

BRIEFING PAPERS

Council Members' Agenda Briefing

6:00 PM 10 March, 2026
Council Chambers (Level 1), Civic Centre,
23 Dundobar Road, Wanneroo

wanneroo.wa.gov.au

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:

- Attendance and Apologies
- Deputations
- Declarations of Interest
- Reports for discussion
- Tabled Items
- 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 Dundee 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 <i>Local Government Act 1995</i>
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	<i>Local Government Act 1995</i>
CBP	City of Wanneroo Corporate Business Plan
CHRMAP	Coastal Hazard Risk Management & Adaption Plan
City	City of Wanneroo
CPI	Consumer Price Index
DBCA	Department of Biodiversity Conservation and Attractions
DFES	Department of Fire and Emergency Services
DOE	Department of Education Western Australia
DOH	Department of Health
DPLH	Department of Planning Lands and Heritage
DPS2	District Planning Scheme No. 2
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 10 March, 2026

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AGENDA

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

Cr Moore - Maternity Leave
Cr Bedworth - 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 Consideration of Amendment No.235 to District Planning Scheme No.2 to Introduce an Additional use of Restricted Premises at Strata Lot 2, 20 Prindiville Drive, Wangara

File Ref: 55059 – 26/16772
Responsible Officer: Manager Strategic Land Use Planning & Environment
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 a request to amend District Planning Scheme No. 2 (**DPS 2**) to allow the land use 'Restricted Premises' as an Additional Use on Strata Lot 2 (**Unit 3**) at 20 Prindiville Drive, Wangara (**the subject site**).

Applicant	Rowe Group
Owner	240k Pty Ltd
Location	Strata Lot 2 (Unit 3) 20 Prindiville Drive, Wangara
Site Area	300m ²
MRS Zoning	Industrial
DPS 2 Zoning	Light Industry

Background

On 2 July 2019, Council resolved to adopt Amendment No.171 (Item PS03 -0719) to DPS 2 for Strata Lot 7 (Unit 7) at 20 Prindiville Drive, Wangara (**Strata Lot 7**). Amendment No.171 sought to allow a 'Restricted Premises' land use as an Additional Use given that a 'Restricted Premises' is an 'X' (not permitted) use in the respective zone.

Amendment No.171 was unconditionally approved by the Minister for Planning in May 2020 and was listed in Schedule 2 – Specified additional uses for zoned land in Scheme area as 'A-41'. Strata Lot 7 has subsequently been established as an 'Adultshop.com' store following the granting of a development approval by the City on 20 May 2022 for the development and use of the tenancy as 'Restricted Premises'.

The landowner of Strata Lot 7 later purchased Strata Lot 2 (Unit 3) at 20 Prindiville Drive, Wangara (**the subject site**), which is the neighbouring tenancy to the north of Strata Lot 7 as can be seen in **Attachment 1**, to facilitate the expansion of the existing 'Restricted Premises'. The expansion from Strata Lot 7 into the neighbouring Strata Lot 2 (Unit 3) would require the removal of the internal walls separating the two units. Given that Amendment No.171 was approved for a 'Restricted Premises' on only Strata Lot 7, the proposed expansion of the 'Restricted Premises' to the subject site requires a further amendment to the zoning under DPS 2. Accordingly, on 22 October 2025, Rowe Group (**the applicant**), on behalf of the landowner, lodged Amendment No. 235 to DPS 2.

History of Amendment No.171

At the time Amendment No.171 was considered by Council and the Minister of Planning, Strata Lot 7 was zoned 'Service Industrial'. The Service Industrial Zone was intended to provide for a wide range of business, industrial and recreational developments which the Council may consider to be inappropriate in Commercial, Business and General Industrial Zones and which are capable of being conducted in a manner which will prevent them being obtrusive, or detrimental to the local amenity.

The objectives of the Service Industrial Zone were to:

- a) *“accommodate a range of light industries, showrooms and warehouses, entertainment and recreational activities, and complementary business services which, by their nature, would not detrimentally affect the amenity of surrounding areas;*
- b) *ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.”*

Amendment No.171 was approved under the objectives of the former 'Service Industrial' zone. However, this zoning classification has since been removed and replaced with the 'Light Industry' zone via Amendment No.172 in May 2023, which introduced a revised set of planning objectives. Amendment No. 172 was prepared to align the City's DPS 2 with the State Government Model Provisions, the 'Service Industrial' zone was removed and replaced with the 'Light Industry' zone. The objectives of the 'Light Industry' zone are to:

- a) *“To provide for a range of industrial uses and service industries generally compatible with urban areas; and*
- b) *To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.”*

Although the subject site and Strata Lot 7 are adjacent and form part of the same strata complex, they are now subject to different zoning classifications with distinct planning intents. The key distinction between the former 'Service Industrial' zone and the current 'Light Industry' is that the Service Industrial zone previously supported a broad mix of light industries, showrooms, warehouses, and certain entertainment and recreational activities. In contrast, the Light Industry zone places a stronger focus on industrial and service industrial uses, with an emphasis on protecting the primary industrial function of these areas. While this scheme amendment must be assessed on its own merits and against the current planning framework, it is also important to consider the historical context of the site, including the existing presence and operation of the existing Additional Use 'Restricted Premises' on Strata Lot 7.

Detail

Site

The subject site forms part of a strata complex that is 4,844m² in area and located at 20 Prindiville Drive, Wangara. The subject site itself is 300m² in area and is one of six strata units. Although the strata lot numbering ends at Lot 7, only six units exist. This is because the original configuration consisted of five strata lots for five units; however, one of the strata lots was subsequently subdivided into two, resulting in the creation of two new strata lots instead of retaining the original lot number. The subject site addresses Mackie Street whilst the entire strata complex is located on a corner site and bounded by Prindiville Drive to the north, Mackie Street to the east, and Baretta Road to the south. The strata complex currently accommodates the following land uses:

- Convenience Store and Warehouse;
- Restricted Premises (Strata Lot 7);
- Showroom;
- Educational Establishment; and
- Motor Vehicle Repairs and Showroom.

The area surrounding the subject site comprises a range of service industrial land uses including:

- Warehouses;
- Motor vehicle, boat or caravan sales;
- Wangara Fire Station; and
- Motor vehicle repairs.

Land Use and Operations

The current operational details of the existing 'Restricted Premises' on Strata Lot 7 are as follows:

- Average number of customers visiting per day: 15 customers;
- Typical time customers spend at the premises: 10-15 minutes; and
- Number of staff present at any one time: Generally, 1 however, occasionally 2.

The purpose of this proposed scheme amendment is to enable the expansion of the current operation into the adjoining Strata Lot 2, to accommodate the following:

- The provision of products for people with disabilities and enable wheelchair users to comfortably navigate around the store; and
- Development of a clearance store outlet for the broader business group.

The applicant envisions that the expansion to Strata Lot 2 will result in a 25% increase in sales, resulting in 19 customer visits per day and requiring 2 staff at all times. The front portion of both tenancies will be occupied by the shop and bulky good showroom area where products are displayed and can be purchased by retail. The rear portion of both tenancies will be used for warehouse/storage of products which are stored for distribution for online sales. The applicant has indicated that approximately 80% of sales from the existing 'Restricted Premises' business are generated online, with the remaining 20% occurring through in store retail trade. This split is expected to remain proportionate following the expansion into Strata Lot 2.

Zoning

The subject site and surrounding properties are zoned 'Industrial' under the Western Australian Metropolitan Region Scheme (**MRS**) and 'Light Industry' under the DPS 2.

Plans showing the location of the subject site and current zoning under DPS 2 are included as **Attachment 2**.

'Restricted Premises' is defined in DPS 2 as:

"premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

- a) publications that are classified as restricted under the Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth); or*
- b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or*
- c) smoking-related implements."*

Proposal

This proposal seeks to amend DPS 2 by:

- a) Including the subject site (Strata Lot 2) in 'Additional Use 41' (**A41**) within Schedule 2 of DPS 2 in order to expand the current operation of the Restricted Premises to beyond Strata Lot 7. The proposed modification to A41 has been updated to now include Strata Lot 2 as shown in the underlined text below:

NO	DESCRIPTION OF LAND	ADDITIONAL USE	CONDITIONS
A41	<u>Lot 2 &</u> Lot 7 on Strata Plan 18103 (20) Prindiville Drive, Wangara	Restricted Premises	

- b) Amend the scheme map accordingly.

Attachment 3 contains the amendment plan showing the existing and amended zoning.

Consultation

The proposed amendment to DPS 2 is considered a "standard amendment" in accordance with Part 5 – Division 1 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason:

- an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

The Local Planning Schemes Regulations require a standard amendment to be referred to the Western Australian Planning Commission within 21 days after the day on which a resolution is made.

Section 81(2) of the *Planning and Development Act 2005* removes the statutory requirement for all scheme amendments to be referred to the Environmental Protection Authority (EPA). Part 9A of the *Environmental Protection Regulations 1987* (**Environmental Regulations**) prescribes the circumstances in which scheme amendments do not require referral to the EPA. Administration have confirmed with the EPA that the proposed amendment meets the requirements of Clause 33C(2)(g) of the Environmental Regulations and, accordingly, does not require referral or assessment by the EPA, being:

“an amendment to zone land (except land zoned environmental conservation) if the zoning allows the land to be used for a purpose that —

- (i) involves replacing or redeveloping an existing building within the existing building envelope; and*
- (ii) is not a light industry, general industry, industrial development or strategic industry purpose.”*

Subject to the approval of the Commission, the standard amendment will be advertised for public comment for a period of 42 days. Advertising will be undertaken consistent with the requirements of the Planning and Development (**Local Planning Schemes**) Regulations 2015, by way of:

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

Applicant's justification

The applicant's justification for the proposal can be summarised as follows:

- The proposal represents an expansion of an existing Additional Use, rather than the introduction of a new use, the proposal is therefore considered to be consistent with the objective of the 'Light Industry' zone;
- The City and the Department of Planning, Lands and Heritage (**DPLH**) previously assessed and paid due regard to the suitability of the "Restricted Premises" land use within the strata complex, in which the location was deemed to be appropriate for the operation of the Restricted Premises via Amendment No. 171;
- Presently within DPS 2, the 'Restricted Premises' land use is only capable of approval within the 'Commercial' and 'Service Commercial' zones. Whilst its inclusion within these zones may reflect the retail component of the use, it means that the use may only be established within a shopping centre or commercial centre. This may potentially have an undesirable impact in that the premises would be highly visible to passing pedestrian traffic, including the elderly, teenagers, students or young children;
- By virtue of its location, the subject site is considered to be preferred for the following reasons:

- By not relying on passing pedestrian traffic, customers wishing to attend the premises must travel directly to the premises, meaning that it is unlikely to be viewed by sensitive audiences who may be shopping for other purposes;
 - The location does not result in broad exposure to the public, with frontage to a secondary street where no pedestrian footpath is provided; and
 - The site is not in proximity to schools, churches or other public locations.
- The expansion of the operations of the Restricted Premises would not negatively affect the amenity of the abovementioned businesses, nor would it be adversely affected by any surrounding activities.

Light Industry zoning objectives

The 'Restricted Premises' land use is not considered wholly compatible with the objectives of the Light Industry zone, which primarily supports industrial and service industry activities. However, the Restricted Premises land use is not dissimilar to other permissible uses within the zone, including Bulky Good Showroom and Warehouse/Storage. It is also important to note that an approved Additional Use for 'Restricted Premises' already operates out of Strata Lot 7, and this proposal seeks to expand an existing operation rather than introduce a new land use.

Given that the amendment is to extend the already approved Restricted Premises land use to the adjoining lot, Administration considers that the intended outcomes of the Light Industry zone will not be compromised for the following reasons:

- The definition of 'Restricted Premises' relates to the nature of the goods sold rather than the operational function. The applicant has advised that the existing operation functions as a warehouse/storage facility, combined with a bulky goods showroom and retail component;
- The established Restricted Premises on Strata Lot 7 already operates in a manner similar to other low impact light industry uses. The proposed expansion is not expected to significantly alter the nature or intensity of the existing business;
- The land use generates minimal noise, emissions, or odour. The location within a Light Industry area ensures that the expansion will not adversely impact surrounding industrial operations or detrimentally affect the amenity of nearby properties;
- The visitation patterns of the existing operation indicate that it generates a low traffic volume, which is significantly lower than other land uses permitted within the zone, such as Bulky goods showroom and Motor vehicle wash; and
- Since the approval of the Restricted Premises operation on Strata Lot 7, the City has not received any complaints from surrounding businesses regarding its operation.

The existing Restricted Premises has already demonstrated that it does not adversely affect the industrial area or undermine the objectives of the Light Industry zone. Administration is therefore satisfied that extending the existing Additional Use will likewise not compromise or undermine the objectives of the Light Industry zone.

City of Wanneroo Local Planning Strategy (Draft)

At its Ordinary Meeting on 27 May 2025, Council approved the draft Local Planning Strategy (**Draft Strategy**) for submission to the WAPC. The draft Strategy is currently with the WAPC for consideration and final approval. The Draft Strategy outlines that the City supports a diverse range of business activities within its industrial areas, provided they complement and do not conflict with primary industrial functions. It emphasises that industrial areas must retain their core purpose and not be undermined by activities that are more appropriately located in commercial centres or activity centres. As a guiding principle, the City should support land uses that are industrial in nature or provide a clear supporting function to industrial activities.

Land uses that are more commercial in nature should be reserved for the City's activity centres and other commercial zoned areas.

It is intended that the City and the DPLH have previously assessed the suitability of the 'Restricted Premises' land use within the strata complex. While this assessment was undertaken under the objectives of the former zoning framework, both agencies concluded that its location within the Wangara industrial area was appropriate for the nature of the land use. As the current proposal represents an expansion of an existing Additional Use rather than the introduction of a new land use, it is considered not to undermine the objectives of the Light Industry zone. The expansion is not expected to compromise the intended industrial function of the locality or conflict with the strategic direction outlined in the draft Strategy.

Conclusion

The proposed scheme amendment to expand the existing Restricted Premises on Strata Lot 7 to the subject site has been assessed against the relevant legislation and planning framework. Administration has given regard to Council's 2019 decision and the Minister's 2020 decision to support Amendment No. 171 to DPS 2, which introduced the Additional Use of 'Restricted Premises' over Strata Lot 7. Although Amendment No. 171 was assessed against the former 'Service Industrial' zoning framework, both Council and the Minister determined that its location within the Wangara locality was an appropriate location for this type of land use. The existing Restricted Premises on Strata Lot 7 has already demonstrated that it can function compatibly within an industrial environment. The land use generates low noise, minimal emissions, and traffic levels consistent with other low impact industrial supporting uses permitted in the zone. Importantly, the City has not received any complaints since its approval.

Given that this proposal does not introduce a new land use to the industrial area but rather represents an extension of an established Additional Use, Administration is satisfied that the proposed expansion will not prejudice the intended industrial function of the locality, industrial amenity, or undermine the objectives of the Light Industry zone. Therefore, it is recommended that Amendment No. 235 is adopted for the purpose of advertising, for the reasons outlined in this report.

