Legal Counsel update reflected in delegations 2.1.4, 2.2.4, 2.5.3, 2.8.1 & 2.10.2
29/04/2025	Administrative	14/180898v11 25/147009	Delegation 1.1.17 – update to CEO's conditions on sub-delegation Delegation 2.10.6 – update to CEO's conditions on sub-delegation
10/05/2025	Administrative	14/180898v11 25/157489	Manager Contracts and Procurement removed from delegation 1.1.19 and Manager Fleet Services added to reflect commencement of new Manager Fleet Services.
27/05/2025	CE01-05/25	14/180898v11	Move delegation 6.1 to 1.1.3 section of the register. Update the delegations to align with the updated Terms of Reference for the Policy Review Committee adopted by Council at the March 2025 Ordinary Council Meeting (CE03-03/25)
03/06/2025	Administrative	25/187573	To reflect the realignment of the Council and Corporate Service Unit and the title change of the Manager to Corporate Governance and Council Services in delegations 1.2.1; 1.2.2; 1.2.3; 1.2.4; 4.2.1 and 4.2.2.
11/07/2025	Administrative	25/245632	Amended the CEO Sub-delegation for delegation 1.2.2 to add new delegate officers and additional CEO conditions on the sub-delegation.
05/08/2025	Administrative	25/286538	Amended delegation 4.3 to add Legal Counsel to undertake function 2 only.

4.22 Review of Council Members' Fees, Allowances, Reimbursements and Benefits Policy

File Ref:	2391 – 25/387375
Responsible Officer:	Chief Executive Officer
Attachments:	3
Previous Items:	CE01-09/24 - Extension of Review Dates of Council Policies - Ordinary Council - 10 Sep 2024 6:00pm 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 CE02-03/25 - Extension of Review Dates of Council Policies - Ordinary Council - 25 Mar 2025 6:00pm CE05-03/25 - Update on Resolution MN01-12/24 – Councillor Bedworth – Accommodation for Councillor Clinics - Ordinary Council - 25 Mar 2025 6:00pm 3.1 - Review of Council Members' Fees, Allowances, Reimbursements and Benefits Policy - Concept Forum - 01 Jul 2025 6:00pm 4.17 - WITHDRAWN - Review of Council Members' Fees, Allowances, Reimbursements and Benefits Policy - Agenda Briefing - 12 Aug 2025 6:00pm 4.1 - Council Members' Fees, Allowances, Reimbursement and Benefits Policy - Concept Forum - 07 Oct 2025 6:00 PM

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To present the revised Council Members' Fees, Allowances, Reimbursements and Benefits Policy (the **Policy**) for Council's consideration and approval (refer **Attachment 1**).

Background

The Policy was last comprehensively reviewed in December 2022 to reflect legislative amendments. Council subsequently approved an extension of the review date to 30 April 2025 at the September 2024 Ordinary Council Meeting (**OCM**) (CE01-09/24).

At a Special Concept Forum on 4 February 2025, Council workshopped the Policy and provided feedback on its content and provisions. Administration agreed to undertake both a peer and legal review of the Policy, to be presented to a subsequent Concept Forum for further discussion.

A minor review of the Policy to implement Council's decision on Notice of Motion MN01-12/24, Accommodation for Councillor Clinics was completed at the March 2025 Ordinary Council Meeting (CE05-03/25). At the same meeting, a further extension of the review date to 30 September 2025 was approved (CE02-03/25).

The Policy was discussed at the Concept Forum held on 1 July 2025. It was subsequently included in the Agenda Briefing held on 12 August 2025 (Item 4.17). During this meeting, Council Members requested additional information regarding the Policy review, prompting the withdrawal of the report to allow for further investigation.

Following this investigation, Administration confirmed that the subscriptions referenced in the 12 August 2025 Agenda Briefing report are provided by the City. As such, they are not considered part of the ICT hardware component under the Salaries and Allowances Tribunal's Local Government Chief Executive Officers and Elected Council Members Determination No. 1 of 2025 (**SAT Determination 2025**).

The Policy was subsequently brought back for further discussion at the Concept Forum on 7 October 2025.

Detail

Following the Concept Forums, the Policy has been updated and is provided in mark-up format (refer **Attachment 2**). Amendments reflect Council Members' feedback and responses to questions raised during workshopping. Key changes include:

a) the establishment of the Council Member Corporate Allowance (**CMCA**) to replace the list of miscellaneous items provided to Council Members in the current Policy;

b) provision of corporate gym/sport facilities membership for the Council Member's term;

c) determination of the ICT allowance, taking into account recent legal and peer review findings.

Part 9.1(4) of the SAT Determination 2025 was conveyed to Council Members, which provides:

> *'With respect to ICT expenses, the Tribunal's intention is for the maximum annual allowance to cover the cost of providing ICT hardware and equipment. It is not the intention for the allowance to be paid in addition to providing equipment and hardware.'*

Under the existing Policy (refer **Attachment 1**), the City provides Council Members with a laptop or iPad, along with software subscriptions necessary to perform their functions.

While section 5.99A of the *Local Government Act 1995* allows a local government, by absolute majority, to pay an annual allowance in lieu of reimbursement, it must be reasonably likely that the Council Member will incur such expenses during the relevant period.

It is recognised that, in addition to City supplied hardware, Council Members may incur further ICT related expenses such as internet and phone services or consumables (e.g. printer toner).

Consultation

Legal Review

Legal Services carried out a legal review of the Policy to ensure compliance with the *Local Government Act 1995, Local Government (Administration) Regulations 1996* and the SAT Determination 2025.

The outcomes of this review are summarised in the compliance table below. Where changes were required, these have been incorporated into the revised Policy (refer **Attachment 2**).

Item	Type	Legislation	Policy	Compliant?
	Meeting allowance			
1	Mayoral Allowance	s 5.98B(5) - Mayor is entitled to maximum allowance set by SAT Determination 2025.	1.1 - Mayor is entitled maximum amount within prescribed legislation.	Yes
2	Deputy Mayor allowance	s 5.98A(1) - Deputy Mayor is allowed up to 25% of the Mayor's allowance.	1.2 - Deputy Mayor is entitled to 25% of allowance payable to the Mayor.	Yes
3	Council Member Allowance	s 5.99 – Council Members may be paid a lump sum annual meeting allowance in lieu of individual meeting fee.	1.3 – Council members entitled to maximum annual meeting allowance as determined by SAT Determination 2025.	Yes
	ICT Expenses			
4	ICT Expenses	s 5.99A – Council Members may be paid a lump sum annual expense allowance as determined by SAT in lieu of individual expense **AND** be reimbursed for expenses in excess of the allowance.	1.4 - Council members entitled to maximum annual expense allowance as determined by SAT ($3,500).	Yes
5	Extent of ICT allowance	9.1(4) of SAT Determination 2025 – Annual expense allowance of $3,500 **must** cover ICT hardware and equipment. Provision of ICT hardware and equipment should not be in addition to the $3,500 allowance.	1.4 - Allowance in addition to provision of laptop/tablet/iPad as adopted by Council from time to time, with software and printer.	Yes
	Mandatory reimbursements			
6	Expenses that must be reimbursed	s 5.98(2)(a) – Expenses that are to be reimbursed are: Reg 31(1)(b) – child care and travel costs incurred by CM because of their attendance at council or committee meeting.	2.1 – Expenses that are to be reimbursed are: (a) Childcare costs; and (b) Travel costs That are incurred because of Council Meeting, Committee meeting OR a training session required by s 5.126(1) of the Act.	Yes
7	Extent of reimbursement	8.2(2) of SAT Determination 2025 – The amount of child care cost to be	2.3.1 – Maximum allowance provided for in legislation, or the actual cost per hour, whichever is the lower amount	Yes – but replace 'legislation' with 'SAT Determination