Statutory Compliance

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

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Section 75 of *Planning and Development Act 2005* ADOPTS Amendment No.235 to District Planning Scheme No. 2 to allow the use class Restricted Premises as an additional use at Strata Lot 2, 20 Prindiville Drive, Wangara and AMENDS Schedule 2 – Specified additional uses for zoned land in Scheme area to add reference to Strata Lot 2 as follows:

NO	STREET/LOCALITY	ADDITIONAL USE	CONDITIONS
A41	Lot 2 & Lot 7 on Strata Plan 18103 (20) Prindiville Drive, Wangara	Restricted Premises	

and the Scheme Map accordingly;

2. Pursuant to Section 35(2) of *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES that Amendment No. 235 to District Planning Scheme No. 2 is a 'Standard Amendment' for the following reason as contained within Section 34 of *Planning and Development (Local Planning Schemes) Regulations 2015*:

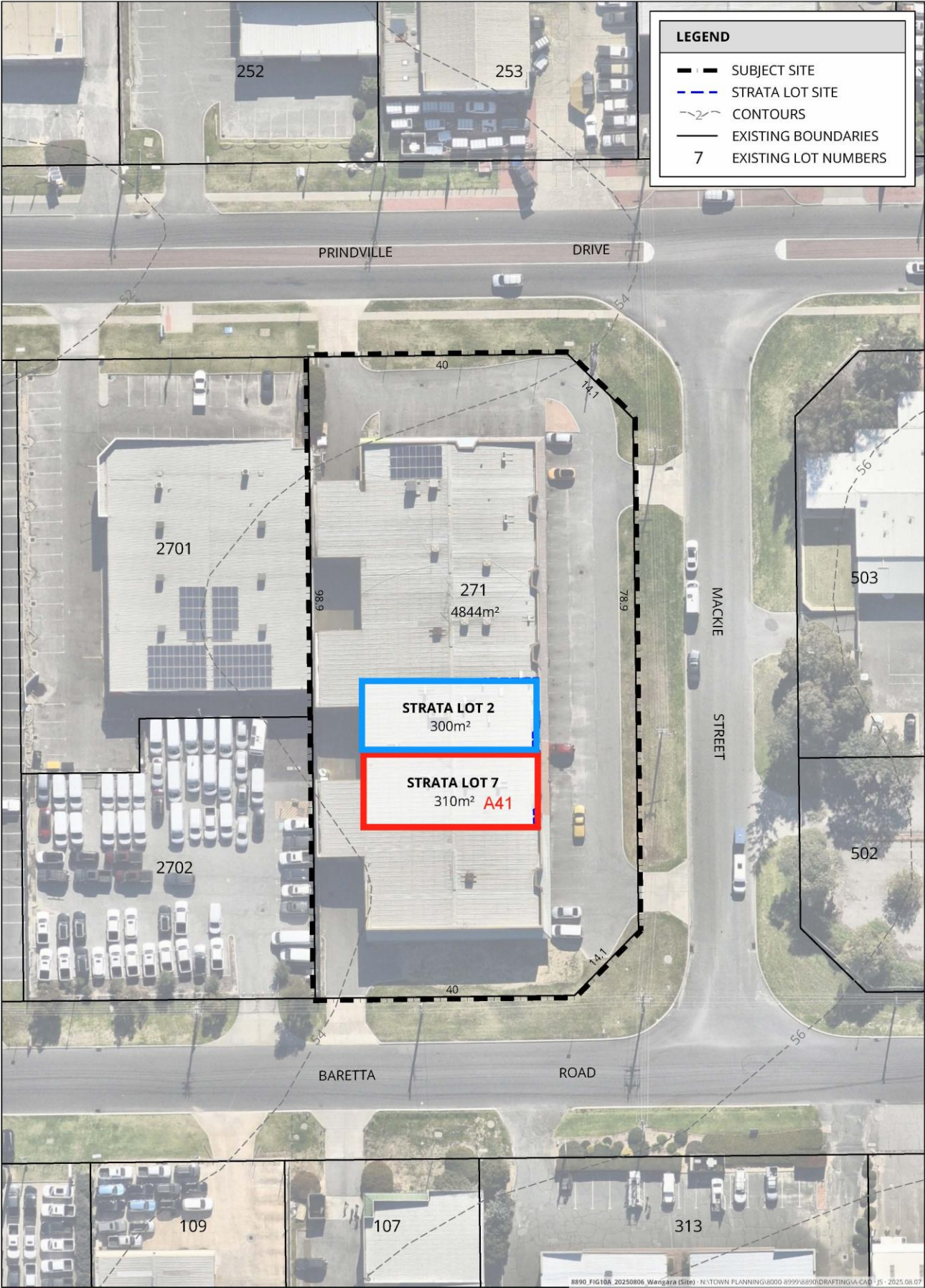
“an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area”; and

3. Subject to approval from the Western Australian Planning Commission, ADVERTISE Amendment No. 235 to District Planning Scheme No. 2 pursuant for a period of not less than 42 days pursuant to Regulation 47(2) and 47(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Attachments:

- | | | |
|-----------------------------|---|----------|
| 1. Download | Attachment 1 - Site Plan | 26/52437 |
| 2. Download | Attachment 2 - Location and Zoning Plan | 26/52480 |
| 3. Download | Attachment 3 - Proposed Zoning | 26/52487 |

Attachment 1 - Site Plan



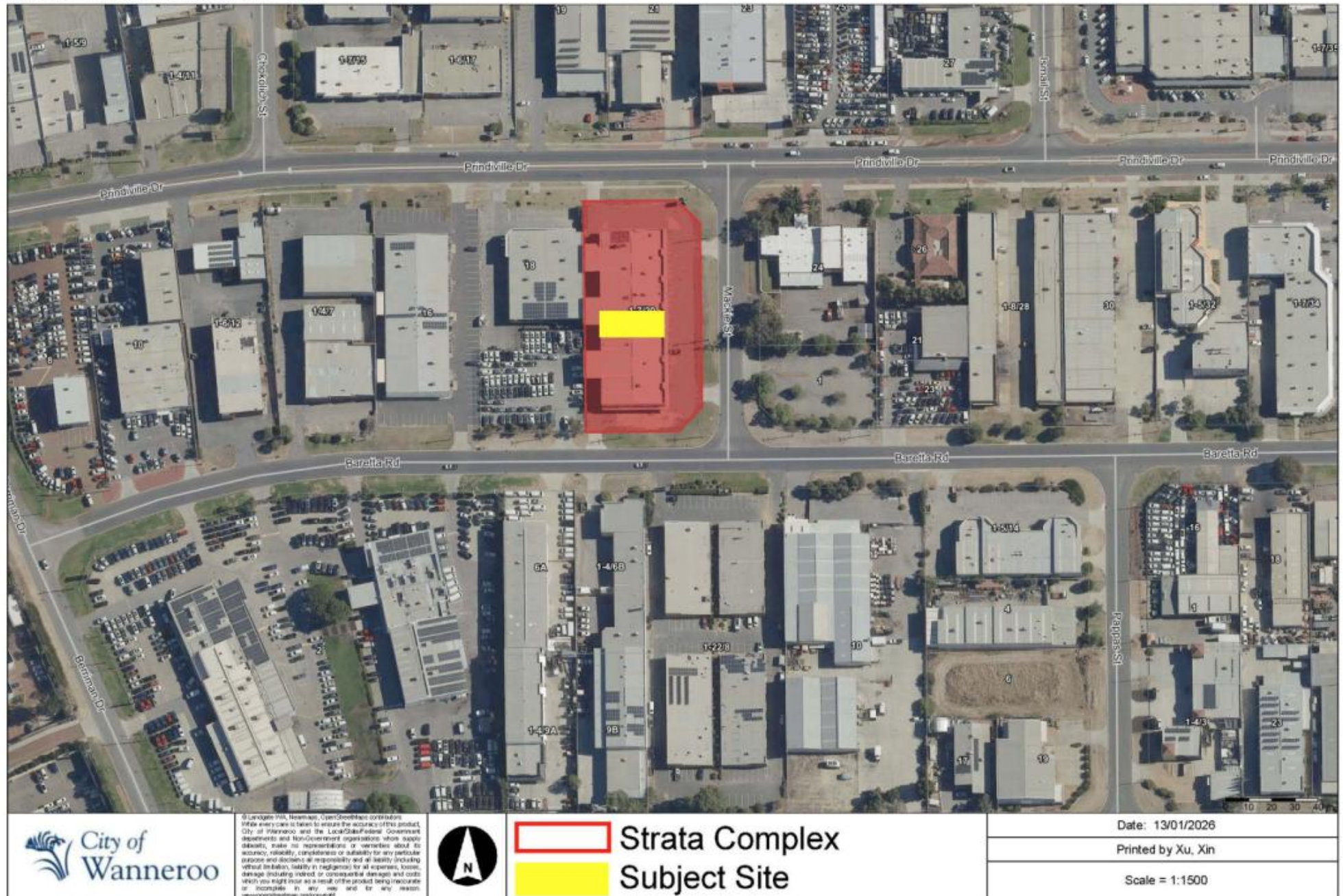
0 20m
SCALE @ A4: 1:750



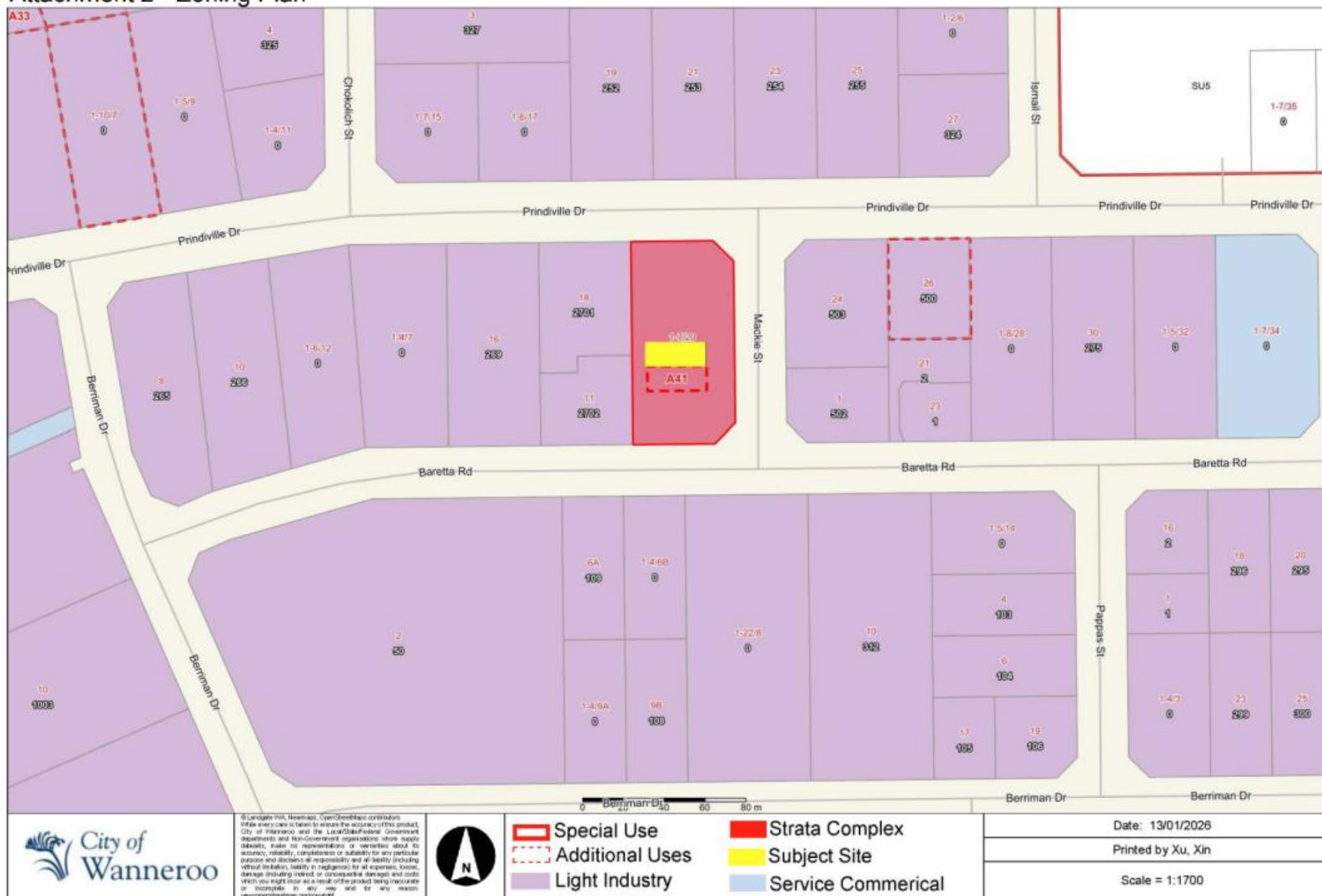
Subject Site
Previously Approved Additional Use site

FIGURE 3
SITE PLAN

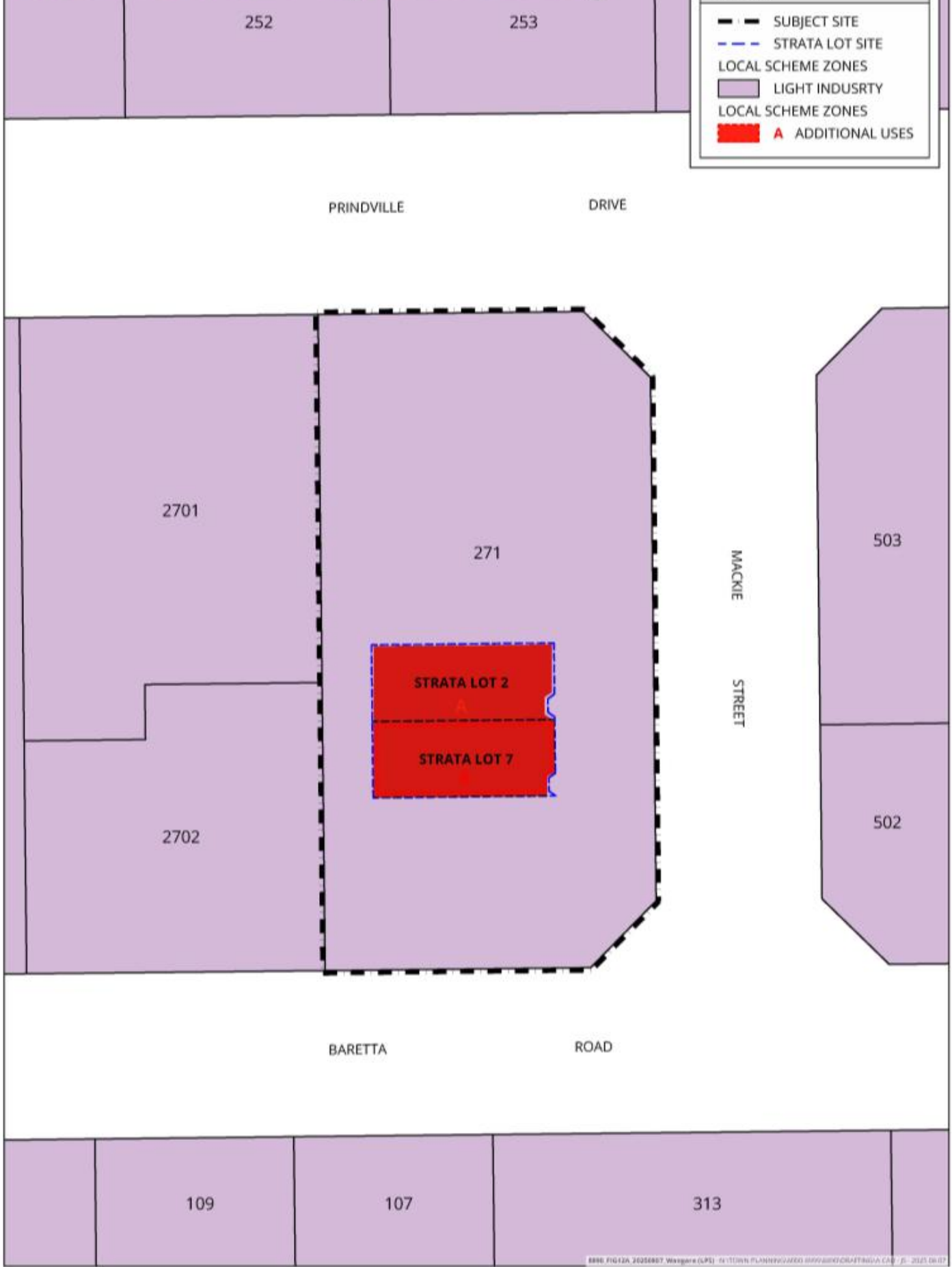
Attachment 2 - Location Plan



Attachment 2 - Zoning Plan



Attachment 3 - Proposed Zoning



4.2 Proposed Amendment No. 236 to District Planning Scheme No. 2 (DPS 2) - Lot 5 (No.330) Sydney Road, Gngangara

File Ref: 55245 – 26/16775
 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 a request to amend District Planning Scheme No. 2 (DPS 2) by including the use class 'Warehouse/Storage' as an Additional Use on Lot 5 (330) Sydney Road, Gngangara (the subject site).

Applicant	TBB Planning
Owner	Leo Alfred Marzo
Location	Lot 5 (330) Sydney Road, Gngangara
Site Area	4.102 Hectares
MRS Zoning	Rural - Water Protection
DPS 2 Zoning	Rural

Background

On 9 May 2025, the City received advice that activities were occurring on the subject site without the necessary development approvals. Administration confirmed through a subsequent investigation that the western portion of the site was being used for open-air storage of construction materials and equipment, the placement of multiple sea containers and temporary structures, and the parking of several commercial vehicles. Administration notes that the number of sea containers reduced from approximately fifteen identified during the early inspection in May 2025 to thirteen in September 2025. The overall scale and character of activity remained largely unchanged prior to lodgement of the Scheme Amendment. These activities are in line with the 'Warehouse/Storage' land-use class under District Planning Scheme No. 2, which is an 'X' (not permitted) use within the Rural zone.

Administration subsequently met with the landowner to discuss the non-permitted land use and associated activities, and the available processes to address the non-compliance. These included the option of pursuing a Scheme Amendment to allow for the controlled consideration of a restricted 'Warehouse/Storage' use on the subject site. The landowner has since engaged a planning consultant and commenced scaling back on-site activities in preparation for lodging a Scheme Amendment request.

Amendment No. 236 to DPS 2 has now been lodged on behalf of the landowner. The amendment proposes introducing an Additional Use for 'Warehouse/Storage' with conditions aimed at limiting scale and duration, managing amenity impacts, and ensuring the future planned urbanisation of the locality is not compromised.

For the reasons set out in the report Administration does not support the initiation of the proposed amendment.

Detail

Site

The subject site is located at Lot 5 (No. 330) Sydney Road, Gnangara and has an area of approximately 4.102 hectares. The subject site is a large rural lot accessed by a 10-metre-wide access way from Sydney Road.

The broader locality is semi-rural, characterised by rural lifestyle properties, market gardens and horticultural operations.

Current Land Use and Operations

Following the City's initial compliance enquiries in May 2025, the existing non permitted activities on the cleared western area of the subject site included the open-air storage of construction materials and equipment, thirteen sea containers, four to eight commercial vehicles, and various temporary structures located on an established limestone hardstand.

The eastern portion remains largely undeveloped and contains native vegetation. Surrounding properties are predominantly rural in nature, with land used for rural living, horticulture and small-scale rural pursuits.

In discussion prior to the lodgement of the Scheme Amendment the proponent advised of an intention to scale back operations however Administration notes there has been no notable change in the scale of activities since September 2025.

These activities fall within the 'Warehouse/Storage' land use definition under DPS 2 and are not permitted ('X') within the Rural zone.

Zoning

The subject site is zoned 'Rural' under the Metropolitan Region Scheme (**MRS**), with a small area at the south-eastern corner of the rear boundary zoned 'Rural – Water Protection', and the subject site is zoned 'Rural' under DPS 2.

Properties directly surrounding the subject site are zoned 'Rural – Water Protection' and 'Rural' under the MRS, and 'Rural' under DPS 2.

Attachment 1 shows the location of the subject site.

'Warehouse/Storage' is defined in DPS 2 as: *'premises including indoor or outdoor facilities used for –*

- a) the storage of goods, equipment, plant or materials; or*
- b) the display or sale by wholesale of goods.'*

This land-use class is an 'X' (not permitted) use within the Rural zone.

Rural Zone Objective under DPS 2

The objectives of the Rural zone under DPS 2 are to:

- provide for the maintenance or enhancement of specific local rural character;
- protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses where compatible with the primary use;

- maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, and protect sensitive areas, particularly natural valleys and watercourse systems, from damage;
- provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone; and
- provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

Purpose of Rural Zone under MRS

The purposes of the Rural zone under the MRS are to:

- provide for the sustainable use of land for agriculture;
- assist in the conservation and wise use of natural resources, including water, flora, fauna and minerals; and
- provide a distinctive rural landscape setting for urban areas; and to accommodate carefully planned rural living developments; and
- accommodate tourism in keeping with rural character, including, for example, farm stay accommodation, breweries and wineries.

Future Intended Land Use

The subject site is located within Precinct 20 of the East Wannon District Structure Plan (DSP) and is identified as forming part of the future 'Suburban Neighbourhood'. Precinct 20 is identified within Stage 3 of the East Wannon DSP staging plan, with urban development anticipated beyond 2051. These timeframes are indicative and will depend on district-level servicing, environmental considerations and the progression of broader planning processes.

Comparison with Amendment No. 226

Council previously considered a separate Scheme Amendment No.226 for a Warehouse/Storage use at Lot 17 (No.41) Knight Road, Gnanagara. On 26 August 2025, Council resolved not to initiate that amendment due to its inconsistency with the objectives of the Rural zone, its potential impacts on rural amenity and character, and the associated precedent risk. These considerations remain directly relevant to the current proposal, as the land-use outcome, operational characteristics and strategic implications are materially similar.

Proposal

Proposed Amendment

The proposed Scheme Amendment seeks to introduce an Additional Use for 'Warehouse/Storage' across the subject site, as shown in **Attachment 2**, with the proponent stating that operations would be limited to the western portion in a scaled back form as described in the following operational limits. However, the proponent has not defined the spatial extent of the Additional Use beyond this general reference, and the amendment applies it to the entire site, including vegetation on the eastern portion.

The amendment lodged by the proponent seeks to:

- limit the storage activities to a maximum of four sea containers, a maximum of four commercial vehicles, and retention of the existing hardstand, which represents the scaled back form proposed by the proponent;
- prohibit any permanent buildings, excavation or fill;
- require screening of all storage areas from adjoining properties and the public realm; and
- limit the Additional Use for 'Warehouse/Storage' to a maximum period of 10 years.

These measures are intended to reduce and mitigate the impacts of the existing un-authorised land use. However, the proponent has not identified how the existing open-air storage of construction materials, machinery and equipment will be managed or reduced to comply with the proposed operational limits. The proponent has not provided any information regarding vehicle movements, operational hours or the number of employees associated with the use, and Administration notes previous community concerns regarding machinery noise occurring beyond 5.00pm on weekdays.

Amendment to DSP2

The proposal seeks to amend Schedule 2 – Specified Additional Uses of DPS 2 by:

- a) Introducing 'Warehouse/Storage' as an 'Additional Use' on Lot 5 (No. 330) Sydney Road, Gngara, and amending Schedule 2 – Specified Additional Uses For Zoned Land in Scheme Area (Clause 3.4), as follows:

No	Street/Locality	Additional Use	Conditions (<i>Proponent's Conditions - verbatim</i>)
A55	Lot 5 (330) Sydney Road, Gngara	Warehouse/Storage	1) The Additional Use of 'Warehouse/Storage' shall be: a) dealt with as an 'A' use, pursuant to clause 3.3(2); and b) used primarily for the laydown and storage of construction material and equipment; and 2) The Additional Use of 'Warehouse/Storage' and any associated development shall be restricted to the western portion of the subject site; and 3) Any development associated with the Additional Use of 'Warehouse/Storage' shall be limited to: a) Limestone hardstand; and b) A maximum of four sea containers; and c) A maximum of four commercial vehicles. 4) Any buildings associated with the Additional Use of 'Warehouse/Storage' shall be temporary and moveable; and 5) For the purposes of clause 6) building has the same meaning as prescribed by the Building Act, 2011; and 6) Any buildings and the storage of any goods or equipment associated with the Additional Use of 'Warehouse/Storage' is to be appropriately screened from adjoining properties; and

No	Street/Locality	Additional Use	Conditions (<i>Proponent's Conditions - verbatim</i>)
			7) The Additional Use of 'Warehouse/Storage' shall not include any storage of liquids or noxious materials on site; and 8) Despite any other provision of this Scheme, no excavation or fill shall be carried out on site for the purposes of, or in association with, the Additional Use of 'Warehouse/Storage'; and 9) Any development approval for the Additional Use of 'Warehouse/Storage', shall be time limited up to a maximum of 10 years.

b) Amend the Scheme Map accordingly.

Attachment 2 includes the amendment plan showing the current zoning and the proposed Additional Use A55.

Consultation

The proposed amendment to DPS 2 is considered a "complex amendment" in accordance with Part 5 – Division 1 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason:

- An amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

The Regulations require a complex amendment to be referred to the Western Australian Planning Commission (**Commission**) within 21 days after the day on which a resolution is made.

In addition, the amendment will be referred to the Environmental Protection Authority (**EPA**) to assess the environmental impacts of the proposal and determine whether any formal environmental assessment is necessary.

Subject to the approval of the Commission and the EPA the complex amendment will be advertised for public comment for a period of 60 days. Advertising will be undertaken consistent with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, by way of:

- advertisement in a local newspaper;
- placement of a sign on the subject site, giving notice of the proposal;
- display notice of the proposal in Council offices;
- display on the City's website; and
- referral in writing to affected persons/agencies.

Comment

Proponent's Justification

The proponent's justification for the proposal is provided in **Attachment 3** and is summarised below. This summary reflects the key justification themes advanced in the proponent's report, including the assessment set out in Table 5 of that report. The proponent states that:

- The amendment is presented as a controlled interim arrangement to operate for a defined period of up to 10 years. It is described as temporary and not intended to prejudice the site's longer-term transition to an urban function under the East Wimmeroo District Structure Plan.
- The proposal is described as more limited in scale and extent than existing non-permitted activities on the site, with site-specific conditions intended to ensure the use is reversible and avoids permanent physical changes to the land, including the prohibition of permanent buildings, excavation and fill.
- The draft Local Planning Strategy is cited, with the storage activity characterised by the proponent as a temporary, low-impact transitional use. The proposal is framed by the proponent as aligning with Issue/Opportunity 7.3.4 of the Strategy, which the proponent refers to as providing opportunities for diversification on Rural-zoned land during the transition period, provided rural amenity is not adversely affected.
- The proponent states that the Additional Use area is located outside the Priority 2 Public Drinking Water Source Area and that the proposal does not involve ground disturbance, liquid storage or the use of noxious materials, which they contend would reduce potential risks to environmental and water-resource values.
- The proponent places emphasis on confining the use to the already disturbed western portion of the site, asserting that consolidating storage activities within this area limits potential impacts and avoids further disturbance to the remainder of the lot.
- The amendment includes additional site-specific and time-limited controls, informed by Council's previous consideration and refusal of a separate scheme amendment for a similar use, with the intention of addressing concerns previously raised in relation to scale, amenity and duration.
- The broader strategic context is referenced, including the identification of the East Wimmeroo area for future urban development under the North West Sub-Regional Planning Framework and the Metropolitan Region Scheme, as context for consideration of a transitional or interim use.

The proponent contends that the 'Warehouse/Storage' land-use class is broad and encompasses a range of storage formats with differing intensities and impacts. The proponent argues that the proposed limit of four sea containers and four commercial vehicles reflects a low-intensity open-air laydown storage subtype that is materially different from enclosed warehouse operations, and the proponent notes that similar storage activities are managed in some local governments, including in the Pilbara, through site-specific and time-limited controls.

Administration Assessment

Rural Zone

The proposal would permit the 'Warehouse/Storage' land-use class within the Rural zone, which would operate in the form of open-air storage of construction materials and equipment

and the parking of commercial vehicles. Notwithstanding the proposed limits on container numbers, vehicle movements, screening and the prohibition of permanent structures or earthworks, the use would remain a construction-related storage and laydown activity.

The proposal does not support agricultural production or rural land-use outcomes and does not demonstrate a functional or operational relationship with any existing or potential rural activity. It would not protect or enhance rural land use as the primary purpose of the zone. It also does not fall within the limited circumstances where non-rural uses may be considered appropriate, such as uses that directly support or are ancillary to broad acre agriculture or horticulture that demonstrate clear compatibility with rural uses.

Therefore, the proposal conflicts with the objectives of the Rural zone, which seek to preserve rural land for rural purposes and avoid the introduction of incompatible non-rural development.

The following **Table 1** provides a direct response to the proponent's assessment against the Rural zone objectives.

Table1: Assessment Against Proponent's Table 5 – Rural Zone Objectives

Objectives	Proponent's Assessment (verbatim)	Administration Response
To provide for the maintenance or enhancement of specific local rural character.	The proposal aims to facilitate the continued use of the site for open air storage, which is confined to the western portion of the site. This portion currently contains a limestone hardstand and limited storage (sea-containers/laydown). The use is also not visible from the street and well setback from adjacent properties. No new clearing, earthworks or buildings are proposed as part of this proposal. Noting this, the existing vegetation on the eastern portion of the lot will be retained, maintaining the semi-rural character of the locality.	While the absence of new clearing and retention of vegetation are acknowledged, rural character is determined by land-use function as well as visibility. The open-air storage of construction materials, sea containers and commercial vehicles introduces an industrial-type outcome that is inherently inconsistent with rural character expectations, even where screened or setback.
To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.	There is no priority agriculture on site and no active broad-acre or intensive production presently operating onsite and given servicing constraints the site has limited ability to be used for these purposes. With no excavation/fill and no permanent structures to be permitted through this amendment and measures proposed to mitigate impacts on surrounding properties, the proposal is low intensity and will not introduce nutrient/effluent loads. The proposal is compatible with surrounding rural activity and does not displace or constrain any existing agricultural uses.	The absence of current agricultural activity on the subject site does not justify the introduction of a non-rural land use. The proposal neither supports nor operates as a secondary rural industry and does not advance the objective of protecting agricultural land uses as the primary function of the zone.

Objectives	Proponent's Assessment (verbatim)	Administration Response
To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.	The subject site is setback from the road and, due to the size of the site, can be contained on site with minimal impact on adjoining properties. The western portion of the subject site has already been cleared. This amendment seeks to prohibit any further disturbance to the site through limiting the scale of the use, not allowing any excavation or fill on the site and not allowing the development of any permanent structures. The eastern portion of the subject site contains native vegetation that will be retained and protected, with no clearing, earthworks or construction proposed, thereby avoiding impacts on soils, hydrology or sensitive areas.	While measures to avoid further physical disturbance are acknowledged, they do not demonstrate maintenance or enhancement of environmental qualities. The proposal does not provide a positive environmental outcome or land-use justification for permitting storage-based activity within the Rural zone.
To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.	The proposed additional use is not a sensitive land use due to the conditions that are proposed. The site is intended to be used for open air/laydown and storage of construction equipment and the parking of a limited number of commercial vehicles. Permanent structures are also prohibited, and any approval will be time limited. The use is therefore time-limited and reversible, and is scaled with management controls (vehicle cap, screening, no permanent structures) to mitigate any adverse impacts on the existing and future use of the zone. The absence of new on-ground works ensures rural operations can continue unimpeded, and future land use intentions are not prejudiced or impacted.	While time-limited, the proposal does not facilitate rural land-use outcomes and introduces a non-rural activity unrelated to rural functions. Time limitation does not overcome the fundamental incompatibility of the use with the intended purpose of the Rural zone.
To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.	Utilising the western portion of the site for small-scale open-air storage on the already-degraded western area provides a contained, time limited non-rural use that meets a local need without new clearing or buildings. With controls on scale, vehicle numbers and screening, it is compatible with surrounding rural activity and beneficial by consolidating storage on a disturbed footprint rather than dispersing it elsewhere.	Suitability within the Rural zone requires more than compatibility with surrounding land uses. The proposal does not demonstrate a rural-related planning benefit sufficient to justify departure from the zone's intended land-use outcomes.

Rural Intended Character and Amenity

The proposal does not achieve the objective of maintaining or enhancing local rural character. Outdoor storage of construction materials, sea containers and ongoing commercial vehicle movements would introduce an industrial character and appearance that is inconsistent with the open, low-intensity rural landscape of the locality. Limiting the activity to the western portion of the site and applying screening measures would not resolve this inconsistency, as the visual and operational characteristics of the use would remain non-rural in nature. Its continued operation for up to 10 years would establish an ongoing non-rural presence on the land, undermining rural character outcomes.

The proposed use does not operate in conjunction with, or in support of, agricultural, horticultural or other rural land uses. It functions independently as a storage activity and does not contribute to rural land use objectives. While the proponent proposes to limit the activity to a maximum of four sea containers and four commercial vehicles, these measures do not change the inherent character of the use or its inconsistency with the intended rural character.

The proposal would also adversely affect rural amenity. The nature and scale of the activity, including outdoor storage areas, hardstand surfaces and ongoing commercial vehicle movements, would introduce levels of activity incompatible with a rural setting. Screening and limits on vehicle numbers may mitigate some visual impacts, but these measures do not address the broader amenity impacts associated with a construction-related storage use in a rural area. Noise, increased activity and the continued presence of industrial elements would detract from the amenity of the locality and may affect the use and enjoyment of surrounding rural land. The proposal does not demonstrate an acceptable level of compatibility with its surroundings and does not align with the objectives of the Rural zone.

The DSP's transition intent relies on retaining compatible rural amenity so precinct planning can progress without constraints from interim, non-rural uses. A yard used for open-air storage of construction materials and commercial vehicle movements would introduce activity patterns and visual and operational elements that are inconsistent with rural expectations, contrary to the DSP's approach to staging and maintaining low-intensity rural functions before urbanisation.

East Wannon District Structure Plan

The subject site is located within Precinct 20 (Suburban Neighbourhood) of the East Wannon District Structure Plan, where urban development is anticipated beyond 2051. The DSP anticipates that Rural-zoned land will continue to operate in rural and low-intensity forms during this extended transition period. It does not support the introduction of activities that would create non-rural outcomes or establish land-use patterns that may persist for a considerable duration prior to urbanisation.