Item	Type	Legislation	Policy	Compliant?
	Meeting allowance			
		reimbursed is actual cost or $35 per hour, whichever lowest.		2025' for more clarity.
		8.2(3) of SAT Determination 2025 – The amount of travel cost to be reimbursed is actual cost for hired vehicles or same rate in *LGO Award 2021.*	2.4 - The amount of travel cost to be reimbursed is actual cost for hired vehicles or same rate in *LGO Interim Award 2011.*	No – update *LGO Interim Award 2011* to *LGO Award 2021.*
8	Condition on reimbursement	No conditions in Act prescribed for mandatory reimbursement	2.3.1 - Council Member must be the parent or primary carer	Yes
			2.3.1 - The extent to which a Council Member is to be reimbursed for child care costs whilst performing a function in his or her capacity as a Council Member or a function under the express authority of the Council	No, this is not allowed under mandatory reimbursement, only optional reimbursement. Removed *"whilst performing a function in his or her capacity as a Council Member or a function under the express authority of the Council"*
			2.3.1 - Child care costs will not be paid if the care is provided by a member of the immediate family or relative living in same premises as CM.	Yes
	Optional reimbursement			
9	Expenses that may be reimbursed	s 5.98(2)(b) – Expenses that may be reimbursed are: Reg 32(1)(a): an expense incurred by a CM in performing a function under express authority of the LG;	2.2 - Express authority of the Council is given to Council Members to perform the following functions: *Categories (a) to (m)*	Yes – but 2.2(d) needs clarification Changed to : a) *attendance by a Council Member at a City of Wanneroo civic function to which ~~all~~ Council Members are invited*;
		Reg 32(1)(c): an expense incurred by a CM in performing a	Included in categories in 2.2	Yes

Item	Type	Legislation	Policy	Compliant?
	Meeting allowance			
		function in his or her capacity as a CM.		
10	Extent of reimbursement	8.2 of SAT Determination 2025 – *"The extent to which an elected council member can be reimbursed for any other cost incurred under regulation 32(1) of the LG Regulations is the actual cost upon presentation of sufficient evidence of the cost incurred"*	Not in policy	No Added to the policy.

The City has received external legal advice particularly concerning the SAT Determination 2025 and the ICT allowance.

In summary, the external advice concluded that the SAT Determination 2025 expressed intention is not a legal constraint but a factor to be considered when determining the ICT allowance. Council therefore retains discretion to pay the maximum allowance in addition to providing hardware, should it deem appropriate.

Other relevant considerations include:

a) The allowance should reflect actual expenses likely to be incurred and not result in a windfall gain; and
b) City costs associated with providing and maintaining hardware, software, training, and support.

Peer Review

As part of the peer review process, comparable policies from the seven Band 1 Western Australian local governments were analysed. Key stakeholders involved in Council Member remuneration at these local governments were invited to provide feedback on their respective approaches to fees, allowances, reimbursements, and benefits.

The review identified several elements of remuneration that are consistent across all surveyed local governments, including payment of maximum allowances permitted under the SAT Determination 2025, provision of ICT equipment, annual attendance fees, and pre-approved discretionary reimbursements.

The City's current Policy (refer **Attachment 1**) aligns closely with sector norms in most areas, including the method and frequency of payments, provision of standard office resources, and access to facilities and mayoral vehicle.

The review process has incorporated both internal and external feedback to ensure a comprehensive and balanced outcome.

Comment

The review of the Policy was undertaken to ensure continued compliance with legislation, alignment with best practice, and clarity in the application of Council Member entitlements. The review focused primarily on the CMCA and ICT expenses allowance, which were discussed extensively through workshops and supported by legal and peer review advice.

The introduction of the CMCA simplifies administration by consolidating various small reimbursements into a single annual allowance. This improves transparency, provides flexibility for Council Members to manage their incidental expenses, and reduces administrative burden while maintaining accountability through clear policy parameters.

Regarding the ICT Allowance, external legal advice confirms that this is not a binding requirement. Council retains discretion to determine the level of the ICT allowance, provided it reflects actual and likely expenses and does not result in a windfall gain.

Based on the legal advice and peer benchmarking, the revised Policy proposes that:

- Council Members receive the maximum annual ICT allowance set by the SAT Determination, paid in arrears in November annually;
- The allowance covers ongoing ICT related costs such as telephone and internet services;
- The City will continue to provide a laptop or iPad and, if required, a printer; and
- Council Members may purchase their allocated hardware at market value at the end of their term.

This balanced approach ensures compliance with the legislative framework, supports Council Members in performing their duties, and aligns with practices adopted by other Band 1 local governments.

Peer review of seven Band 1 local governments confirmed that the City's approach to remuneration is consistent with sector norms, particularly in relation to the provision of maximum allowances, ICT support, and pre-approved reimbursements.

The updated Policy (refer **Attachment 3**) also strengthens governance by clearly articulating entitlements, improving consistency in application, and ensuring transparency and accountability.

The proposed changes have minimal financial impact as they are accommodated within the existing operational budget. The introduction of the CMCA and clarified ICT provisions will streamline administrative processes and provide a clearer, more efficient framework for both Council Members and Administration.

The review process has been comprehensive, incorporating legal advice, peer benchmarking, and Council Member feedback. The revised Policy (refer **Attachment 3**) provides clarity, consistency, and alignment with legislative and sector standards, supporting the City's commitment to effective governance and prudent financial management.

Statutory Compliance

Section 2.7 and 5.96A of the *Local Government Act 1995*.
Regulation 29C of the *Local Government (Administration) Regulations 1996*.
Salaries and Allowances Determination for Local Government CEOs and Elected Members.

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	10. Statutory / Regulation	Medium
Level 2 Corporate Risk	10.1 Legislative Reform Changes	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

Policy Implications

The Policy remains consistent with the existing Council Policy Framework Policy and only minor amendments have been suggested to meet legislative requirements.

Financial Implications

Funds required to meet the City's commitment to payment of Council Members' fees, allowances, reimbursements and benefits are incorporated into the annual operational budget with the required amounts confirmed by the annual Salaries and Allowances Tribunal Determination for Local Government CEOs and Elected Members.

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 Members' Fees, Allowances, Reimbursements and Benefits Policy as shown in Attachment 3.

Attachments:

1⇩.	*Attachment 1 - Council Members' Fees, Allowances, Reimbursements & Benefits Policy*	*20/242764[v3]*
2⇩.	*Attachment 2 - Council Members Fees Allowances Reimbursements and Benefits Policy - Marked Up Version*	*25/274143*
3⇩.	*Attachment 3 - Council Members' Fees, Allowances, Reimbursements & Benefits Policy - Clean Version*	*20/242764[v4]*

City of Wanneroo

Policy Manual

Council Members' Fees, Allowances, Reimbursements & Benefits Policy

Policy Owner:	Corporate Strategy and Performance
Contact Person:	Manager Council and Corporate Support
Date of Approval:	25 March 2025 (CE05-03/25)

Policy Objective

The objective of this policy is to provide a clear outline of entitlements available to Council Members under the Local Government Act 1995 (**LG Act**) and Local Government (Administration) Regulations 1996 (**LG Regulations**) and within the prescribed ranges set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time.

Policy Statement

In addition to those entitlements available to Council Members (**Member/s)** under legislation, the policy outlines "approved expenses" the City will reimburse to Members if incurred in their capacity as a Council Member.

Consultation with Stakeholders

The City has consulted with its legal advisors on the application of the LG Act and LG Regulations in terms of Members entitlements and with Members at Council Forum meetings. The City has also consulted with the Department of Local Government in regard to this policy.

Scope

1. Allowances

1.1 Mayoral Allowance

The annual local government allowance for the Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations) is to be the maximum amount within the prescribed legislation. The allowance will be paid monthly in arrears.

1.2 Deputy Mayoral Allowance

An annual local government allowance is to be paid to the Deputy Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations), which is 25% of the annual local government allowance payable to the Mayor within prescribed legislation. The allowance will be paid monthly in arrears.

1.3 Meeting Attendance

In lieu of paying Members a meeting attendance fee for Council, Committee or prescribed meetings, the City will pay the maximum amount within the range set by the Salaries and

Allowances Tribunal through a determination published in the *Government Gazette* from time to time that may be paid annually. The allowance will be paid monthly in arrears.

1.4 ICT Expenses Allowance

Council Members are to be paid the maximum annual amount for ICT Expenses. The allowance will be paid annually in November of each year within the range set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time that may be paid annually.

The ICT Allowance is for costs relating to telephone and facsimile usage and other expenses that relate to information and communications technology i.e. telephone/fax call charges, consumables and internet service provider fees (must be of sufficient capability to download City documents).

This allowance is in addition to Council provided computing equipment in the form of a laptop/tablet/iPad, whichever is adopted by Council from time to time with appropriate software and printer as needed.