Unlike areas such as Precinct 7, where the State Government is progressing toward lifting Urban Deferment and structure planning is already under assessment, the subject site lies within a locality identified for development beyond 2051. Even with a 10-year time limit, the use would remain in place during an early and long-lasting phase of the DSP transition period, when only rural and low-intensity activities are anticipated. In this context, the introduction of a Warehouse/Storage land use would remain inconsistent with the Rural zone objectives for a significant period and would not operate as a suitable or low-impact interim activity.

While the DSP recognises that some transitional uses may occur ahead of urbanisation, these are expected to remain consistent with rural character and compatible with the broader strategic intent. The proposed Warehouse/Storage use would not meet this expectation, as it represents an industrial-type activity that does not align with the rural setting or the staged approach to urbanisation outlined in the DSP.

Local Planning Policy 5.3: East Wanneroo (LPP 5.3)

LPP 5.3 establishes a general presumption against planning proposals that may detrimentally impact the orderly and proper planning of East Wanneroo or the amenity of existing surrounding land uses. The policy requires decision-makers to consider whether a proposal is compatible with the intended transition to urban development and whether it may affect surrounding properties during the interim period.

Although the proposed Warehouse/Storage use is time-limited, it would still operate within the early years of a transition period that extends beyond 2051, during which only rural and low-intensity activities are anticipated. Given its industrial nature, appearance and operational characteristics, the activity is not considered an appropriate form of interim development in a Rural area. It does not align with the low-intensity rural functions anticipated during the transition stage and has the potential to generate amenity impacts for adjoining properties and the locality.

A Warehouse/Storage use is neither consistent with the existing Rural zoning nor compatible with the projected urban form of the precinct, regardless of whether a time limitation is applied. The scale, visual impact and operational elements of the use would detract from the rural environment for an extended period and introduce outcomes that LPP 5.3 seeks to avoid.

For these reasons, the proposed amendment is considered inconsistent with LPP 5.3, as it presents a risk to both the amenity of surrounding rural properties and the orderly and proper planning of East Wanneroo during the long transitional period before urbanisation.

City of Wanneroo Local Planning Strategy (Draft)

At its Ordinary Meeting on 27 May 2025, Council approved the draft Local Planning Strategy (draft Strategy) for submission to the WAPC. While the Strategy identifies a specific need for caravan, boat and trailer parking, it does not identify any strategic need for storage-based land uses in the Rural zone. The draft Strategy recognises that there has been increased demand for the parking and storage of caravans, boats and trailers on rural properties. This has been driven by decreases in residential lot sizes, which has reduced the capacity for residents to store caravans, boats and trailers on their properties, together with the limited availability of standalone 'Car Park' facilities within industrial areas. When stored in residential areas for longer periods, caravans, boats and trailers can cause amenity issues, reduce the visual appeal of streets and obstruct footpaths, driveways and parking bays. As such, the draft Strategy currently supports the addition of a 'Car Park' land use in the Rural zone. Administration considers that this support is specific to that activity and should not be mistaken or applied to any other land use.

There is no identified strategic need for storage-based land uses within the Rural zone, and the Strategy does not recognise any shortfall or demand that would justify such uses in Rural zone. Applying diversification principles intended for rural, tourism or vehicle parking contexts to a storage-based proposal is not consistent with the Strategy's intent.

Industrial Land Supply

The proponent's references to industrial land supply do not alter the assessment of land-use permissibility under DPS2. Rural-zoned land is not intended to accommodate construction-related storage or operate as a substitute for industrial land. The proponent acknowledges that the City already has significant capacity for Warehouse/Storage activities, noting Council's identification of "ample capacity in Neerabup and Wangara with approximately 60 existing approvals" in recent years. Administration's assessment aligns with this acknowledgement and indicates that existing industrial precincts continue to accommodate Warehouse/Storage demand without requiring such uses in the Rural zone.

This confirms that demand for this land-use class is being appropriately met within the zones designated to accommodate such activity. The proponent also states that its request “does not rely on unmet demand and does not seek to substitute for planned industrial land”, which reinforces that the Rural zone does not need to support a land use already well-served elsewhere.

The existing availability of serviced industrial land within Wangara and Neerabup ensures that Warehouse/Storage activity can continue to be accommodated in suitable locations, without introducing an industrial-type land use into the Rural zone. On this basis, there is no strategic, operational or supply-driven justification to support an additional Warehouse/Storage use in a Rural location.

State Planning Policy 2.5: Rural Planning (SPP 2.5)

SPP 2.5 seeks to support primary production and basic raw material extraction, protect existing rural land and manage the impacts of any zoning proposals on the surrounding area. Administration has provided its recommendations regarding this proposal's adherence to comply the Rural zone's objectives. Further to this, Administration does not consider the proposal to align to the objectives of SPP 2.5 which focus on supporting and protecting rural land for rural land use activities. It is considered that the proposal could set a precedent for more landowners to relocate to rural areas, where land rates are generally less than industrial areas, to undertake industrial land uses.

Environmental and groundwater considerations

The proposed environmental measures, including no excavation or fill, no permanent structures, no storage of liquids or noxious materials, and the proponent's reference to retaining vegetation on the eastern portion of the site, are noted. Although the proponent includes a condition that restricts operations to the western portion of the site, the Scheme Amendment, as shown on the map in **Attachment 2**, applies the Additional Use across the entire lot. This inconsistency means the amendment does not establish the spatial limit, and the conditions do not provide a clear or enforceable mechanism to confine the use to the western side. If the Additional Use applies across the whole site, clearing of the existing eastern vegetation could occur to accommodate the use, as the amendment does not include any requirement to protect or retain that vegetation. As a result, these measures do not resolve the underlying inconsistency between the proposed industrial-type activity and the environmental objectives of the Rural zone.

A portion of the site at the south-eastern corner of the rear boundary lies within a Priority 2 Public Drinking Water Source Protection Area under *State Planning Policy 2.9: Water (SPP 2.9)*. SPP 2.9 requires planning decisions within Public Drinking Water Source Areas to be informed by *Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas*, which identify Warehouse/Storage as an incompatible land use within Priority 2 areas.

The proposal itself confirms that suitable industrial land exists elsewhere and states that the request “does not seek to substitute for planned industrial land,” indicating that alternative, appropriately zoned locations are available and that the use is not directly associated with agriculture or horticulture.

Furthermore, while the proposed indicative operational area for storage activities is located outside the mapped Priority 2 area, the Warehouse/Storage Additional Use (A55), as shown in **Attachment 2**, applies to the entire subject site and remains incompatible within the broader Public Drinking Water Source Area under SPP 2.9 and *Water Quality Protection Note No. 25*. Restricting activity to the western side of the subject site does not alter the classification of the land use or its incompatibility within a Priority 2 Public Drinking Water Source Area.

For these reasons, the proposal does not satisfy the water-resource protection requirements of SPP 2.9 and is not supported due to its inconsistency with the public drinking water source protection objectives that apply to the subject site.

Precedent risk

Supporting a Warehouse/Storage land use in the Rural zone, even on a time-limited basis and with site-specific conditions, would create a risk that similar requests may be pursued on other Rural-zoned properties. This concern is consistent with Council's previous consideration of Amendment No. 226, where the potential for industrial-type land uses to incrementally erode the intent of the Rural zone was a key factor in the decision. The proponent acknowledges that Council previously identified the risk of industrial encroachment in Rural areas when assessing a comparable proposal.

The Rural zone is not intended to accommodate industrial storage activities, and the introduction of such a land use would weaken the zone's strategic purpose and undermine the policy framework that protects rural land for rural purposes. Conditions that apply only to this site do not remove the broader strategic implications of allowing an industrial-type use to occur on Rural land, noting that each additional approval would increase pressure for similar variations elsewhere and reduce the ability to maintain consistent land-use expectations across East Wannon.

Allowing the proposed Warehouse/Storage use could therefore create a precedent pathway that is inconsistent with the objectives of DPS 2, the draft Local Planning Strategy, SPP 2.5 and LPP 5.3, all of which seek to safeguard rural land from incremental industrialisation. No information has been presented that demonstrates how approving this request would manage the broader precedent risk or maintain the integrity of the Rural zone.

Comparison with Refused Amendment No. 226

Although the proponent has sought to respond to the refusal grounds of Amendment No. 226 through measures such as scaled-back operations, a defined timeframe and screening requirements, the underlying planning outcomes remain unchanged. The proposal continues to result in a non-rural land-use outcome that conflicts with the Rural zone objectives, together with ongoing amenity and character impacts and a continued risk of creating precedent. The modifications proposed do not materially differentiate this request from Amendment No. 226 in terms of strategic alignment, land-use compatibility or long-term planning outcomes.

Conclusion

Administration does not support the initiation of the proposed amendment. The proposal would introduce a non-rural, storage-based land-use that is inconsistent with the objectives of the Rural zone and the intended rural character and amenity of the locality.

The outdoor storage of materials, placement of sea containers and associated commercial vehicle movements would result in an industrial-type outcome that is incompatible with a low-intensity rural setting. Screening measures, scale limits and a time-limited approval do not change the inherent non-rural nature or operational impacts of the use.

These findings are reinforced by the applicable strategic and statutory planning framework, including the Metropolitan Region Scheme, State Planning Policy 2.5: Rural Planning, the East Wannon District Structure Plan, the draft Local Planning Strategy and Local Planning Policy 5.3: East Wannon. The proposal also presents an undesirable precedent for the City to allow storage-based activities within the Rural zone.

The proposed amendment is not supported by Administration.

Statutory Compliance

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

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of Wanneroo District Planning Scheme No. 2, and the relevant strategic and local planning framework including the East Wanneroo District Structure Plan, State Planning Policy 2.5: Rural Planning and Local Planning Policy 5.3: East Wanneroo.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council, pursuant to Regulation 37(1c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DOES NOT SUPPORT Amendment No. 236 to District Planning Scheme No. 2 to amend Schedule 2 – Specified Additional Uses For Zoned Land in Scheme Area (Clause 3.4) to allow the land use Warehouse/Storage at Lot 5 (330) Sydney Road, Gngarra as an Additional Use for the following reasons:

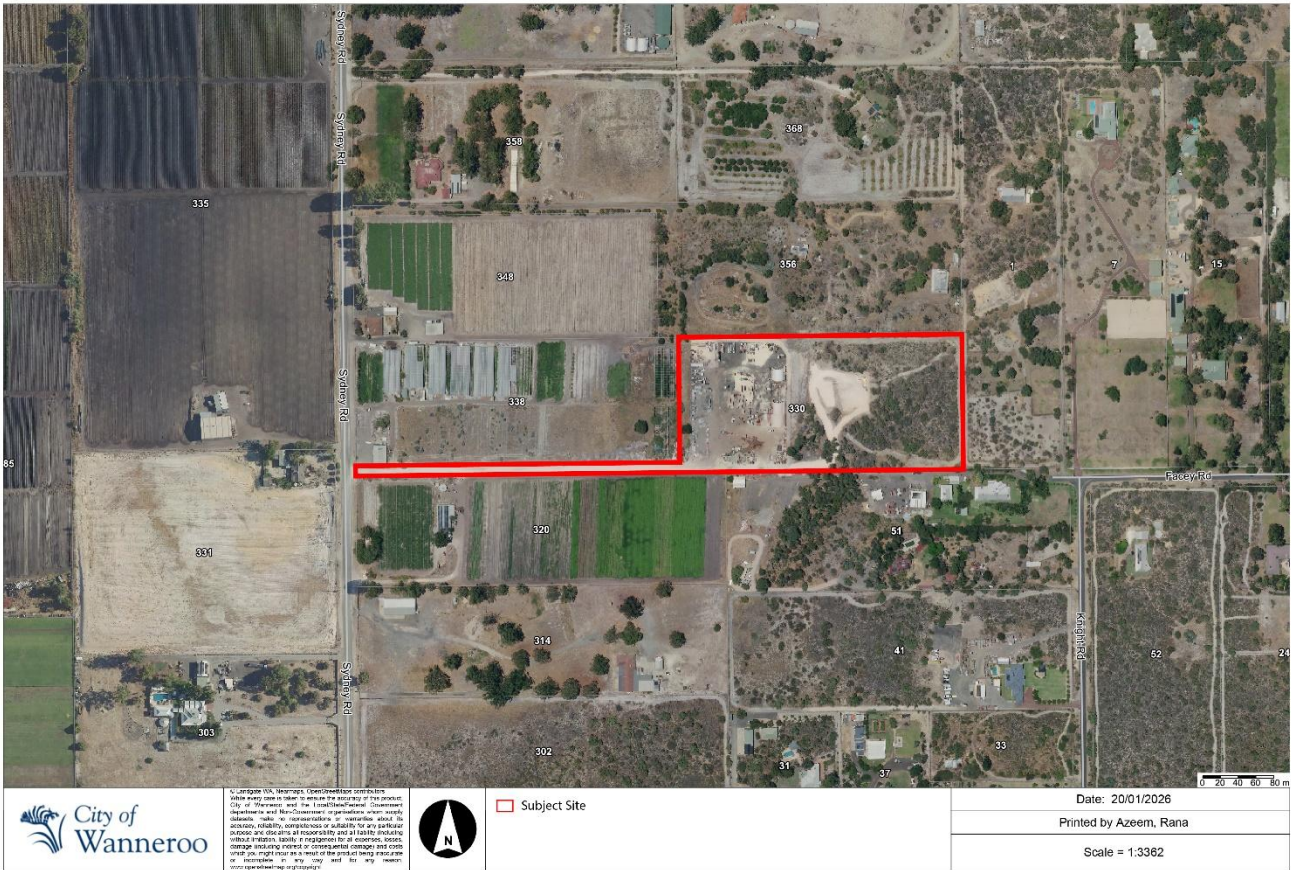
- 1. The proposed Additional Use – Warehouse/Storage is inconsistent with the objectives of the Rural Zone of the Metropolitan Region Scheme, as it does not support the protection of rural land for primary production, nor the sustainable management of the rural landscape and its environmental values;**
- 2. The proposed Additional Use – Warehouse/Storage is inconsistent with the objectives of the Rural Zone in Part 3 – Zones and Use of Land of the City's District Planning Scheme No. 2;**

3. **The proposed Additional Use – Warehouse/Storage would introduce a non-rural land use outcome well in advance of the intended urban transition of the locality and is not supported by the applicable strategic and statutory planning framework governing the interim Rural zoning of the land;**
4. **The proposed Additional Use – Warehouse/Storage presents a significant risk of establishing an undesirable and unsustainable planning precedent for industrial type activities to occur in the Rural zone, with the potential to erode the existing rural character and amenity of the area and undermine the objectives of the Rural zone; and**
5. **The City of Wanneroo's draft Local Planning Strategy does not identify a need for including 'Warehouse/Storage' as an Additional Use in the Rural zone, and the Strategy's discussion of diversification relates to rural supportive and tourism related activities, not storage-based or industrial type land uses.**

Attachments:

- | | | |
|-----------------------------|---|----------|
| 1. Download | <i>Attachment 1: Current Location</i> | 26/22898 |
| 2. Download | <i>Attachment 2: Current Zoning and the Proposed Additional Map</i> | 26/39217 |
| 3. Download | <i>Attachment 3: Proponent's Justification</i> | 26/23805 |

Current Location of the Subject Site Under District Planning Scheme No. 2.



Current Zoning and the Proposed Additional Use A55



5.0 Justification

The proposed Scheme Amendment seeks to introduce an Additional Use for 'Warehouse/Storage' on the western portion of Lot 5 (No. 330) Sydney Road, Gnangara to regularise an existing, low-intensity open-air storage activity for a defined, transitional period. The amendment provides an orderly and proper planning framework that enables a scaled-back continuation of the use while maintaining the site's long-term intent for residential development under the East Wannon District Structure Plan (EWDSP) and the City's Draft Local Planning Strategy (LPS). Strict operational conditions—including limits on vehicle numbers and sea containers, mandatory screening, no excavation or fill, and a ten-year time limit—ensure the use remains temporary, low-impact and compatible with the surrounding rural character.

The proposal aligns with the strategic intent for East Wannon by facilitating a controlled interim use that utilises already-disturbed land without compromising the site's future urban potential or the amenity of adjoining properties. The amendment supports the LPS objective of exploring low-impact diversification opportunities on Rural-zoned land during the transition to urbanisation and satisfies Local Planning Policy 5.3 by demonstrating that the proposal will not prejudice future infrastructure coordination or environmental outcomes. The use will remain reversible and confined to a small portion of the site, allowing for decommissioning and reinstatement when urban planning progresses.

It provides a pragmatic, site-specific response to existing land use and compliance issues while preserving rural character, protecting environmental values and preventing precedent for broader industrial encroachment. The amendment therefore represents an appropriate, managed and transitional outcome consistent with the objectives of the Rural zone, the principles of orderly and proper planning, and the long-term strategic vision for East Wannon

5.1 Proposed Scheme Amendment No.226 (PS01-08/25)

Relevant to this Scheme Amendment Request, Proposed Amendment No. 226 to the City of Wannon District Planning Scheme No. 2 sought to insert the 'Warehouse/Storage' use for the purposes of vehicle storage, as an Additional Use at Lot 17 (No.41) Knight Road, Gnangara. This request was considered at an Ordinary Council Meeting held on 26 August 2025 and ultimately Council refused to initiate the amendment.

We acknowledge the in-principal similarities between the two proposals and the ultimate outcome to refuse Amendment No. 226 on several grounds, as listed in the table below. Importantly, while the land-use term and zoning components are comparable, this request is materially different due to the proposed conditions relating to timeframe and development and therefore capable of consideration on its merits. The following assessment addresses each of the concerns and grounds for refusal to initiate Amendment No. 226 and demonstrates how this proposal addresses those concerns.

Table 7 PS01-08/25 Assessment

Grounds for refusal	Assessment
Inconsistency with the rural zone objectives	It is understood one of the grounds of refusal for the Knight Road Scheme Amendment, was that the proposal was deemed to be inconsistent with 'Rural' zone objectives. More specifically, the land use for 'Warehouse/Storage' was treated as an industrial development outcome that neither maintains nor enhances the rural character. The definition of 'Warehouse/Storage' is broad and cannot be viewed as one singular use with similar impacts. There are two components that need to be considered when determining the appropriateness of a land use, the use itself and the scale of the use. The definition of 'Warehouse/Storage' encompasses a range of different typologies of varying scales and intensity. Open air storage is significantly different to a warehouse and/or large, enclosed storage facility and when appropriately screened and contained to a discrete area of a larger site has a much lesser impact.

	It is also worth noting that the rural zone is primarily intended for economic purposes rather than a lifestyle zone. There are several uses that are permitted or discretionary in the rural zone which are by their nature intensive and not compatible with sensitive land uses, similar to general or light industrial uses. It is also not uncommon for uses that are permitted in the rural zone to include a warehouse and/or storage component on site. A detailed assessment of the land use type is provided in Table 6 and an assessment of the proposal against each of the rural zone objectives is provided in Table 5. In summary, this proposal addresses the zone objectives and will preserve the rural character by avoiding built form, prohibiting intensification beyond the existing footprint and any excavation or fill on site. Any storage of noxious material will also be prohibited. The proposed conditions will ensure that the use on site maintains the open landscape qualities and amenity expected in a Rural zone and allows only a low-intensity, open-air, screened storage function that does not conflict with rural character. On this basis, the proposal is consistent with Rural zone objectives.
Amenity	One of Council's primary concern for PS01-08/25 was the potential for ongoing amenity impacts (i.e., visual clutter and container proliferation) on rural character until urbanisation is realised for the area. This proposal responds by including conditions that: - Limits the maximum number of sea containers to four. - Restricts their location to the western portion of the site. - Requires them to be appropriately screened to ensure visual containment from public vantage points and adjoining properties. Combined with the prohibition on new buildings and the retention of perimeter vegetation, these measures mitigate any impacts on the rural amenity. These controls deliver a contained, interim outcome that mitigates amenity impacts, aligns with the City's transitional-use intent for East Wanneroo (LPP 5.3), and provides a clear pathway for cessation, decommissioning and site readiness when urban development proceeds.
Setting Precedent for Industrial Encroachment	A key concern raised by Council for PS01-08/25 was that approval could set a precedent for these land uses in the Rural zone and lead to industrial encroachment. As highlighted earlier, warehouse/storage facilities in the rural zone are not uncommon and any concerns relating to the type of warehouse/storage use that would ordinarily be associated with the industrial zone are mitigated through the proposed conditions. With these measures, the use will be managed to a temporary site-specific application and cannot be generalised to apply to other Rural lots without an equivalent evidence base and controls. The proposed controls also ensure that the planned urban outcome is not prejudiced and clearly sets out how the use will end, the site will be cleaned up, and the land made ready for urban development.
Strategic Timing	Council deemed that the extensive EWDSP timeframe (Stage 3; beyond 2051) is not in itself a reason, on its own, to support additional uses. This request acknowledges this position; however, it is important to also consider the potential interim sterilisation of land due to site-specific constraints, and balance this with the area's long-term development intent. It is noted that the previous amendment sought to carry permission for the additional use through to rezoning of the land. In contrast, this proposal includes a condition that would limit any approval on site to a period of up to ten years, ending almost two decades before urbanisation is targeted. This significantly shorter term, combined with reversible and non-prejudicial operating and development provisions, mitigates amenity impacts on current and future land uses and ensures the land can easily progress to urban development. Any further conditions relating to decommissioning and site reinstatement would also be welcome are welcomed to provide a clear pathway back to ensure the planned urban outcome can be easily achieved. Through appropriate conditions that manage time and physical change to this site, the proposal addresses the concern associated with a 2051 permission and is capable of approval.
Industrial Land Supply	Council noted ample capacity in Neerabup and Wangara with approximately 60 existing approvals.

	This request does not rely on unmet demand and does not seek to substitute for planned industrial land. It regularises a small, existing open air laydown storage area on site for a limited period with strict development controls. While the supply of industrial zoned land is an important factor to consider, the fundamental consideration is whether that zoned land is genuinely development ready and can be feasibly developed. Without appropriate servicing, access, and resolution of site-specific constraints, the availability of zoned land alone does not guarantee its capacity to meet demand. It is widely acknowledged that there is a broader issue of development ready industrial land supply within the Perth metropolitan region.
Draft LPS alignment.	Council noted the Draft LPS does not identify a need to add "Warehouse/Storage" in the Rural zone. In response, this Additional Use is tightly limited to open air laydown and storage for construction materials, confined to the existing footprint, with no new buildings or hardstand, no services extensions, caps on vehicle numbers and sea containers, mandatory screening, and with a defined end date. Its function and impact profile are comparable to, and often lower than, the transitional vehicle storage outcomes contemplated by the Draft LPS and LPP 5.3 because materials are static, movements are limited, vegetation and rural character are retained, and the use is reversible. On this basis, the proposal accords with the strategic intent to accommodate limited, low impact, time bound activities that do not prejudice future urbanisation.
Protection of environmental and water-resource assets	Council outlined the potential physical impacts for allowing this land use and need for the protection of environmental and water resources This proposal mitigates this concern by confining activity to the existing footprint, with no new ground disturbance, no wash down and no storage of liquids or other noxious materials. In addition, no new hardstand, drainage or services are proposed, so stormwater pathways and infiltration remain unchanged. The eastern portion of the lot that supports native vegetation, including areas likely to contain a Threatened Ecological Community, is retained with no encroachment or clearing. On the basis that there are no new contaminant sources and no changes that would create infiltration to soil or groundwater, there is no identified risk to environmental and water resources for this site. The proposal aligns with the Scheme objectives to safeguard environmental values and water quality and can be supported with standard conditions that maintain these limits and keep all operations within the existing pad.

The proposal responds to the refusal grounds outlined for Amendment 226 through strict spatial and operational limits, comprehensive visual management, and a hard, enforceable sunset clause tied to urbanisation milestones. It is a site-specific request, reversible and well-managed transitional outcome that maintains rural character, protects environmental values, avoids precedent risk and does not prejudice orderly and proper planning for the site's ultimate urban purpose.

4.3 Proposed City of Wanneroo Submission: Draft Carabooda District Structure Plan

File Ref: 49314 – 26/5139
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 City's submission to the Western Australian Planning Commission on the draft Carabooda District Structure Plan.

Background

On 29 October 2025, the Western Australian Planning Commission (**WAPC**) adopted the draft Carabooda District Structure Plan (**DSP**) for the purpose of advertising. Advertising commenced by the Department of Planning, Land and Heritage (**DPLH**) on 13 November 2025 and concluded on 12 January 2026, however, the City has been granted an extension of this deadline to 27 March 2026, to enable this matter to be presented to this Council Meeting.

The draft Carabooda DSP has been prepared on behalf of the Carabooda Landowner Group which comprises six members but represents 614.8 hectares (ha) or 63 per cent (%), of the DSP area (note that since the DSP was lodged, the proponent has informed the City that the Carabooda Landowner Group now has 73% of the total DSP area). The rest of the land is owned by 34 additional landowners.

Detail

The DSP proposes to establish a high-level strategic framework to guide the delivery of 9,221 dwellings, 253 ha of conservation areas (including a large central 231 ha reserve under the Metropolitan Region Scheme (**MRS**) and a further 23 ha in other areas), roads, schools, activity centres, open space and community facilities over the next 20 years. It applies to 979 ha of land bound by Carabooda Road, Karaborup Road, Gibbs Road, Wesco Road and State Forest 65. A map of the DSP area which shows proposed zones, major roads, conservation land, open spaces, activity centres and schools is included in **Attachment 1**.

In summary, the draft DSP proposes:

- 979 ha of land for urban development and conservation.
- Three Local Structure Plan (**LSP**) areas: Nowergup (~388 ha), Carabooda South (~430 ha), and Carabooda North (~161 ha).
- The development of 9,221 dwellings to ultimately accommodate 23,000 people.
- 253 ha of conservation areas, comprising 26% of the gross DSP area and 70% of all remnant native vegetation within the site (and 82% of vegetation in good or better condition).
- A commitment from the Carabooda Landowners Group to make one in nine lots available for Government purchase to support affordable housing.
- Four activity centres to service the area, including one district centre, one neighbourhood centre and two local centres.

- One public high school, six public primary schools and one private (K-12) college.
- District-level infrastructure items and transport linkages.
- Staging will progress from two development fronts at McLennan Drive and Wesco Road, moving south-west to north-east. Land along Carabooda Road is expected to develop later to allow time for lot consolidation, essential services, and management of buffers to nearby farming and quarry operations. Initial stages anticipate first titles in 2029 and homes delivered in 2030, subject to infrastructure funding and approvals.
- Buffers to manage different land use interfaces include:
 - Extractive industries: A 500 metre separation distance applied at the LSP stage.
 - Agriculture: A 40 metre vegetated buffer within the DSP boundary, with interim buffers, title notifications and Local Development Plans (**LDP**) to manage residual rural uses until landowners choose to cease operations.
 - Poultry farms: Poultry operations require buffers of approximately 500 metres, with odour assessments and compatible interim land uses addressed through staging.
 - Transport noise: The DSP identifies limited transport noise impacts, as the DSP area is currently outside the trigger distances in State Planning Policy 5.4: Road and Rail Noise (SPP 5.4) for Wanneroo Road and the future Whiteman–Yanchep Highway. Any need for future mitigation will be reviewed at the LSP stages as traffic volumes increase.

Consultation

DPLH advertised the DSP commencing on 13 November 2025 and closing on 12 January 2026.

During the advertising period, the City also published the DPLH's consultation on the DSP through its website (including its Public Notices and YourSay pages) and Facebook page to support community awareness and DPLH led consultation process. The consultation has been undertaken by the DPLH, not the City. The City will provide Council's comments on the DSP to the DPLH, who will take these into consideration when presenting the DSP to the WAPC for final determination.

Comment

Administration has reviewed the draft DSP and supports the strategic intent of the Carabooda DSP to coordinate land use, transport and environmental outcomes for the Carabooda district. In general, the DSP is a balanced document that provides an effective mechanism for a district-level planning framework for the area. In particular, the City supports:

- The substantial environmental assessment underpinning the Carabooda DSP. This includes the DSP's status as a pilot major urban proposal assessed under the EPA's revised early advice model, which required full site flora and vegetation surveys, ecological community assessments, detailed black cockatoo habitat analysis and consideration of cumulative impacts across the North-West corridor. The EPA recommended increased vegetation retention, strengthened ecological linkages and avoidance of clearing in higher quality habitat. Prior to EPA advice, the DSP proposed approximately 234 ha of the conservation areas. In response to the EPA's recommendations, the proponent added a further 18.44 ha of protected areas, bringing the total conservation areas to 253 ha.
- The commitment to prioritising the sale of 1 in 9 lots (approximately 1,000 lots) to the State Government to assist in the provision of affordable housing to support key workers.

The City's detailed comments and recommendations are provided in **Attachment 2**.

A summary of the key planning matters with recommended modifications is set out below:

District Structure Plan Boundary and Roads

The DSP main map shows that certain road segments, including Nowergup Road between Wanneroo Road and Gibbs Road, Karoborup Road between Wanneroo Road and Gibbs Road, and Cutler Road between Carabooda Road and Old Yanchep Road, lie outside the DSP boundary shown on the main map (**Attachment 1**). These roads provide important external access to the DSP area but are not included within the DSP boundary.

Administration Comment

Administration notes that the identified road segments provide primary access to the DSP area but sit outside the mapped boundary. Their exclusion from the map creates uncertainty about what forms part of the DSP. Clear depiction of these road segments, identified as Integrator and Neighbourhood Connectors, is necessary to support future planning stages, particularly in relation to upgrades and allocating cost through a Development Contribution Plan (DCP). These segments include Nowergup Road between Wanneroo Road and Gibbs Road, Karoborup Road between Wanneroo Road and Gibbs Road, and Cutler Road between Carabooda Road and Old Yanchep Road.

The traffic study for the DSP indicates that the development is expected to generate approximately 89,500 vehicle movements per day at full build-out, with around 74% of these trips distributed onto the external road network. It is recommended that the DPLH give further consideration to extending the DSP boundary to include Gibbs Road south of Wesco Road, the northern section of Karoborup Road from Carabooda Road, and the portion of Wesco Road that connects to Old Yanchep Road. These roads perform a strategic function by linking Wanneroo Road to the planned Whiteman Yanchep Highway, and their inclusion would support coordinated road network planning.

Administration is aware that some landowners have requested that the DSP boundary be expanded to include their land. The DPLH would need to consider these submissions and decide whether the boundaries of the DSP should change. The current boundary is logical and reflects clearly established property boundaries and the road network. It is noted that if the boundary were to change, the supporting studies that inform the DSP would need to be revisited, and this would delay progression of the DSP.

Administration also recognises the ongoing need to improve east–west connectivity across the district. The long-term link between Lukin Drive and Nowergup Road through Neerabup National Park remains to hold relevance for the broader transport network. This connection requires renewed advocacy because it falls outside the DSP and any associated DCP, and relies on State endorsement and funding. This link previously formed part of the City's Connect Wanneroo Advocacy Plan 2021–2025.

Recommended Modifications

1. Amend the DSP mapping to include sections of the following roads into the DSP boundary:
 - Nowergup Road between Wanneroo Road and Gibbs Road;
 - Karoborup Road between Wanneroo Road and Gibbs Road; and
 - Cutler Road between Carabooda Road and Old Yanchep Road.
2. That the DPLH give further consideration to boundary adjustments to include Gibbs Road south of Wesco Road, the northern section of Karoborup Road, and the portion of Wesco Road connecting to Old Yanchep Road, together with continued advocacy for the long-term east–west transport link between Lukin Drive and Nowergup Road through Neerabup National Park.

Sense of Place and Public Realm

The DSP includes a vision that emphasises a distinctive new community supported by natural landscape features, mature vegetation and rural surrounds. It identifies the conservation areas as a central place-defining element and highlights the importance of walking and cycling networks, street trees and linear green connections that link neighbourhoods, public open spaces, schools and activity centres.

The DSP also notes the presence of historical and cultural features including the Spiers Lime Kilns, which are to be retained within a conservation setting with opportunities for interpretation through walking trails and public realm design.

Administration Comment

The DSP references social and environmental outcomes but does not clearly explain how natural landscape, bushland, and rural character will be preserved. Administration recommends a new section titled “Sense of Place” be included in Part 1 of the DSP to outline measures that reinforce Carabooda’s identity. This section should:

- Identify unique place elements within the DSP (such as the Kilns and the water tank).
- Require sense of place statements to accompany Local Structure Plans (**LSPs**) for each precinct.
- Guide subdivision and development to ensure clear, place-responsive design outcomes.

Administration recommends that the DSP also emphasise pedestrian and bicycle connectivity as a key element of sense of place, ensuring safe and direct links between schools, public open space (POS), activity centres and community facilities to support walkability, community interaction and equitable access for residents, including those in social and affordable housing.