Council supplied equipment is only to be used in relation to Council business. The onus rests with each Council Member.

2. Expenses to be Reimbursed

2.1 The kinds of expenses that **are** to be reimbursed under LG Act and LG Regulations are:-

(a) *child care costs; and

(b) travel costs;

incurred because of the Member's attendance at a Council Meeting or a meeting of a Committee of which he or she is also a member.

2.2 LG Regulations 32 (1) prescribes expenses that **may** be approved by a Local Government for reimbursement.

The express authority of the Council is given to Council Members to perform the following functions to which an expense incurred can be reimbursed:

a) attendance by a Council Member at any working group meeting, ordinary or special briefing session and council forum, notice of which has been given by the CEO;

b) attendance by a Council Member at any meeting of anybody to which the Council Member has been appointed by the Council or to a secondary body as approved by the Chief Executive Officer (but not including any meeting of a regional local government);

c) attendance by a Council Member at any annual or special electors' meeting;

d) attendance by a Council Member at a City of Wanneroo civic function to which all Council Members are invited;

e) attendance by a Council Member at a citizenship ceremony conduct by the City;

f) attendance by a Council Member at any ceremony for the presentation by the City of awards to school students by any member responsible for presentation of the awards;

g) attendance by a Council Member at any meeting of a ratepayer/residents association dealing with the interests of a ward represented by that Council Member;

h) *attendance by a Council Member at any site where:

i) the site is the subject of an item of business on an agenda for a council briefing session or a council meeting; and

ii) the attendance occurs between the issue of the agenda and the council briefing session or the council meeting;

**Having regard to the Council Member's Code of Conduct relating to "Dealing with Proponents" and the City's Standing Orders Local Law.*

i) attendance by a Council Member at a meeting with the CEO or a Director of the City at the request of the CEO or a Director;

j) attendance by a Council Member at a meeting with a ratepayer/resident or a local body or group to discuss any local government matter; and

k) attendance by a Council Member at a funeral for those deceased persons recognised under the City of Wanneroo Bereavement Recognition Policy.

l) attendance by the Mayor at a meeting or function of any body including any State Government body, in his or her capacity as the Mayor, including attendance by the Deputy Mayor or a Council Member in place of the Mayor.

m) Any other function, meeting or event in their role as a Council Member that is supported by a written invitation.

2.3 Child Care Expenses

2.3.1 The extent to which a Council Member is to be reimbursed for child care costs incurred under 2.1 (where they are a parent or primary carer) whilst performing a function in his or her capacity as a Council Member or a function under the express authority of the Council is to be the maximum allowance provided for under the legislation, or the actual cost per hour whichever is the lower amount.

Note: *Child care costs will not be paid for where the care is provided by a member of the immediate family or relative living in the same premises as the Council Member.*

2.3.2 Claims must be made on the claim form provided and be accompanied by a receipt or invoice detailing the date, number of hours, rate and function attended and the details of the service provider.

2.4 Travel and Parking

A Council Member who incurs travel and parking expenses whilst performing a function in his or her capacity as a Council Member or under the express authority of the council is entitled to be reimbursed.

2.4.1 If the person lives or works in the local government district or an adjoining local government district, the actual cost for the person to travel from the person's place of residence or work to the meeting and back;

2.4.2 If the person does not live or work in the local government district or an adjoining local government district, the actual cost, in relation to a journey from the person's place of residence or work and back –

a) for the person to travel from the person's place of residence or work to the meeting and back; or

b) if the distance travelled referred to in sub-paragraph (a) is more than 100km for the person to travel from the outer boundary of an adjoining local government district to the meeting and back to the boundary.

2.4.3 If transportation is provided by another Council Member, then that Member is entitled to claim the actual cost applicable.

For the purposes of this section travel costs incurred driving a privately owned or leased vehicle (rather than a commercially hired vehicle) are to be calculated at the same rate applicable to the reimbursement of travel costs in the same or similar circumstances under the Local Government Officers' (Western Australia) Interim Award 2011.

***2.5* Procedures for Reimbursement**

2.5.1 All claims for reimbursement must be lodged on the appropriate claim form, on a monthly basis by no later than thirty (30) days of the final day of the period to which the claim relates. In submitting claims for reimbursement the Council Member shall detail the date of the claim, particulars of travel and nature of business, distance travelled, vehicle displacement and the total travelled in kilometres and certify the accuracy of such information.

2.5.2 This should be accompanied by supporting documentation where applicable (i.e. relevant invitation to support attendance at a function. Expenses for the month of June are to be submitted by 15 July.

2.5.3 Public Transport: In the event that a Council Member does not have access to a private vehicle for travel referred to above, the Council Member may use the services of the bus and rail public transport system or a taxi service, expenditure for which shall be reimbursed upon lodgement of receipts and completion of the appropriate claim form.

2.5.4 Under no circumstances is any reimbursement to be made in connection with costs incurred for re-election to the office of Council Member.

2.5.5 Parking Fees: Parking fees incurred as a result of performing a function as a Council Member or under the express authority of the Council shall be reimbursed upon lodgement of receipts accompanied by the associated travel claim form.

2.5.6 With reference to Section 2.2 (b), in instances where Council Members are appointed to a committee or body for which nominations have been sought by an organisation other than Council, then that appointment is to be endorsed by Council in order for the Member to claim reimbursement of costs associated with attending meetings.

3. Items to be provided by the City to Council Members

3.1 The CEO is to provide the following items to all Council Members for the conduct of Council related business:

a) Computer Equipment i.e. laptop/tablet/iPad, whichever is adopted by Council from time to time and an all in one printer (printer to be a maximum of $400.00 per member) for use by the member, during the member's term of office subject to the following:-

i) Council shall make provision for the ongoing maintenance of equipment referred to above with all maintenance costs being met by the City.

ii) In the event of a malfunction of the equipment the Council Member is to contact, during business hours, the Personal Assistant to the Mayor who will coordinate the request for maintenance.

iii) Under no circumstances should a Council Member undertake repairs or maintenance to Council equipment without the authority of the Chief Executive Officer.

iv) Consumables for ICT Equipment referred to above forms part of the Council Members' Information and Communications Technology Allowance.

v) Provision of ICT equipment will be subject to the City's standard replacement program which will be (3) three years from date of purchase.

vi) To avoid doubt, the items provided above are to be returned by the member to the City within 14 days of ceasing to be an elected member or whenever requested to do so by the CEO (or as otherwise negotiated to purchase). The CEO is authorised to approve the sale of equipment to retiring Councillors at a value to be determined by the CEO.

b) a supply of stationery to a maximum cost to the City of $300 per member per annum.

Council Members are to forward requests for stationery to the Personal Assistant to the Mayor who will coordinate the supply. Administration will

keep a total of costs incurred and notify Council Members if the maximum allowance is reached.

c) 1000 personalised business cards and letterheads and a reasonable quantity of Corporate Christmas cards as determined by the CEO.

Council Member letterheads are not issued for personal use and are only to be used for Council business. Council Members are to take into consideration the Guidelines for the Management of Council Members Records policy.

d) Annual WALGA Diary.

e) Name Badges as required.

3.2 A supply of corporate apparel to a maximum total cost to the City of $2,500 per Councillor and $4,400 for the Mayor for the Council Member's four year term of office.

3.3 A briefcase or carry case to be supplied in the first year of the member's term of office, to a maximum value of $300. The briefcase may be replaced from time to time at the discretion of the CEO.

3.4 Supply of City of Wanneroo promotional items to a maximum cost to the City of $300 per annum per member.

3.5 Access to a meeting room within the City's premises for meetings with ratepayers and others having business with the City.

3.6 On retirement after at least one full 4 year term, the presentation of an item of memorabilia identifying the name of the Council Member and the years of service to Council:-

a) Items of memorabilia and gifts will only be applicable where a Council Member is either not re-elected during an election process, or retires at the completion of a term (i.e they have not sought re-election).

b) Council Members who resign during a current term will not be eligible for recognition in the form of an item of memorabilia or gift (Refer to the Recognition Elected Members Policy).

In regard to 3.1, 3.2, 3.3 and 3.4 above, requests for items are to be forwarded to the Personal Assistant to the Mayor who will coordinate the purchase.

Equipment and consumables are only to be used in performing the function of Council Member and are not to be used in any way associated with campaigning for election as a Council Member.