The DSP’s Part 1 (main map – **Attachment 1**) should also include a connected parkland link network that retains existing vegetation where possible and incorporates street tree planting using local species.

The DSP’s Part 2 already includes information about features and landscapes in the DSP area. This could be strengthened by including additional details and features of the area including reflections of both historical heritage (kilns) to reflect the design intent to be applied to in subsequent planning stages. This section should also outline how social and environmental outcomes can be achieved through context-responsive and conservation-oriented design.

Recommended Modifications

1. Add a new “Sense of Place” section in DSP Part 1 that identifies local place elements and requires the preparation of sense of place statements within LSPs for each precinct, ensuring subdivision and development respond to Carabooda’s identity.
2. Strengthen DSP Part 2 by adding references to historical heritage and Aboriginal cultural heritage, such as the lime kilns to reinforce design intent and support context-responsive and conservation-oriented outcomes during later planning stages.
3. Emphasise pedestrian and bicycle connectivity as a key element of sense of place and include a connected parkland link network that retains existing vegetation where possible and incorporates street tree planting.

Heritage and Cultural Engagement

The DSP area contains the Spiers Lime Kilns, which are listed as Category 2 on the City’s Heritage List. These sites will be preserved within a conservation area, with interpretive elements proposed to enhance community value. No Aboriginal heritage sites are recorded within the DSP area, and the nearest registered site is Lake Nowergup to the west, separated by an existing road.

Administration Comment

The DSP notes no registered Aboriginal heritage sites within the area however, Administration notes that the land holds deep cultural and historical significance for Aboriginal peoples. A search of the DPLH Aboriginal Cultural Heritage System confirms that no Registered Sites, Lodged Places, or Historic Record places have been identified within the DSP area, meaning the land has not been surveyed. Given the extent of proposed conservation reserves and the proximity to the Lake Nowergup wetland system immediately west of the DSP, there is a likelihood of tangible and intangible Aboriginal cultural heritage being present.

Administration acknowledges that the DSP includes a high-level (desktop) review of Aboriginal heritage and recommends that an Aboriginal Archaeological Heritage and Ethnographic Survey be undertaken with Traditional Owners' participation at the LSP stage.

Recommended Modifications

1. Include a requirement for an Aboriginal archaeological and ethnographic survey with Traditional Owner participation at the LSP stage.

Affordable Housing Commitment

The DSP includes an affordable housing commitment (housing for key workers) and states that the Carabooda Landowner Group has agreed to a contractual obligation for one in nine lots to be prioritised for Government purchase. This obligation applies only to Carabooda Landowners Group landholdings and is proposed to be formalised through a legal agreement to enable the State to acquire serviced lots in accordance with staging.

Administration Comment

The DSP should be amended to include clear targets and monitoring to achieve its commitment to allocating 'one in nine lots' for Government purchase to deliver key workers housing in the region. Administration recommends that a criterion in Part 1 of the DSP is included to guide the delivery and locations of this housing ensuring that it is dispersed across the DSP area (rather than clustered) and integrates with public transport, activity centres and POS.

Recommended Modifications

1. Including clear targets and monitoring measures to support delivery of the one in nine lots commitment for key worker housing.
2. Including criteria in Part 1 of the DSP to guide the delivery and location of key worker housing to ensure dispersion across the DSP area and integration with public transport, activity centres and POS.

Education and Community Infrastructure

The proposed educational facilities comprise one public high school, six public primary schools, and one private K–12 college.

District-level community infrastructure in the DSP will be funded through a DCP. Facilities include two 5 ha district open spaces (**DOS**), a district community centre, a district library, two local community centres, nine libraries attached to schools, and two local sporting fields with clubrooms. These facilities are proposed to be delivered through development contributions in accordance with State Planning Policy 3.6: Infrastructure contributions (**SPP 3.6**), with detailed designs refined through LSPs and DCPs.

Administration Comment

The DSP identifies one high school, six primary schools, one private K–12 college, district and local community centres and DOS. Administration supports these provisions.

Libraries attached to primary and secondary schools should not be counted as community facilities funded through the DCP, as these spaces are generally restricted to students and staff and do not provide community-wide access. Only facilities with confirmed public accessibility should form part of the community infrastructure provision.

The DSP indicates that DOS may be co-located with schools. Co-location limits public access, restricts flexibility for broader community needs and results in unclear maintenance responsibilities. A single 10 ha DOS would achieve a more functional and consolidated district-level recreation area than two separate 5 ha sites located adjacent to schools.

Recommended Modifications

1. Remove school-based libraries from the list of community facilities.
2. Consolidate the two proposed DOS sites of 5 hectares each into one 10-hectare DOS site to achieve a more functional and flexible recreation area.

Conservation Areas and Public Open Space (POS)

The DSP allocates a total of 253 ha of conservation land, accounting for approximately 26% of the DSP area.

- 230 ha of Regional Open Space (**ROS**) reserved under the MRS.
- 11 ha of conservation values to be protected within future POS.
- 12 ha within the Water Corporation's Public Purposes reserve (Carabooda tank site).

It is noted that the 12 ha area within the Water Corporation's Public Purposes reserve may be affected by future infrastructure upgrade requirements and is therefore identified in the DSP as land that may need to be discounted from the total conservation area, resulting in a net conservation outcome of 241 ha.

This includes the retention of around 70% of remnant native vegetation and 82% of vegetation in good or better condition, protecting Banksia woodlands, Tuart woodlands, Honey myrtle shrublands, and habitat for black cockatoos.

Conservation areas form a continuous east–west ecological corridor linking Nowergup National Park to State Forest 65 and Bush Forever Site 290, supported by additional north–south connections and smaller habitat areas that maintain biodiversity movement across the district.

The 230 ha of ROS comprise the following:

- 20 ha are already Crown reserves (including the historic Spiers lime kilns site) and carry no acquisition cost.
- The core landowners propose to cede approximately 95 ha of ROS free of cost.
- The remaining 115 ha lie outside Carabooda Landowners Group and may require WAPC acquisition if reserved, with costs. Any acquisition would need to be agreed by the WAPC and likely funded through the Metropolitan Region Improvement Fund.

Administration Comment

Administration supports the retention of the proposed conservation areas which forms part of the DSP and notes that additional POS will be provided as local reserves at the LSP and subdivision stages. In addition to the conservation areas, which will offer passive recreation, the DSP should clearly demonstrate how adequate provision of active and passive recreation will be achieved.

While Liveable Neighbourhoods permits portions of the 10% POS contribution to comprise natural or cultural areas where they are accessible to the general public for passive recreation, such inclusion is contingent on the City being satisfied that both active (formal) and passive (informal) recreation needs of future residents are adequately met. The DSP should therefore clearly identify how unrestricted and functional POS of a suitable size and configuration will be provided to support active recreation outcomes. It is noted that the future Alkimos Regional Open Space is located nearby to the west of the DSP area. However, this performs a regional function and does not mean that the DSP should provide less active POS to meet local needs.

The DSP should explicitly outline that utility infrastructure and easements should not be co-located with conservation reserves and parklands (where possible), as vegetation clearance requirements conflict with the objectives of retaining and enhancing vegetation diversity within conservation and parkland areas.

Local Open Space (**LOS**) identified for conservation and all ROS reserved for conservation should not be used for drainage, in accordance with *Local Planning Policy 4.3: Public Open Space (LPP 4.3)* and *Liveable Neighbourhoods*.

Recommended Modifications

1. Clearly demonstrate how adequate active and passive recreation will be provided in addition to the conservation areas.
2. Avoiding co-location of utility infrastructure and easements within conservation reserves and parklands and confirming that conservation open space is not to be used for drainage in accordance with LPP 4.3.

Biodiversity Protection

The DSP identifies conservation areas, ecological linkages and retained vegetation as key structuring elements. The DSP also notes that major road infrastructure, including McLennan Drive, will traverse areas of environmental value, with impacts to be managed through detailed design at later planning stages. The DSP references the conservation areas, east-west and north-south ecological corridors and the intent to protect vegetation of high environmental value, including habitat for black cockatoos, Banksia woodlands and Tuart woodlands.

Administration Comment

Administration recommends that fauna mitigation be addressed at the DSP level to guide how development will minimise impacts on fauna traversing areas of high environmental value. The detailed locations and treatments for measures such as fauna crossings, fencing and traffic management can then be resolved at the LSP stage.

Recommended Modifications

1. Identify ecological connectivity and fauna movement in Part 1 of the DSP as guiding principles for later planning stages, and include high-level fauna mitigation measures at the DSP stage, with detailed treatments to be resolved through the LSP process.

Urban Greening, Canopy Provision and Climate Resilience

The DSP identifies existing vegetation within conservation areas, public open space and some road reserves as contributing to the future landscape character. It notes that additional tree planting will occur through street design, public open space and landscaping at later planning stages. The DSP does not set targets for urban tree canopy and does not outline clear expectations for tree retention or planting within residential areas, activity centres or along major road corridors.

The DSP acknowledges that retained vegetation and green links contribute to microclimate outcomes but does not identify broader climate-resilience or heat-mitigation principles.

Administration Comment

Administration requests that the DSP sets clear expectations and targets for urban canopy, including the allocation of sufficient space for mature trees within streetscapes, parks and private lots to facilitate subdivision and street designs capable of sustaining long-term canopy growth. Administration recommends a graduated landscape approach, whereby areas adjacent to conservation land retain appropriate native species, while internal urban areas prioritise low-flammability species to balance canopy expansion, urban cooling and bushfire risk management.

Administration also notes that the DSP should outline high-level guidance for climate-resilience and heat-mitigation, including shading and material selection, to provide consistent direction for LSPs. Administration recommends that significant trees and high-value vegetation in locations in addition to the conservation area be identified and mapped at the LSP stages to support their retention. This will assist in enhancing amenity and community wellbeing while supporting biodiversity, improving air quality and reducing urban heat island effect.

Recommendation Modifications

1. Include clear expectations and targets for urban canopy, including allocating sufficient space for mature tree planting within streetscapes, parks and private lots to ensure subdivision and street designs can support long-term canopy growth.
2. Include a high-level urban greening framework that guides canopy provision, species selection and climate resilient design across the DSP, including heat mitigation principles.
3. Add a requirement to identify significant trees and high-value vegetation outside the conservation areas at the LSP stages to support tree retention.
4. Include high level guidance on shading, materials and other climate resilient design responses to provide clear direction for LSPs.

Wetland Protection

The DSP acknowledges the presence of the Lake Nowergup wetland system located west of the DSP area and recognises its role within the broader ecological network that links conservation areas across the district. The DSP notes that wetland buffers, water management measures and interface treatments will be addressed at the LSP and subdivision stages.

Administration Comment

The DSP recognises the presence of the Lake Nowergup wetland but does not sufficiently acknowledge its environmental significance. Administration recommends that the DSP acknowledge the environmental significance of the Lake Nowergup wetland system and the need to protect its environmental values as land use changes. The DSP should set an expectation that future LSPs include measures that avoid impacts on groundwater, wetland functions and downstream ecological environments, particularly within the east–west hydraulic gradient influencing Lake Nowergup and associated karst systems.

Recommended Modifications

1. Acknowledge the environmental significance of Lake Nowergup and include DSP-level measures to protect its environmental values, with detailed groundwater, wetland-function and downstream-environment protection requirements to be addressed through the LSP process.

Water Resource Management

The DSP identifies that detailed water management, including groundwater, surface water, drainage and stormwater responses, is addressed through the District Water Management Strategy (**DWMS**) already prepared for the DSP area. The DSP states that the DWMS will guide the preparation of Local Water Management Strategies at the LSP stage and will be refined further at the subdivision design stage. It also notes that future development will require water sensitive design measures that respond to site specific conditions and the interface with sensitive wetlands such as Lake Nowergup.

Administration Comment

Administration recommends that the DSP should acknowledge that changes to site topography resulting from excavation will impact the DWMS. Any strategy outlined at this stage may become outdated if finished levels differ substantially from current assumptions. Administration recommends the DSP require the proponent, prior to or at LSP stage, to confirm anticipated excavation depths and proposed finished levels, and to validate or update DWMS inputs (groundwater clearance, infiltration rates, storage and conveyance), within two years of post-works groundwater monitoring where extraction occurs.

Administration also recommends that the DSP require groundwater monitoring before development and following site works, with monitoring results used to inform detailed water management responses at later planning stages. This will ensure that any changes in groundwater levels or site conditions resulting from extraction and subsequent development are identified and appropriately managed.

The DSP notes that groundwater levels will increase as a result of development; however, no indication of the magnitude of this increase is provided. Administration recommends that the DSP include clear modelling outputs and assumptions to inform later planning stages.

Recommended Modifications

1. Require groundwater monitoring before development and after site works, with monitoring results used to inform detailed water management responses at the LSP and subdivision stages.
2. Require confirmation of anticipated excavation depths and proposed finished levels at, or prior to, the LSP stage, and validation or updating of DWMS inputs, including groundwater clearance, infiltration rates, storage and conveyance, within two years of post-works groundwater monitoring where extraction occurs.
3. Require the DSP to acknowledge that changes to site topography resulting from excavation may impact the DWMS and that water management responses may need refinement if finished levels differ from current assumptions.
4. Include clear groundwater modelling outputs and assumptions to indicate the magnitude of expected groundwater level increases to later planning stages.

Bushfire Risk Management

The DSP outlines that it incorporates strategic bushfire management measures in accordance with *State Planning Policy 3.7 – Bushfire (SPP 3.7)*. These include multiple access routes to support emergency evacuation and separation distances between development and bushfire hazard areas. It proposes that detailed compliance measures, such as evacuation modelling, interface treatments, and bushfire protection zones, will be addressed at LSP and subdivision stages and that these measures will be refined in consultation with the Department of Fire and Emergency Services (DFES) and other relevant stakeholders.

Administration Comment

Bushfire risk is a major consideration given the DSP's proximity to vegetation with high fuel loads. Administration recommends setting clear guidance for managed buffers, low-fuel zones and species selection that balances canopy goals with fire safety. Outer areas should retain appropriate native species where risk can be managed, while inner areas should use low-flammability species to minimise hazards.

The DSP could include a framework for resolving conflicts between bushfire protection requirements, including Bushfire Attack Level (BAL) assessments and urban greening objectives. This framework should outline strategic canopy corridors, species selection, interface buffers, and subdivision design controls to maintain safety while achieving canopy targets. Including district-level Bushfire Hazard Level (BHL) mapping and principles would assist in integrating bushfire considerations early, in accordance with SPP 3.7.

Recommended Modifications

1. Include high-level bushfire management principles to guide buffers, vegetation selection and interface design for LSP stages.
2. Provide a framework for addressing relationship between bushfire requirements and urban greening outcomes, to guide LSP and subdivision stages.

Movement Network and Transport

In accordance with the Transport Impact Assessment Study prepared to support the DSP, at full build-out, the DSP is forecast to generate approximately 89,500 vehicle trips per day. Of these, around 74% are proposed to be distributed onto the external road network and the remaining 26% will be distributed among the internal DSP road network.

The proposed movement network establishes an internal hierarchy comprising Integrator A and B roads (major roads that carry higher traffic volumes and connect key areas) and Neighbourhood Connectors (local roads that link neighbourhoods to main roads) for internal trips, and identifies the following external road upgrades:

- Karoborup Road (east of Romeo Road): Designated as an Integrator A road with a 45 to 55 metres reserve, extending from Wanneroo Road to Gibbs Road/McLennan Drive.
- Nowergup Road: Classified as an Integrator B road with a 25 to 30 metres reserve.
- Cutler Road: A Neighbourhood Connector A road with a 20 to 25 metres reserve, providing a link to the future Whiteman–Yanchep Highway.

Bus connections to Alkimos Station are proposed with potential links to Butler Station. Active transport routes are proposed to integrate with the Department of Transport's Long-Term Cycle Network, including shared paths along the Mitchell Freeway, Whiteman–Yanchep Highway, Nowergup Road, Romeo Road, and Wanneroo Road.

Transport noise impacts are expected to be minimal, with only small portions near the Whiteman–Yanchep Highway and western McLennan Drive exceeding the *State Planning Policy 5.4: Road and Rail Noise (SPP 5.4)* threshold of 25,000 vehicles per day. Noise amelioration measures will be addressed at the LSP stage in accordance with the requirements of SPP 5.4.

Administration Comment

Administration recommends that the DSP provides high-level direction on the strategic movement network, including the intended approach to external road upgrades as development progresses. Matters requiring detailed assessment will be addressed through the LSP process.

Administration also recommends that the DSP include high-level guidance on the timing and delivery of the Whiteman–Yanchep Highway, Wanneroo Road upgrades and the Mitchell Freeway extension, and identify interim access considerations and broader staging dependencies. Detailed triggers and delivery mechanism will be confirmed at the LSP stages.

For public transport, Administration recommends that the DSP identifies, at a district-scale, indicative public transport corridors and confirm that the internal road network can support future high-frequency bus services to Alkimos Station. Detailed design requirements will be addressed at the LSP stages in consultation with relevant State agencies.

Active transport connectivity to external networks requires further clarity. Administration suggests that the DSP commit to walkable neighbourhood principles, integration with regional cycling networks and safe connections across key corridors such as McLennan Drive to support active travel outcomes. Administration further recommends a clear commitment to prioritising pedestrian and bicycle connectivity, ensuring direct, safe and legible links between schools, public open space, activity centres and community facilities. These matters should be refined through the LSP process.

Administration also recommends support for lower-speed environments within residential areas, with final thresholds determined at the LSP stages. The DSP should include a requirement for a Noise Management Plan at the LSP or subdivision stages for roads forecast to exceed *State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)* thresholds.

Further recommendations are provided in **Appendix 3 of Attachment 2**.

Recommended Modifications

1. Provide high-level direction on external road upgrades and movement network staging, noting that detailed assessment and delivery mechanisms will be confirmed through LSPs.
2. Include high level guidance on the timing and delivery of the Whiteman–Yanchep Highway, Wanneroo Road upgrades and the Mitchell Freeway extension, and identify interim access arrangements and broader staging dependencies.
3. Identify indicative public transport corridors and confirm that the internal movement network can support future high frequency bus services to Alkimos Station.
4. Commit to walkable neighbourhood principles and clearly outline expectations for safe and direct active transport connections across key corridors and between schools, public open space, activity centres and community facilities.
5. Prioritise pedestrian and bicycle connectivity at the district scale, ensuring legible, continuous and safe links that integrate with regional cycling networks and cross key corridors such as McLennan Drive.
6. Support lower-speed environments within residential areas to promote safe and comfortable movement, with final thresholds determined at the LSP stage.
7. Require a Noise Management Plan at the LSP stages for roads forecast to exceed SPP 5.4 thresholds.

Development Contribution Plans (DCP)

The DSP outlines that community infrastructure and several higher-order roads, including shared infrastructure upgrades, will be delivered through a DCP. DSP Part 2 identifies preliminary contribution estimates of approximately \$4,000 per lot for community infrastructure and \$6,900 per lot for road upgrading. These will be subject to further investigation and refinement through the needs and feasibility assessment and subsequent planning stages.

Administration Comment

The DSP identifies that a needs and feasibility assessment will be undertaken in consultation with the City, alongside further traffic modelling at later planning stages. The preliminary contribution amounts in DSP Part 2 are based on 2023 cost assumptions and will require review and updating in accordance with State Planning Policy 3.6: infrastructure contributions (SPP 3.6). Administration also notes that a DCP will be required prior to subdivision and must address both district-level and local-level infrastructure items.

Administration notes that more detailed information on the nature, cost and scope of infrastructure items will be required. A complex scheme amendment will also need to be prepared by landowners for the City's consideration. Other mechanisms, including voluntary agreements, may also be used to coordinate shared infrastructure items.

Recommended Modifications

1. The DSP should confirm that a Development Contribution Plan will be prepared prior to subdivision and will cover both district level and local level infrastructure items.
2. Acknowledge that further detail on the nature, scope and cost of infrastructure items will be required and that a complex scheme amendment will need to be prepared by the proponent for the City's consideration.

Conservation Management Fund (CMF)

It is noted that in the DSP, the Carabooda Landowner Group proposes a CMF to finance the establishment and ongoing management of conservation areas. This management includes fencing, trails, planting, weed and pest control, signage and safety measures. This funding mechanism is proposed by the Carabooda Landowner Group, and participation by other landowners would require further agreement.

Seed funding will comprise a contribution of \$1,000 per lot, equating to approximately \$9.2 million across 9,221 dwellings. This contribution would be paid by land developers at the subdivision stage, pursuant to conditions of approvals, and collected through the DCP.

The DSP states that the City will collect and administer funding for the CMF. This mechanism supports the management and maintenance of 230 ha of ROS and 11 ha of conservation values within POS.

During the development phase, the CMF would be overseen by a Reference Group comprising representatives from the City, Department of Water and Environmental Regulation (**DWER**), Department of Biodiversity, Conservation and Attractions (**DBCA**) and the development proponents, reflecting the shared responsibility for establishing the conservation area and early management works. Following completion of development, ongoing governance responsibilities would transition fully to the City.

The large central Conservation Reserve is approximately 230 ha. The Carabooda Landowners Group intends to cede 95 ha of the Conservation Reserve under its ownership without acquisition cost. A further 20 ha comprise existing Crown land. The remaining 115 ha lie outside the Carabooda Landowners Group and it is proposed by the proponent that this will require WAPC acquisition through the Metropolitan Region Improvement Fund. This would still need to be agreed by the WAPC.

Administration Comment

Schedule 1 of *State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6)* does not list establishment of a Conservation Reserve as a standard infrastructure item. However, if there is support from the proponent, Council and the WAPC for its inclusion, Administration considers it can be added to a DCP and funds collected through a condition of subdivision approval.

Administration supports a CMF being identified in the DSP as a means of funding the establishment of the Conservation Reserves. A dedicated and coordinated mechanism of this scale would provide wider community benefits, as it would support the protection of significant environmental values, the management of open spaces and the creation of a cohesive sense of place across the DSP. If the principle is supported by Council and the WAPC through the DSP the CMF's would then be included in a subsequent DCP, which would require Council's further approval through a Scheme Amendment. At this stage Council only needs to consider whether it supports the principle of a CMF as proposed in the DSP.

Recommended Modifications

1. Administration recommends supporting, in principle, identification of a CMF in the DSP to fund establishment and early management of conservation reserves, with detailed governance, legal and financial arrangements to be confirmed through a subsequent DCP and Scheme Amendment.

Specified Area Rate (SAR)

A SAR is proposed to fund the ongoing conservation management and maintenance of conservation areas and POS within the DSP area. The SAR amount will be set through the City's annual budget process and may vary from year to year depending on operational needs, service levels and statutory requirements.

Administration Comment

The DSP also identifies a SAR as part of the overall funding framework for the Conservation Reserves and POS within the DSP area. A SAR is an additional rate applied on top of the standard base rate to provide funding for services or works that benefit the area to which the SAR applies. In this context, the SAR is principally proposed to support the ongoing management, maintenance and improvement of the Conservation Reserves created through the DSP and also used for the maintenance of other POS in the DSP.

This would be the first time the City has used a SAR, although it is frequently used in other local governments. In essence the CMF will be primarily used to fund the establishment of the Conservation Reserves and the SAR will be used to fund the ongoing maintenance. The SAR will provide a stable annual funding source to complement the initial seed funding component of the CMF.

A SAR must be applied and administered in accordance with the *Local Government Act 1995*, and its introduction requires clear justification, demonstrated community benefit and financial sustainability. It is likely that the dollar amount in the SAR would vary each year depending on the maintenance work that is required in that year. In the preceding year the City's Asset's team would identify the maintenance work required in the following year and this would then be agreed by Council through the budget process.

Administration supports a SAR being identified in the DSP as a means of funding the maintenance of the Conservation Reserves. At this stage Council only needs to consider whether it supports the principle of a SAR being included in the DSP. If the DSP is supported by Council there would be a need for further, more detailed consideration of the introduction and implementation of a SAR by Council.

Recommended Modifications

1. That Council supports, in principle, the inclusion of a SAR in the DSP to fund ongoing maintenance of conservation reserves, with detailed implementation to be considered by Council at a later stage.

Staging and Implementation

The DSP outlines that the planning processes to implement the development of the area will be run in parallel where possible including amendments to the MRS, City of Wanneroo District Planning Scheme No. 2, LSPs, and subdivision applications.

Administration Comment

Whilst it is Administration's preferred approach for all planning steps (e.g. LSP for precincts) to be completed before the approval of subdivision and development, Administration is open to enabling these planning processes to run in parallel to help to deliver housing more quickly.

Notwithstanding this, progressing planning processes concurrently may not be appropriate in all circumstances. Administration recommends moving these references from Part 1 to Part 2 so they are presented as non-statutory guidance and can be applied only where suitable.

Administration recommends that Part 1 of the DSP outlines specific assessments required throughout the planning process. This will help prevent situations where the need for assessments is questioned due to a lack of clear direction. A detailed list of these assessments and the required modifications to DSP Part 1 and Part 2 is provided in **Appendix 2 of Attachment 2**.

Recommended Modifications

1. Relocate references to parallel planning processes to the DSP Part 2 as non-statutory guidance.
2. List specific assessments required throughout the planning process in DSP Part 1 and apply the detailed modifications set out in **Appendix 2 of Attachment 2**.

Economic Development and Employment Implications

The DSP identifies four activity centres:

- District Centre - McLennan Drive: To deliver a supermarket, convenience retail, offices, consulting rooms, and other similar uses, with active street interfaces and higher-density housing within approximately 200 metres of the site.
- Neighbourhood Centre - Carabooda South LSP: To deliver shopping needs, specialty retail, local services, and higher-density housing within a 200-metre catchment.
- Two Local Centres: One planned for Nowergup LSP and the second for Carabooda South LSP, providing convenience retail and small-scale services to reduce travel demand and support local living.

These centres have been planned so as not to impact the viability or role of existing or proposed centres at Alkimos and Eglinton, in particular the Alkimos Secondary Centre.

The DSP estimates a future population of approximately 23,052 residents at full build-out. Using the City's current labour-force participation rate of 53%, the DSP identifies a projected labour force of 10,671 people within the DSP area.

Based on this labour force, the DSP forecasts demand for approximately 13,453 jobs, reflecting both population-driven employment and broader regional employment needs. Of this total, approximately 4,037 population-driven jobs are expected to be accommodated within the DSP itself, predominantly in retail, education, healthcare, public administration and construction.

The remaining workforce will rely on employment opportunities in the wider region, where substantial job capacity exists or is planned, including:

- Alkimos Secondary Centre: ~11,000 jobs;
- Yanchep City: ~22,000 jobs;
- Neerabup Industrial Area: ~20,000 jobs; and
- Nowergup Industrial Investigation Area: Potential for ~1,000 ha of employment land.

The DSP concludes that the combination of local and regional employment opportunities positions the area to contribute to the City of Wanneroo's target of 60% employment self-sufficiency.

Administration Comment

Administration notes that the proposed urbanisation will result in the loss of employment-generating agricultural land which will in turn reduce the rate of employment self-sufficiency in the City of Wanneroo and the north-west sub region. The DSP area will generate employment; however, the DSP outlines that an extra 13,453 people will be added to the local workforce however, only 4,037 local job opportunities will be generated, requiring the majority of new residents to travel to other locations to access employment.

The DSP outlines that existing strategic employment centres will accommodate this expanded workforce however, an economic and employment assessment has not been undertaken to determine if there will be available employment opportunities in surrounding areas to cater for this new development. This is particularly important as this development does not form part of the State's current regional strategies, unlike the Alkimos–Eglinton and Yanchep–Two Rocks DSP areas. The current review of the Alkimos–Eglinton DSP, and any future review of the Yanchep–Two Rocks DSP, will need to reassess employment targets as an essential part of understanding the corridor's capacity to support additional workforce demand. In this regard, Administration notes that State-level consideration of employment capacity in the north-west corridor will be important as part of future strategic planning. Administration also notes the need for the State to continue its investigations into potential employment land in Jandabup, North Pinjar, Nowergup, and South Pinjar, as well as future land use options for State Forest 65.

Administration notes anomalies in population, labour force and employment demand assumptions in the Employment Analysis and the Retail Needs Assessment, as identified in **Appendix 1 of Attachment 2**. The required updates will result in consequential modifications to DSP Part 1 and Part 2, which in turn influence the appropriate scale, form and function of the broader DSP and the proposed District Centre.

Recommended Modifications

1. Update the DSP's population, labour force and employment demand assumptions in accordance with the anomalies identified in **Appendix 1 of Attachment 2**, with consequential updates to DSP Part 1 and Part 2.
2. Review and amend the scale, form and function of the District Centre and other activity centres to reflect revised population, labour force and retail needs analysis.
3. Include acknowledgement that regional employment capacity for the DSP population requires further State-level assessment.
4. Note the need for continued State investigation into employment land in Jandabup, North Pinjar, Nowergup and South Pinjar, and future land use options for State Forest 65, to support long-term employment provision in the north-west corridor.

Broader Planning for North Wanneroo

The DSP does not form part of the State's current strategic planning framework for North Wanneroo and is not identified within existing regional strategies. The DSP notes that regional employment and service provision will rely on wider district and regional centres, including Alkimos, Yanchep and Neerabup. Broader land use planning for areas surrounding the DSP, including rural land and potential future employment areas, is identified as being subject to further State-led processes.

Administration Comment

The DSP highlights the need for more comprehensive, holistic land use planning for the remaining rural areas in Carabooda and Nowergup as part of broader planning for the north-west corridor.

Currently the North-West Sub-Regional Planning Framework, which is the State's overarching land use planning strategy for the Cities of Wanneroo and Joondalup, outlines the importance of food production in this area and proposes to retain Carabooda and parts of Nowergup as rural areas. Food production in this region is critical to provide food security for Wanneroo residents and the broader Perth metropolitan region. Recent events such as COVID-19 and interstate rail and road flooding, which resulted in food distribution issues, have demonstrated the need to retain local nearby supply chains to produce and deliver fresh food. Growers in this region have good access to local supermarkets as well as nearby local labour markets to help with activities such as picking and harvesting.

Whilst Administration supports the urbanisation of the Carabooda DSP area to deliver housing that is critical to support rapid population growth in Western Australia, this proposal has implications for the future of the surrounding rural areas. In addition to potential food security issues, removing horticultural land from this region will place pressure on other rural areas.

In this regard, Administration proposes to formally request the Ministers for Agriculture and Planning to undertake a regional investigation aimed at addressing food security concerns arising from the shift of rural land to urban development on the metropolitan fringe.

Recommended Modifications

1. The City recommends a regional investigation by the State to address food security, rural land use and water implications associated with urbanisation pressures in North Wanneroo.

Statutory Compliance

Nil

Strategic Implications

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

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

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

Risk Management Considerations

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

The above risks relating to the issue contained within this report have been identified and considered within City's Strategic risk register. In addition to the above strategic risks, the following are further areas of particular risk associated with matters dealt with in this report:

Development Contribution Plan: Significant financial and governance risks if contributions for district-level and local-level infrastructure are insufficient or delayed. Potential exposure of the City to major funding gaps.

Conservation Management Fund: Administration notes that this is an untested mechanism for conservation area management, with potential risks relating to long-term financial sustainability, governance complexity and community acceptance.

Traffic and Movement Network: Risks associated with major road upgrades, intersection capacity, and integration of public transport and active transport infrastructure. Delays or misalignment in planning and delivery could lead to congestion and delivery issues.

Policy Implications

The following Local Planning Policies are likely to be relevant to the Carabooda DSP area:

- Conservation Reserves (LPP 1.1).
- Wetlands (LPP 4.1).
- Public Open Space (LPP 4.3).
- Urban Water Management (LPP 4.4).
- Tree Preservation (LPP 4.8).
- Medium Density Housing (LPP 4.19).

Financial Implications

The DSP will have financial implications for the City. Key considerations include:

- **Development Contribution Plan:** Preparation and administration of a DCP in accordance with State Planning Policy 3.6: Infrastructure contributions (**SPP 3.6**) will require detailed investigations and coordination with landowners.
- **Infrastructure Costs:** Contribution rates for community infrastructure and roads will require updating, with a potential risk of exceeding the SPP 3.6 cap, which may impact deliverability. Greater certainty on funding models and cost estimates should be provided at the DSP stage.
- **Conservation Management Fund:** While innovative, the CMF requires a detailed financial impact assessment before the City can support administration and long-term governance arrangements.
- **Community Infrastructure Delivery:** Early provision of multipurpose community facilities is recommended to support activation and meet long-term needs.