4. Mayor

The CEO is to provide to the Mayor, at the City's cost, the following within the City's administration offices, without any reduction in fees and allowances approved by Council under the LG Act and LG Regulations.

4.1 Mayor's Office

a) the use of an office;
b) the use of a City employee as a personal assistant or other employee to the c) extent considered appropriate by the CEO; and
d) the use of a computer and telephone.
e) all items associated with the effective and efficient administration of the Mayor's office as determined from time to time by the CEO.

4.2 Mayor's Vehicle

A serviced and maintained Council owned vehicle will be provided to the Mayor for all official duties connected to the office of Mayor including commuting to and from the function as authorised under Section 2 of this policy.

The vehicle is to be to the standard of that provided to the Chief Executive Officer and is to be replaced as part of the normal vehicle replacement program within the City's light vehicle fleet. All costs associated with the private use of the Mayoral vehicle is to be reimbursed to the City of Wanneroo by the Mayor in accordance with the "Motor Vehicle Agreement" detailed in 7.3 below.

4.3 Agreement

Details of the arrangement for the provision, use and responsibilities for the vehicle in 7.2 above is included in a Deed of Agreement between the City of Wanneroo and the Mayor.

5. Dispute Resolution

All disputes in regard to this policy will be referred to the Director Corporate Strategy and Performance in the first instance. In the event that the Member and the Director cannot reach an agreement, the matter will be submitted to Council for a ruling.

6. Evaluation and Review Provisions

The policy is to be reviewed every two years through consultation with Council Members to ensure that it meets its objective and provides clear accountability requirements unless legislative amendments require an immediate review.

7. Definitions

Definitions: Any definitions listed in the following table apply to this document only.	
Annual	October to October (Election cycle)
CEO	Chief Executive Officer of the City
City	The City of Wanneroo Administration

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Council	Council of the City (the elected body)
Council Member	Means a person elected under the LG Act as a member of the council of the local government and includes the Mayor or president of the local government
Council Business	Is any business where a Council Member represents the interests of electors, ratepayers and residents of the district; provides leadership and guidance to the community in the district; facilitates communication between the community and the Council; performs such other functions as are given to an Council Members by the Local Government Act 1995 or any other written law.
Express Function	Meaning only those functions that have been approved by a resolution of Council for reimbursement
Interstate Travel	Any reference to interstate travel within this policy will include travel to New Zealand.
LG Act	Means the Local Government Act 1995
LG Regulations	Means the Local Government (Administration) Regulations 1996
Meeting	Meeting of the Council
Retirement/Resignation	RETIREMENT: Where a Council Member is not re-elected during an election process, or does not seek re-election at the completion of their term. RESIGNATION: Where a Council Member resigns during their current term.

Relevant Policies/Management Procedures/Documents

Guidelines for the Management of Council Member Records
Accounting Policy
Council Members Travel Claim Form (10/7249V2)
Council Members Conference Claim Form (10/59963)
Recognition Elected Members Policy
Council Members Code of Conduct

References

Department of Local Government Guidelines No. 15
Local Government Act 1995
Local Government (Administration) Regulations 1996

Relevant Delegations

Delegation 2.1: Expenses may be funded before actually incurred (Council Members or Committee Members).

Delegation To:	CEO Delegates to:
Chief Executive Officer	Director Corporate Strategy & Performance Manager Council and Corporate Support

City of Wanneroo

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Delegation 2.2: Training, Travel and Accommodation – Council Members

Delegation To:	CEO Delegates to:
Chief Executive Officer	Director Corporate Strategy & Performance Manager Council and Corporate Support

Responsibility for Implementation
Council and Corporate Support

Versions	Next Review	Record No:
September 2000		
13 August 2002 CE02-08/02		
25 February 2003		
10 June 2003, CE02-06/03		
19 July 2005 GS02-07/05		
20 September 2005 GS02-09/05		
18 November 2008 GS02-11/08		
6 April 2010 (CS04-04/10) (Repealed)		902082
27 July 2010, CS04-07/10	July 2012	2409 (10/15962)
5 April 2011, CS07-04/11	July 2012	TRIM 11/28230
26 July 2011, CS06-07/11	July 2013	11/28230
11 October 2011, UB01-10/11	October 2013	11/114062
24 July 2012 CS05-07/12	July 2014	11/114062
23 July 2013 – CS05-07/13	July 2015	11/114062
01 April 2014 – CS05-04/14	April 2016	11/114062
01 October 2015 – Administrative Changes	April 2016	11/114062
20 October 2020 – Amendments due to new Continuing Professional Development Policy	October 2022	20/242764
25 March 2025 – CE05-03/25 – Amended to implement MN01-12/24	30 September 2025	20/242764[v3]

City of Wanneroo

Policy Manual

Council Members' Fees, Allowances, Reimbursements & Benefits Policy

Policy Owner: ~~Corporate Strategy and Performance~~Office of the CEO
Contact Person: ~~Manager~~ Coordinator Council ~~and Corporate Support~~Services
Date of A~~doption~~pproval: ~~25 March 2025 (CE05-03/25)~~

Policy Objective

The objective of this policy is to provide a clear outline of entitlements available to Council Members under the Local Government Act 1995 (**LG Act**) and Local Government (Administration) Regulations 1996 (**LG Regulations**) and within the prescribed ranges set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time.

Policy Statement

In addition to those entitlements available to Council Members (**Member/s)** under legislation, the policy outlines "approved expenses" the City will reimburse to Members if incurred in their capacity as a Council Member.

Consultation with Stakeholders

The City has consulted with its legal advisors on the application of the LG Act and LG Regulations in terms of Members entitlements and with Members at Council Forum meetings. The City has also consulted with the Department of Local Government in regard to this policy.

Scope

1. Allowances

1.1 Mayoral Allowance

The annual ~~local government~~ allowance for the Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations) is to be the maximum amount within the range determined by the Salaries and Allowances Tribunal from time to time~~within the prescribed legislation~~. The allowance will be paid monthly in arrears.

1.2 Deputy Mayoral Allowance

An annual ~~local government~~ allowance is to be paid to the Deputy Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations), which is 25% of the annual ~~local government~~ allowance payable to the Mayor within the range determined by the Salaries and Allowances Tribunal from time to time~~prescribed legislation~~. The allowance will be paid monthly in arrears.

1.3 Meeting Attendance

In lieu of paying Members a meeting attendance fee for Council, Committee or prescribed meetings, the City will, in accordance with section 5.95 of the Local Government Act, pay the maximum amount within the range ~~set~~ determined annually by the Salaries and Allowances

Tribunal ~~through a determination published in the *Government Gazette* from time to time that may be paid annually~~. The allowance will be paid monthly in arrears.

1.4 ICT Expenses Allowance

Council Members are to be paid ~~fifty percent (50%)~~ the maximum annual amount for ICT Expenses. The allowance will be paid annually in November of each year within the range determined ~~set~~ by the Salaries and Allowances Tribunal from time to time.~~through a determination published in the *Government Gazette* from time to time that may be paid annually~~.

The ICT Allowance is for costs relating to telephone and facsimile usage and other expenses that relate to information and communications technology i.e. telephone/fax call charges, consumables and internet service provider fees (must be of sufficient capability to download City documents).

~~This allowance is in addition to Council provided computing equipment in the form of a laptop/tablet/iPad, whichever is adopted by Council from time to time with appropriate software and printer as needed.~~

Council supplied equipment is only to be used in relation to Council business. The onus rests with each Council Member.

2. Expenses to be Reimbursed

Mandatory reimbursement

2.1 LG Regulations 31 (1) prescribes expenses that **are** to be reimbursed, being ~~The kinds of expenses that **are** to be reimbursed under LG Act and LG Regulations are~~:-

(a) *child care costs; and

(b) travel costs;

incurred because of the Member's attendance at a Council Meeting **or** a meeting of a Committee of which he or she is also a member.

2.2 The extent to which a Council Member is to be reimbursed for child care costs incurred under 4.2.1.1 (where they are a parent or primary carer) is to be the maximum allowance provided for under the legislation, or the actual cost per hour whichever is the lower amount.

Note: Child care costs will not be paid for where the care is provided by a member of the immediate family or relative living in the same premises as the Council Member.