Voting Requirements

Simple Majority

Recommendation

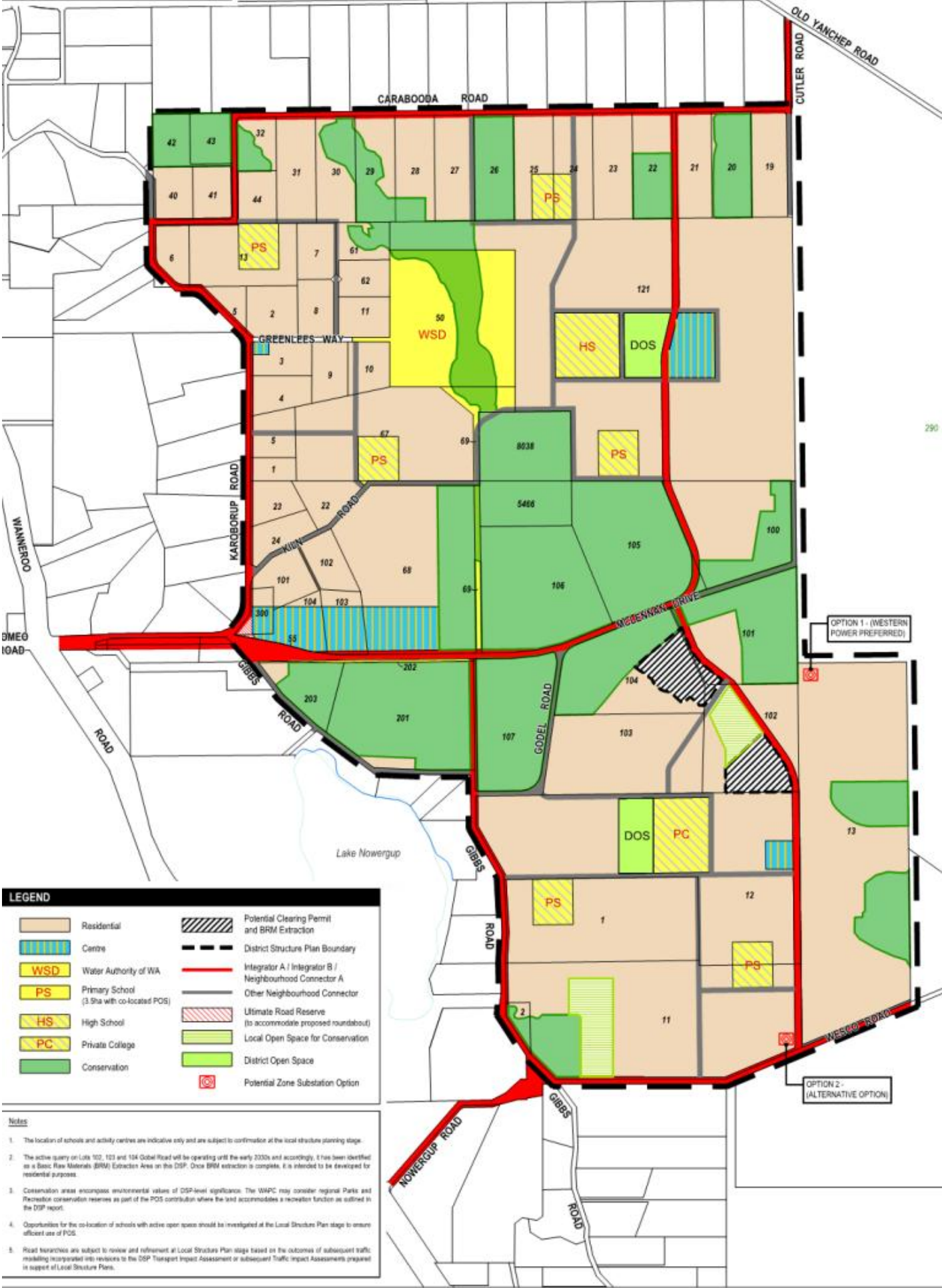
That Council:-

1. **SUPPORTS** the draft Carabooda District Structure Plan as an effective mechanism for district level planning to coordinate land use, transport and environmental, particularly the intent to increase the retention of remnant vegetation based on substantial environmental assessment;
2. **ENDORSES** the comments included in Attachment 2 as the City's submission on the draft Carabooda District Structure Plan;
3. **SUPPORTS** in principle the establishment of a Conservation Management Fund to enable the future establishment, management and maintenance of the conservation reserve, including the proposed Seed Funding and a potential Specified Area Rate, noting that detailed governance, legal and financial considerations will be presented to the Council in a future item for detailed consideration and endorsement; and
4. **REQUESTS** that the Western Australian Planning Commission consider undertaking further comprehensive planning for the broader north-west corridor to address the cumulative impacts of urbanisation in Carabooda and to inform the future of surrounding rural areas.

Attachments:

- | | | |
|-----------------------------|--|----------|
| 1. Download | Attachment 1: Draft Carabooda District Structure Plan Map | 26/16837 |
| 2. Download | Attachment 2: Draft Carabooda District Structure Plan Comments | 26/16839 |

This plan has been prepared for general information purposes only and does not constitute a commitment by the City of Wanneroo. The City of Wanneroo does not guarantee the accuracy of this plan and it should not be used for any other purpose. This plan remains the property of CDE.



LEGEND

Residential	Potential Clearing Permit and BRM Extraction
Centre	District Structure Plan Boundary
WSD	Integrator A / Integrator B / Neighbourhood Connector A
PS	Other Neighbourhood Connector
HS	Ultimate Road Reserve (to accommodate proposed roundabout)
PC	Local Open Space for Conservation
Conservation	District Open Space
	Potential Zone Substation Option

- Notes**
- The location of schools and activity centres are indicative only and are subject to confirmation at the local structure planning stage.
 - The active quarry on Lots 102, 103 and 104 Global Road will be operating until the early 2030s and accordingly, it has been identified as a Basic Raw Materials (BRM) Extraction Area on the DSP. Once BRM extraction is complete, it is intended to be developed for residential purposes.
 - Conservation areas encompass environmental values of DSP-level significance. The WAPC may consider regional Parks and Recreation conservation reserves as part of the POS contribution where the land accommodates a recreation function as outlined in the DSP report.
 - Opportunities for the co-location of schools with active open space should be investigated at the Local Structure Plan stage to ensure efficient use of POS.
 - Road hierarchies are subject to review and refinement at Local Structure Plan stage based on the outcomes of subsequent traffic modelling incorporated into revisions to the DSP Transport Impact Assessment or subsequent Traffic Impact Assessments prepared in support of Local Structure Plans.



File Ref: 26/16839
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27 March 2026

Department of Planning, Lands and Heritage
140 William Street
Perth WA 6001

Dear Sir/Madam

SUBMISSION ON DRAFT CARABOODA DISTRICT STRUCTURE PLAN

I wish to advise that Council considered the draft Carabooda District Structure Plan (DSP) at its meeting on 24 March 2026 and has endorsed the comments on the draft DSP, as included below in this submission.

The City of Wanneroo (City) thanks the Western Australian Planning Commission (WAPC) for the opportunity to comment on the draft DSP. The City supports the draft DSP as an effective mechanism for district-level planning to coordinate land use, transport and environmental outcomes for the Carabooda district. In general, the DSP is a balanced document and provides a clear strategic framework to guide future planning for the area.

In submitting these comments, Council has also requested that the WAPC consider undertaking further comprehensive planning for the broader north-west corridor to address the cumulative impacts of urbanisation in Carabooda and to inform the future of surrounding rural areas.

In particular, the City supports:

- the substantial environmental assessment underpinning the Carabooda DSP, including the Environmental Assessment Report and formal advice provided by the Environmental Protection Authority (EPA). The City considers that this work has informed meaningful improvements to the DSP, including increased retention of remnant vegetation and a more coherent spatial configuration of conservation areas,
- the commitment to prioritising the sale of 1 in 9 lots (approximately 1,000 lots) to the State Government to assist in the provision of affordable housing to support key workers.

The City's submission focuses on ensuring alignment with District Planning Scheme No. 2 and Local Planning Policies, and on strengthening implementation pathways through subsequent Local Structure Plans. Improvements are recommended across key areas, including conservation governance and funding mechanisms through the Conservation Management Fund and Specified Area Rate, movement and transport planning, activity centres, land use interfaces, water and environmental management, bushfire considerations, development contributions and staging. These refinements are intended to support the delivery of high-quality, well-serviced neighbourhoods consistent with State and local planning objectives.



Recommended modifications from Administration are outlined in **Table 1**, with detailed recommendations and corrections provided in **Appendix 1**, **Appendix 2** and **Appendix 3**.

Appendix 1 identifies items to be updated or removed from the Employment Analysis and Retail Needs Assessment, including consequential updates to DSP Part 1 and Part 2.

Appendix 2 outlines additional requirements that should be incorporated into the DSP to ensure completeness and alignment with the City's technical and policy expectations.

Appendix 3 sets out the detailed movement network and transport requirements.

Please contact Chris Leigh (chris.leigh@wanneroo.wa.gov.au, 9405 5000), Director Planning and Sustainability, or Pas Bracone, Manager Strategic Land Use Planning and Environment (pas.bracone@wanneroo.wa.gov.au, 9405 5512) should you require further information.

Yours sincerely

Pas Bracone

Manager Strategic Land Use Planning and Environment

Table 1: Recommended Improvements for the Carabooda District Structure Plan

Key Planning Matters	Recommended Modifications
<i>District Structure Plan Boundary and Roads</i>	1. Amend the DSP mapping to include sections of the following roads into the DSP boundary: - Nowergup Road between Wanneroo Road and Gibbs Road - Karoborup Road between Wanneroo Road and Gibbs Road - Cutler Road between Carabooda Road and Old Yanchep Road. 2. That the DPLH give further consideration to boundary adjustments to include Gibbs Road south of Wesco Road, the northern section of Karoborup Road, and the portion of Wesco Road connecting to Old Yanchep Road, together with continued advocacy for the long-term east-west transport link between Lukin Drive and Nowergup Road through Neerabup National Park.
<i>Sense of Place and Public Realm</i>	1. Add a new "Sense of Place" section in DSP Part 1 that identifies local place elements and requires the preparation of sense of place statements within LSPs for each precinct, ensuring subdivision and development respond to Carabooda's identity. 2. Strengthen DSP Part 2 by adding references to historical heritage and Aboriginal cultural heritage, such as the lime kilns to reinforce design intent and support context-responsive and conservation-oriented outcomes during later planning stages. 3. Emphasise pedestrian and bicycle connectivity as a key element of sense of place and include a connected parkland link network that retains existing vegetation where possible and incorporates street tree planting.
<i>Heritage and Cultural Engagement</i>	1. Include a requirement for an Aboriginal archaeological and ethnographic survey with Traditional Owner participation at the LSP stage.
<i>Affordable Housing Commitment</i>	1. Including clear targets and monitoring measures to support delivery of the one in nine lots commitment for key worker housing. 2. Including criteria in Part 1 of the DSP to guide the delivery and location of key worker housing to ensure dispersion across the DSP area and integration with public transport, activity centres and POS.
<i>Education and Community Infrastructure</i>	1. Remove school-based libraries from the list of community facilities.

Key Planning Matters	Recommended Modifications
	2. Consolidate the two proposed DOS sites of 5 hectares each into one 10-hectare DOS site to achieve a more functional and flexible recreation area.
<i>Conservation Areas and Public Open Space (POS)</i>	1. Clearly demonstrate how adequate active and passive recreation will be provided in addition to the conservation areas. 2. Avoiding co-location of utility infrastructure and easements within conservation reserves and parklands and confirming that conservation open space is not to be used for drainage in accordance with Local Planning Policy 4.3: Public Open Space (LPP 4.3) and Liveable Neighbourhoods.
<i>Biodiversity Protection</i>	1. Identify ecological connectivity and fauna movement in Part 1 of the DSP as guiding principles for later planning stages, and include high-level fauna mitigation measures at the DSP stage, with detailed treatments to be resolved through the LSP process.
<i>Urban Greening, Canopy Provision and Climate Resilience</i>	1. Include clear expectations and targets for urban canopy, including allocating sufficient space for mature tree planting within streetscapes, parks and private lots to ensure subdivision and street designs can support long-term canopy growth. 2. Include a high-level urban greening framework that guides canopy provision, species selection and climate resilient design across the DSP, including heat mitigation principles. 3. Add a requirement to identify significant trees and high-value vegetation outside the conservation areas at the LSP stages to support tree retention. 4. Include high level guidance on shading, materials and other climate resilient design responses to provide clear direction for LSPs.
<i>Wetland Protection</i>	1. Acknowledge the environmental significance of Lake Nowergup and include DSP-level measures to protect its environmental values, with detailed groundwater, wetland-function and downstream-environment protection requirements to be addressed through the LSP process.
<i>Water Resource Management</i>	1. Require groundwater monitoring before development and after site works, with monitoring results used to inform detailed water management responses at the LSP and subdivision stages.

Key Planning Matters	Recommended Modifications
	2. Require confirmation of anticipated excavation depths and proposed finished levels at, or prior to, the LSP stage, and validation or updating of DWMS inputs, including groundwater clearance, infiltration rates, storage and conveyance, within two years of post-works groundwater monitoring where extraction occurs. 3. Require the DSP to acknowledge that changes to site topography resulting from excavation may impact the DWMS and that water management responses may need refinement if finished levels differ from current assumptions. 4. Include clear groundwater modelling outputs and assumptions to indicate the magnitude of expected groundwater level increases to later planning stages.
<i>Bushfire Risk Management</i>	1. Include high-level bushfire management principles to guide buffers, vegetation selection and interface design for LSP stages. 2. Provide a framework for addressing relationship between bushfire requirements and urban greening outcomes, to guide LSP and subdivision stages.
<i>Movement Network and Transport</i>	1. Provide high-level direction on external road upgrades and movement network staging, noting that detailed assessment and delivery mechanisms will be confirmed through LSPs. 2. Include high level guidance on the timing and delivery of the Whiteman–Yanchep Highway, Wanneroo Road upgrades and the Mitchell Freeway extension, and identify interim access arrangements and broader staging dependencies. 3. Identify indicative public transport corridors and confirm that the internal movement network can support future high frequency bus services to Alkimos Station. 4. Commit to walkable neighbourhood principles and clearly outline expectations for safe and direct active transport connections across key corridors and between schools, public open space, activity centres and community facilities. 5. Prioritise pedestrian and bicycle connectivity at the district scale, ensuring legible, continuous and safe links that integrate with regional cycling networks and cross key corridors such as McLennan Drive.

Key Planning Matters	Recommended Modifications
	- Support lower-speed environments within residential areas to promote safe and comfortable movement, with final thresholds determined at the LSP stage. - Require a Noise Management Plan at the LSP stages for roads forecast to exceed State Planning Policy 5.4 thresholds.
<i>Development Contribution Plans (DCP)</i>	- The DSP should confirm that a Development Contribution Plan will be prepared prior to subdivision and will cover both district level and local level infrastructure items. - Acknowledge that further detail on the nature, scope and cost of infrastructure items will be required and that a complex scheme amendment will need to be prepared by the proponent for the City's consideration.
<i>Conservation Management Fund (CMF)</i>	Administration recommends supporting, in principle, identification of a CMF in the DSP to fund establishment and early management of conservation reserves, with detailed governance, legal and financial arrangements to be confirmed through a subsequent DCP and Scheme Amendment.
<i>Specified Area Rate (SAR)</i>	That Council supports, in principle, the inclusion of a SAR in the DSP to fund ongoing maintenance of conservation reserves, with detailed implementation to be considered by Council at a later stage.
<i>Staging and Implementation</i>	- Relocate references to parallel planning processes to the DSP Part 2 as non-statutory guidance. - List specific assessments required throughout the planning process in DSP Part 1 and apply the detailed modifications set out in Appendix 2.
<i>Economic Development and Employment Implications</i>	- Update the DSP's population, labour force and employment demand assumptions in accordance with the anomalies identified in Appendix 1, with consequential updates to DSP Part 1 and Part 2. - Review and amend the scale, form and function of the District Centre and other activity centres to reflect revised population, labour force and retail needs analysis. - Include acknowledgement that regional employment capacity for the DSP population requires further State-level assessment.

Key Planning Matters	Recommended Modifications
	4. Note the need for continued State investigation into employment land in Jandabup, North Pinjar, Nowergup and South Pinjar, and future land use options for State Forest 65, to support long-term employment provision in the north-west corridor.
<i>Broader Planning for North Wanneroo</i>	1. The City recommends a regional investigation by the State to address food security, rural land use and water implications associated with urbanisation pressures in North Wanneroo.

Appendix 1: Employment Analysis and Retail Needs Assessments

Following Table 1 and Table 2, identify items to be removed or corrected from the Employment Analysis and the Retail Needs Assessment. These changes are identified in the supporting documents of the DSP, and the required updates will also result in consequential amendments to DSP