2.3 If the person lives or works in the local government district or an adjoining local government district, the actual cost for the person to travel from the person's place of residence or work to the meeting and back;

2.4 If the person does not live or work in the local government district or an adjoining local government district, the actual cost, in relation to a journey from the person's place of residence or work and back –

a) for the person to travel from the person's place of residence or work to the meeting and back; or

b) if the distance travelled referred to in sub-paragraph (a) is more than 100km for the person to travel from the outer boundary of an adjoining local government district to the meeting and back to the boundary.

2.5 If transportation is provided by another Council Member, then that Member is entitled to claim the actual cost applicable.

2.6 For the purposes of this section travel costs incurred driving a privately owned or leased vehicle (rather than a commercially hired vehicle) are to be calculated at the same rate applicable to the reimbursement of travel costs in the same or similar circumstances under the Local Government Officers' (Western Australia) Award 2021.

Optional reimbursement

2.7 LG Regulations 32 (1) prescribes expenses that **may** be approved by a Local Government for reimbursement being expenses incurred by Members in performing a function under the express authority of the local government. Express authority is given by Council for reimbursement of expenses incurred at the following functions:~~.~~

~~The express authority of the Council is given to Council Members to perform the following functions to which an expense incurred can be reimbursed:~~

a) attendance by a Council Member at any working group meeting, ordinary or special briefing session and council forum, notice of which has been given by the CEO;

b) attendance by a Council Member at any meeting of anybody to which the Council Member has been appointed by the Council or to a secondary body as approved by the Chief Executive Officer (but not including any meeting of a regional local government);

c) attendance by a Council Member at any annual or special electors' meeting;

d) attendance by a Council Member at a City of Wanneroo civic function to which ~~all~~ Council Members are invited;

e) attendance by a Council Member at a citizenship ceremony conduct by the City;

f) attendance by a Council Member at any ceremony for the presentation by the City of awards to school students by any member responsible for presentation of the awards;

g) attendance by a Council Member at any meeting of a ratepayer/residents association dealing with the interests of a ward represented by that Council Member;

h) *attendance by a Council Member at any site where:

i) the site is the subject of an item of business on an agenda for a council briefing session or a council meeting; and

ii) the attendance occurs between the issue of the agenda and the council briefing session or the council meeting;

**Having regard to the Council Member's Code of Conduct relating to "Dealing with Proponents" and the City's Standing Orders Local Law.*

i) attendance by a Council Member at a meeting with the CEO or a Director of the City at the request of the CEO or a Director;

j) attendance by a Council Member at a meeting with a ratepayer/resident or a local body or group to discuss any local government matter; and

k) attendance by a Council Member at a funeral for those deceased persons recognised under the City of Wanneroo Bereavement Recognition Policy.

l) attendance by the Mayor at a meeting or function of ~~any body~~anybody including any State Government body, in his or her capacity as the Mayor, including attendance by the Deputy Mayor or a Council Member in place of the Mayor.

m) Any other function, meeting or event in their role as a Council Member that is supported by a written invitation.

~~**2.3 Child Care Expenses**~~

~~2.3.1 The extent to which a Council Member is to be reimbursed for child care costs incurred under 2.1 (where they are a parent or primary carer) whilst performing a function in his or her capacity as a Council Member or a function under the express authority of the Council is to be the maximum allowance provided for under the legislation, or the actual cost per hour whichever is the lower amount.~~

~~Note: Child care costs will not be paid for where the care is provided by a member of the immediate family or relative living in the same premises as the Council Member.~~

~~2.3.2 Claims must be made on the claim form provided and be accompanied by a receipt or invoice detailing the date, number of hours, rate and function attended and the details of the service provider.~~

~~**2.4 Travel and Parking**~~

~~A Council Member who incurs travel and parking expenses whilst performing a function in his or her capacity as a Council Member or under the express authority of the council is entitled to be reimbursed.~~

~~2.4.1 If the person lives or works in the local government district or an adjoining local government district, the actual cost for the person to travel from the person's place of residence or work to the meeting and back;~~

~~2.4.2 If the person does not live or work in the local government district or an adjoining local government district, the actual cost, in relation to a journey from the person's place of residence or work and back –~~

~~a) for the person to travel from the person's place of residence or work to the meeting and back; or~~

~~b) if the distance travelled referred to in sub-paragraph (a) is more than 100km for the person to travel from the outer boundary of an adjoining local government district to the meeting and back to the boundary.~~

~~2.4.3 If transportation is provided by another Council Member, then that Member is entitled to claim the actual cost applicable.~~

~~For the purposes of this section travel costs incurred driving a privately owned or leased vehicle (rather than a commercially hired vehicle) are to be calculated at the same rate applicable to the reimbursement of travel costs in the same or similar circumstances under the Local Government Officers' (Western Australia) Interim Award 2011.~~

~~2.5~~ Procedures for Reimbursement

2.~~5.~~18 All claims for reimbursement must be lodged on the appropriate claim form, on a monthly basis by no later than thirty (30) days of the final day of the period to which the claim relates. In submitting claims for reimbursement the Council Member shall detail the date of the claim, particulars of travel and nature of business, distance travelled, vehicle displacement and the total travelled in kilometres and certify the accuracy of such information.

2.9~~5.2~~ This should be accompanied by supporting documentation where applicable (i.e. relevant invitation to support attendance at a function. Expenses for the month of June are to be submitted by 15 July.

2.10~~5.3~~ Public Transport: In the event that a Council Member does not have access to a private vehicle for travel referred to above, the Council Member may use the services of the bus and rail public transport system or a taxi or ride sharing ~~s~~service, expenditure for which shall be reimbursed upon lodgement of receipts and completion of the appropriate claim form.

2.11~~5.4~~ Under no circumstances is any reimbursement to be made in connection with costs incurred for re-election to the office of Council Member.

2.12~~5.5~~ Parking Fees: Parking fees incurred as a result of performing a function as a Council Member or under the express authority of the Council shall be reimbursed upon lodgement of receipts accompanied by the associated travel claim form.

2.13~~5.6~~ With reference to Section 2.2 (b), in instances where Council Members are appointed to a committee or body for which nominations have been sought by an organisation other than Council, then that appointment is to be endorsed by Council in order for the Member to claim reimbursement of costs associated with attending meetings.

3. Items to be provided by the City to Council Members

City of Wanneroo Policy Manual

3.1 The CEO is to provide the following items to all Council Members for the conduct of Council related business:

~~a)~~

a) ICT equipment consisting of laptop (or iPad) and a multifunction printer during the Council Member's term of office subject to the following:-

~~Computer Equipment i.e. laptop/tablet/iPad, whichever is adopted by Council from time to time and an all in one printer (printer to be a maximum of $400.00 per member) for use by the member, during the member's term of office subject to the following:-~~

~~A nominal figure of $1,750 per year is assigned to the cost of provision of ICT Equipment by the City and this figure is to be deducted from the Council Members' ICT Allowance.~~

i) ~~Council~~ the City shall make provision for the ongoing maintenance of equipment referred to above with all maintenance costs being met by the City.

ii) In the event of a malfunction of the equipment the Council Member is to contact, during business hours, the ~~Personal Assistant to the Mayor~~Manager Corporate Governance and Council Services who will coordinate the request for maintenance.

iii) Under no circumstances should a Council Member undertake repairs or maintenance to Council equipment without the authority of the Chief Executive Officer.

iv) Consumables for ICT Equipment referred to above forms part of the Council Members' ~~Information and Communications Technology~~ICT Expenses Allowance.

v) Provision of ICT equipment will be provided at the commencement of a Council Members' term.~~subject to the City's standard replacement program which will be (3) three years from date of purchase.~~

i) ICT equipment are the property of the City and must be returned to the City within 14 days of ceasing to be an elected member or whenever requested to do so by the CEO.

ii) The CEO is authorised to approve the disposal of ICT equipment to retiring Councillors at a value equivalent to the item's depreciated market value.

~~vi) To avoid doubt, the items provided above are the property of the City and must to be returned by the Mmember to the City within 14 days of ceasing to be an elected member or whenever requested to do so by the CEO (or as otherwise negotiated to purchase). The CEO is authorised to approve the disposal sale of equipment to retiring Councillors at a value equivalent to the items market valueto be determined by the CEO.~~

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b) ~~b)~~ A Council Member Corporate Allowance (**CMCA**) $5,000 per Councillor and $6,900 for the Mayor per term to include the supply of stationery, corporate apparel and uniform, drycleaning, briefcase, promotional items, business cards, letterheads, consumables and other items considered appropriate by the CEO at the Council Member's election, subject to the following:

i) Council Members are to forward requests for CMCA items to the ~~Personal Assistant to the Mayor~~Manager Corporate Governance and Council Services who will coordinate the supply. Administration will keep a total of costs incurred and notify Council Members if the maximum allowance is reached;

ii) Council Member letterheads are not issued for personal use and are only to be used for Council business. Council Members are to take into consideration the Guidelines for the Management of Council Members Records policy;

iii) Equipment and consumables are only to be used in performing the function of Council Member and are not to be used in any way associated with campaigning for election as a Council Member.

c) Access to a meeting room within the City's premises for meetings with ratepayers and others having business with the City.

d) Corporate membership at the City's sport, recreational and aquatic facilities for the Council Member's term.

~~a supply of stationery to a maximum cost to the City of $300 per member per annum.~~

~~Council Members are to forward requests for stationery to the Personal Assistant to the Mayor who will coordinate the supply. Administration will keep a total of costs incurred and notify Council Members if the maximum allowance is reached.~~

~~c) 1000 personalised business cards and letterheads and a reasonable quantity of Corporate Christmas cards as determined by the CEO.~~

~~Council Member letterheads are not issued for personal use and are only to be used for Council business. Council Members are to take into consideration the Guidelines for the Management of Council Members Records policy.~~

~~d) Annual WALGA Diary.~~

~~e) Name Badges as required.~~

~~3.2 A supply of corporate apparel to a maximum total cost to the City of $2,500 per Councillor and $4,400 for the Mayor for the Council Member's four year term of office.~~

~~3.3 A briefcase or carry case to be supplied in the first year of the member's term of office, to a maximum value of $300. The briefcase may be replaced from time to time at the discretion of the CEO.~~

~~3.4 Supply of City of Wanneroo promotional items to a maximum cost to the City of $300 per annum per member.~~

~~3.5 Access to a meeting room within the City's premises for meetings with ratepayers and others having business with the City.~~

~~3.6 On retirement after at least one full 4 year term, the presentation of an item of memorabilia identifying the name of the Council Member and the years of service to Council:-~~

~~a) Items of memorabilia and gifts will only be applicable where a Council Member is either not re-elected during an election process, or retires at the completion of a term (i.e they have not sought re-election).~~

~~b) Council Members~~ that have not served a full 4 year term ~~who resign during~~ their ~~a~~ first ~~current term will not be eligible for recognition in the form of an item of memorabilia or gift (Refer to the Recognition Elected Members Policy).~~

In regard to 3.1, 3.2, 3.3 and 3.4 above, requests for items are to be forwarded to the ~~Personal Assistant to the Mayor~~ Manager Corporate Governance and Council Services who will coordinate the purchase.

Equipment and consumables are only to be used in performing the function of Council Member and are not to be used in any way associated with campaigning for election as a Council Member.

City of Wanneroo Policy Manual

4. Mayor

The CEO is to provide to the Mayor, at the City's cost, the following within the City's administration offices (in addition to fees and allowances provided in this Policy):~~The CEO is to provide to the Mayor, at the City's cost, the following within the City's administration offices, without any reduction in fees and allowances approved by Council under the LG Act and LG Regulations.~~

~~**4.1 Mayor's Office**~~

a) the use of an office and telephone;

b) the use of a City employee as a personal assistant or other employee to the c) extent considered appropriate by the CEO; ~~and~~

c~~d~~) ~~the use of a computer and telephone.~~
~~e)~~ ~~all~~ items associated with the effective and efficient administration of the Mayor's office as determined from time to time by the CEO; and~~.~~

d) ~~4.2 Mayor's Vehicle~~

A~~a~~ serviced and maintained Council owned vehicle ~~will be provided to the Mayor~~ for all official duties connected to the office of Mayor , subject to the following:

(i) The vehicle is only to be provided where the Mayor elects the use of the vehicle in lieu of claiming travel allowance in accordance with this policy.

(ii) The vehicle is to be to the standard of that provided to the Chief Executive Officer and is to be replaced as part of the normal vehicle replacement program within the City's light vehicle fleet.

(iii) All costs associated with the private use of the Mayoral vehicle is to be reimbursed to the City of Wanneroo by the Mayor in accordance with a Deed of Agreement between the City of Wanneroo and the Mayor.

~~including commuting to and from the function as authorised under Section 2 of this policy.~~

~~The vehicle is to be to the standard of that provided to the Chief Executive Officer and is to be replaced as part of the normal vehicle replacement program within the City's light vehicle fleet. All costs associated with the private use of the Mayoral vehicle is to be reimbursed to the City of Wanneroo by the Mayor in accordance with the "Motor Vehicle Agreement" detailed in 74.3 below.~~

~~**4.3 Agreement**~~

~~Details of the arrangement for the provision, use and responsibilities for the vehicle in 74.2 above is included in a Deed of Agreement between the City of Wanneroo and the Mayor.~~

City of Wanneroo Policy Manual

5. Dispute Resolution

All disputes in regard to this policy will be referred to the ~~Director Corporate Strategy and Performance~~General Counsel in the first instance. In the event that the Member and the ~~Director~~ General Counsel and CEO cannot reach an agreement, the matter will be submitted to Council for a ruling.

6. Evaluation and Review Provisions

The P~~p~~olicy is to be reviewed every two years through consultation with Council Members to ensure that it meets its objective and provides clear accountability requirements unless legislative amendments require an immediate review.

7. Definitions

Definitions: Any definitions listed in the following table apply to this document only.	
Annual	October to October (Election cycle)
CEO	Chief Executive Officer of the City
City	The City of Wanneroo Administration
Council	Council of the City (the elected body)
Council Member	Means a person elected under the LG Act as a member of the council of the local government and includes the Mayor or president of the local government
Council Business	Is any business where a Council Member represents the interests of electors, ratepayers and residents of the district; provides leadership and guidance to the community in the district; facilitates communication between the community and the Council; performs such other functions as are given to an Council Members by the Local Government Act 1995 or any other written law.
Express Function	Meaning only those functions that have been approved by a resolution of Council for reimbursement
Interstate Travel	Any reference to interstate travel within this policy will include travel to New Zealand.
LG Act	Means the Local Government Act 1995
LG Regulations	Means the Local Government (Administration) Regulations 1996
Meeting	Meeting of the Council
Retirement/Resignation	RETIREMENT: Where a Council Member is not re-elected during an election process, or does not seek re-election at the completion of their term. RESIGNATION: Where a Council Member resigns during their current term.

Relevant Policies/Management Procedures/Documents

Guidelines for the Management of Council Member Records

20/242764[v3]

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Policy Manual

Accounting Policy
Council Members Travel Claim Form (10/7249V2)
Council Members Conference Claim Form (10/59963)
Recognition Elected Members Policy
Council Members Code of Conduct

References

Department of Local Government Guidelines No. 15
Local Government Act 1995
Local Government (Administration) Regulations 1996

~~**Relevant Delegations**~~

~~**Delegation 2.1: Expenses may be funded before actually incurred (Council Members or Committee Members).**~~

~~Delegation To:~~	~~CEO Delegates to:~~
~~Chief Executive Officer~~	~~Director Corporate Strategy & Performance Manager Council and Corporate Support~~

~~**Delegation 2.2: Training, Travel and Accommodation – Council Members**~~

~~Delegation To:~~	~~CEO Delegates to:~~
~~Chief Executive Officer~~	~~Director Corporate Strategy & Performance Manager Council and Corporate Support~~

Responsibility for Implementation

~~Council and Corporate Support~~Council Services

Versions	Next Review	Record No:
September 2000		
13 August 2002 CE02-08/02		
25 February 2003		
10 June 2003, CE02-06/03		
19 July 2005 GS02-07/05		
20 September 2005 GS02-09/05		
18 November 2008 GS02-11/08		
6 April 2010 (CS04-04/10) (Repealed)		902082
27 July 2010, CS04-07/10	July 2012	2409 (10/15962)
5 April 2011, CS07-04/11	July 2012	TRIM 11/28230
26 July 2011, CS06-07/11	July 2013	11/28230
11 October 2011, UB01-10/11	October 2013	11/114062
24 July 2012 CS05-07/12	July 2014	11/114062
23 July 2013 – CS05-07/13	July 2015	11/114062
01 April 2014 – CS05-04/14	April 2016	11/114062
01 October 2015 – Administrative Changes	April 2016	11/114062
20 October 2020 – Amendments due to new Continuing Professional Development Policy	October 2022	20/242764

20/242764[v3]

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25 March 2025 – CE05-03/25 – Amended to implement MN01-12/24	30 September 2025	20/242764[v3]
		20/242764[v4]

City of Wanneroo

Council Policy

COUNCIL MEMBERS' FEES, ALLOWANCES, REIMBURSEMENTS AND BENEFITS

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal & Governance Services*
Date of Approval:	
Council Resolution No:	

1. POLICY STATEMENT

In addition to those entitlements available to Council Members (**Member/s)** under legislation, the policy outlines "approved expenses" the City will reimburse to Members if incurred in their capacity as a Council Member.

2. OBJECTIVE AND PURPOSE

Objective

The objective of this policy is to provide a clear outline of entitlements available to Council Members under the *Local Government Act 1995* (**LG Act**) and *Local Government (Administration) Regulations 1996* (**LG Regulations**) and within the prescribed ranges set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time.

Purpose

The purpose of the policy is to support good governance by providing a clear and consistent approach to Council Member entitlements, in accordance with the *Local Government Act 1995* and relevant regulations.

3. KEY DEFINITIONS

Definitions: Any definitions listed in the following table apply to this document only.	
Annual	October to October (Election cycle)
CEO	Chief Executive Officer of the City
City	The City of Wanneroo Administration
Council	Council of the City (the elected body)

City of Wanneroo

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Council Member	Means a person elected under the *Local Government Act 1995* as a member of the council of the local government and includes the Mayor or president of the local government
Council Business	Is any business where a Council Member represents the interests of electors, ratepayers and residents of the district; provides leadership and guidance to the community in the district; facilitates communication between the community and the Council; performs such other functions as are given to a Council Members by the *Local Government Act 1995* or any other written law.
Express Function	Meaning only those functions that have been approved by a resolution of Council for reimbursement
Interstate Travel	Any reference to interstate travel within this policy will include travel to New Zealand.
LG Act	Means the *Local Government Act 1995*
LG Regulations	Means the *Local Government (Administration) Regulations 1996*
Meeting	Meeting of the Council
Retirement	Where a Council Member is not re-elected during an election process, or does not seek re-election at the completion of their term.
Resignation	Where a Council Member resigns during their current term.

4. SCOPE

4.1 Allowances

4.1.1 Mayoral Allowance

The annual allowance for the Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations) is to be the maximum amount within the range determined by the Salaries and Allowances Tribunal from time to time. The allowance will be paid monthly in arrears.

4.1.2 Deputy Mayoral Allowance

An annual allowance is to be paid to the Deputy Mayor (in addition to any fees or reimbursements of expenses payable under the LG Act and LG Regulations), which is 25% of the annual allowance payable to the Mayor within the range determined by the Salaries and Allowances Tribunal from time to time. The allowance will be paid monthly in arrears.

4.1.3 Meeting Attendance

In lieu of paying Members a meeting attendance fee for Council, Committee or prescribed meetings, the City will, in accordance with section 5.95 of the *Local Government Act 1995*, pay the maximum amount within the range determined annually by the Salaries and Allowances Tribunal. The allowance will be paid monthly in arrears.

4.1.4 ICT Expenses Allowance

Council Members are to be paid the maximum annual amount for ICT Expenses. The allowance will be paid annually in November of each year within the range determined by the Salaries and Allowances Tribunal from time to time. The allowance will be paid in arrears.

The ICT Allowance is for costs relating to telephone and facsimile usage and other expenses that relate to information and communications technology i.e. telephone/fax call charges, consumables and internet service provider fees (must be of sufficient capability to download City documents).

Council supplied equipment is only to be used in relation to Council business. The onus rests with each Council Member.

4.2 Expenses to be Reimbursed

4.2.1 Mandatory reimbursement

4.2.1.1 LG Regulations 31 (1) prescribes expenses that **are** to be reimbursed, being:

(a) childcare costs; and

(b) travel costs;

incurred because of the Member's attendance at a Council Meeting **or** a meeting of a Committee of which he or she is also a member.

4.2.1.2 The extent to which a Council Member is to be reimbursed for childcare costs incurred under 4.2.1.1 (where they are a parent or primary carer) is to be the maximum allowance provided for under the legislation, or the actual cost per hour whichever is the lower amount.

Note: *Childcare costs will not be paid for where the care is provided by a member of the immediate family or relative living in the same premises as the Council Member.*

4.2.1.3 If the person lives or works in the local government district or an adjoining local government district, the actual cost for the person to travel from the person's place of residence or work to the meeting and back;

4.2.1.4 If the person does not live or work in the local government district or an adjoining local government district, the actual cost, in relation to a journey from the person's place of residence or work and back –

a) for the person to travel from the person's place of residence or work to the meeting and back; or

b) if the distance travelled referred to in sub-paragraph (a) is more than 100km for the person to travel from the outer boundary of an adjoining local government district to the meeting and back to the boundary.

4.2.1.5 If transportation is provided by another Council Member, then that Member is entitled to claim the actual cost applicable.

4.2.1.6 For the purposes of this section travel costs incurred driving a privately owned or leased vehicle (rather than a commercially hired vehicle) are to be calculated at the same rate applicable to the reimbursement of travel costs in the same or similar circumstances under the Local Government Officers' (Western Australia) Award 2021.

4.2.2 Optional Reimbursement

LG Regulations 32 (1) prescribes expenses that **may** be approved for reimbursement,

a) attendance by a Council Member at any working group meeting, ordinary or special briefing session and council forum, notice of which has been given by the CEO;

b) attendance by a Council Member at any meeting of anybody to which the Council Member has been appointed by the Council or to a secondary body as approved by the Chief Executive Officer (but not including any meeting of a regional local government);

c) attendance by a Council Member at any annual or special electors' meeting;

d) attendance by a Council Member at a City of Wanneroo civic function to which Council Members are invited;

e) attendance by a Council Member at a citizenship ceremony conduct by the City;

f) attendance by a Council Member at any ceremony for the presentation by the City of awards to school students by any member responsible for presentation of the awards;

g) attendance by a Council Member at any meeting of a ratepayer/residents association dealing with the interests of a ward represented by that Council Member;

h) *attendance by a Council Member at any site where:

i) the site is the subject of an item of business on an agenda for a council briefing session or a council meeting; and

ii) the attendance occurs between the issue of the agenda and the council briefing session or the council meeting;

*Having regard to the Council Member's Code of Conduct relating to "Dealing with Proponents" and the City's Standing Orders Local Law.

i) attendance by a Council Member at a meeting with the CEO or a Director of the City at the request of the CEO or a Director;

j) attendance by a Council Member at a meeting with a ratepayer/resident or a local body or group to discuss any local government matter; and

k) attendance by a Council Member at a funeral for those deceased persons recognised under the City of Wanneroo Bereavement Recognition Policy.

l) attendance by the Mayor at a meeting or function of anybody including any State Government body, in his or her capacity as the Mayor, including attendance by the Deputy Mayor or a Council Member in place of the Mayor.

m) Any other function, meeting or event in their role as a Council Member that is supported by a written invitation.

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4.3 Procedures for Reimbursement

4.3.1 All claims for reimbursement must be lodged on the appropriate claim form, on a monthly basis by no later than thirty days of the final day of the period to which the claim relates. In submitting claims for reimbursement the Council Member shall detail the date of the claim, particulars of travel and nature of business, distance travelled, vehicle displacement and the total travelled in kilometres and certify the accuracy of such information.

4.3.2 This should be accompanied by supporting documentation where applicable (i.e. relevant invitation to support attendance at a function. Expenses for the month of June are to be submitted by 15 July.

4.3.3 Public Transport: In the event that a Council Member does not have access to a private vehicle for travel referred to above, the Council Member may use the services of the bus and rail public transport system or a taxi or ride sharing service, expenditure for which shall be reimbursed upon lodgement of receipts and completion of the appropriate claim form.

4.3.4 Under no circumstances is any reimbursement to be made in connection with costs incurred for re-election to the office of Council Member.

4.3.5 Parking Fees: Parking fees incurred as a result of performing a function as a Council Member or under the express authority of the Council shall be reimbursed upon lodgement of receipts accompanied by the associated travel claim form.

4.3.6 With reference to Section 4.2.2 (b), in instances where Council Members are appointed to a committee or body for which nominations have been sought by an organisation other than Council, then that appointment is to be endorsed by Council in order for the Member to claim reimbursement of costs associated with attending meetings.

4.4 Items to be provided by the City to Council Members

4.4.1 The CEO is to provide the following items to all Council Members for the conduct of Council related business:

a) ICT equipment consisting of laptop (or iPad) and a multifunction printer (if required) during the Council Member's term of office subject to the following:-

i) The City shall make provision for the ongoing maintenance of ICT equipment at its cost.

ii) In the event of a malfunction of the equipment the Council Member is to contact, during business hours, the Manager Corporate Governance and Council Services who will coordinate the request for maintenance.

iii) Under no circumstances should a Council Member undertake repairs or maintenance to Council equipment without the authority of the Chief Executive Officer.

iv) Consumables for ICT equipment referred to above forms part of the Council Members ICT Expenses Allowance.

v) Provision of ICT equipment will be provided at the commencement of a Council Members' term.

v) ICT equipment is the property of the City and must be returned to the City within 14 days of ceasing to be a Council member or whenever requested to do so by the CEO.

vi) The CEO is authorised to approve the disposal of ICT equipment to retiring Councillors at a value equivalent to the item's depreciated market value.

b) A Council Member Corporate Allowance (**CMCA**) $5,000 per Councillor and $6,900 for the Mayor per term to include the supply of stationery, corporate apparel and uniform, drycleaning, briefcase, promotional items, business cards, letterheads, consumables and other items considered appropriate by the CEO at the Council Member's election, subject to the following:

i) Council Members are to forward requests for CMCA items to the Manager Corporate Governance and Council Services who will coordinate the supply. Administration will keep a total of costs incurred and notify Council Members if the maximum allowance is reached;

ii) Council Member letterheads are not issued for personal use and are only to be used for Council business. Council Members are to take into consideration the Guidelines for the Management of Council Members Records Policy;

iii) Equipment and consumables are only to be used in performing the function of Council Member and are not to be used in any way associated with campaigning for election as a Council Member.

c) Access to a meeting room within the City's premises for meetings with ratepayers and others having business with the City.

d) Corporate membership at the City's sport, recreational and aquatic facilities for the Council Member's term.

4.5 Items to be provided by the City to Mayor

The CEO is to provide to the Mayor, at the City's cost, the following within the City's administration offices (in addition to fees and allowances provided in this Policy):

a) the use of an office and telephone;

b) the use of a City employee as a personal assistant or other employee to the extent considered appropriate by the CEO;

c) items associated with the effective and efficient administration of the Mayor's office to the extent considered appropriate by the CEO;

d) a serviced and maintained Council owned vehicle for all official duties connected to the office of Mayor, subject to the following:

(i) The vehicle is only to be provided where the Mayor elects the use of the vehicle in lieu of claiming travel allowance in accordance with this policy.

(ii) The vehicle is to be to the standard of that provided to the Chief Executive Officer and is to be replaced as part of the normal vehicle replacement program within the City's light vehicle fleet.

(iii) All costs associated with the private use of the Mayoral vehicle is to be reimbursed to the City of Wanneroo by the Mayor in accordance with a Deed of Agreement between the City of Wanneroo and the Mayor.

5. IMPLICATIONS

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

5.1 ~ Lead with clear decisions and strong advocacy

6. IMPLEMENTATION

The City will implement this policy through established governance and administrative procedures. Responsibility for overseeing the application of the policy rests with the Chief Executive Officer, with day-to-day implementation delegated to the Legal and Governance Services team. Council Members will be briefed on their entitlements through induction and ongoing training. Stakeholder involvement, including feedback from Council Members and consultation with the Department of Local Government, will continue as needed to support consistent and compliant application of the policy.

7. AUTHORITIES AND ACCOUNTABILITIES

Nil

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8. ROLES AND RESPONSIBILITIES

The Manager Corporate Governance and Council Services and the Council Services team are responsible for the implementation of the policy and ensuring all Council Member requests are assessed against the policy.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the General Counsel in the first instance. In the event that the Council Member, General Counsel and CEO cannot reach an agreement, the matter will be submitted to Council for a ruling.

10. EVALUATION AND REVIEW

The Policy is to be reviewed every three years through consultation with Council Members to ensure that it meets its objective and provides clear accountability requirements unless legislative amendments require an immediate review.

11. RELATED DOCUMENTS

Accounting Policy

Attendance at Events Policy (Council members and CEO)

Council Members Bereavement Recognition Policy

Council Members Continuing Professional Development Policy

Council Members Recognition of Service Policy

Council Member, Committee Member and Candidate Code of Conduct

Guidelines for the Management of Council Member Records

12. REFERENCES

Local Government Act 1995

Local Government (Administration) Regulations 1996

Salaries & Allowances Tribunal Determination No 1 of 2025 for Local Government Chief Executive Officers & Elected Council Members

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

City of Wanneroo

Council Policy

REVISION HISTORY

Version	Next Review	Record No.
September 2000		
13 August 2002 CE02-08/02		
25 February 2003		
10 June 2003, CE02-06/03		
19 July 2005 GS02-07/05		
20 September 2005 GS02-09/05		
18 November 2008 GS02-11/08		
6 April 2010 (CS04-04/10) (Repealed)		902082
27 July 2010, CS04-07/10	July 2012	2409 (10/15962)
5 April 2011, CS07-04/11	July 2012	TRIM 11/28230
26 July 2011, CS06-07/11	July 2013	11/28230
11 October 2011, UB01-10/11	October 2013	11/114062
24 July 2012 CS05-07/12	July 2014	11/114062
23 July 2013 – CS05-07/13	July 2015	11/114062
01 April 2014 – CS05-04/14	April 2016	11/114062
01 October 2015 – Administrative Changes	April 2016	11/114062
20 October 2020 – Amendments due to new Continuing Professional Development Policy	October 2022	20/242764
25 March 2025 – CE05-03/25 – Amended to implement MN01-12/24	30 September 2025	20/242764[v3]
November 2025	November 2028	20/242764[v4]

Item 5 Motions on Notice

5.1 Cr Bedworth - Advocacy to WALGA – Professional Development Delivery Options for Elected Members

5.2 Cr Huntley – Coordinated Approach to Reducing Wildlife Road Trauma and Protecting Breeding Species Across Western Australia

5.3 Cr Rowe – Publication of Meetings of Council Attendance Details

5.4 Mayor Aitken – Western Power Clean Energy Link - 132kV Powerline

Item 6 Late Reports (to be circulated under separate cover)

Nil

Item 7 Public Question Time

Item 8 Confidential

8.1 Internal Audit Report for Regulation 17

File Ref: 7312V009 – 25/377629
Responsible Officer: Chief Executive Officer
Attachments: 1

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:

(f)(i) a matter that if disclosed, could be reasonably expected to – impair the effectiveness of any lawful method of procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law

8.2 Conferral of the Honour of 'Keys to the City' - Nominations

File Ref:	2391 – 25/351742
Responsible	Officer: Chief Executive Officer
Attachments:	3
Previous Items:	5.11 - Conferral of the Honour of 'Keys to the City' Policy - Policy Review Committee - 07 Apr 2025 6:00pm 3.2 - Nominations - Conferral of the Honour of 'Key to the City' - Concept Forum - 02 Sep 2025 6:00pm

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(b) the personal affairs of any person

8.3 Proposed Acquisition of Land from Lot 13 (4) Hoskins Road, Landsdale for Intersection Truncation

File Ref:	37154V002 – 23/392566
Responsible Officer:	Director Corporate Strategy & Performance
Attachments:	4
Previous Items:	CR01-06/22 - Proposed Acquisition of Land From Lot 13 (4) Hoskins Road, Landsdale for an Intersection Truncation - Ordinary Council - 14 Jun 2022 6:00pm

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

(e)(ii) a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government

(e)(iii) a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government

Item 9 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00PM on 25 November 2025, to be held at Council Chamber, Civic Centre, 23 Dundebar Road, Wanneroo.

Item 10 Closure

COUNCIL CHAMBER SEATING DIAGRAM

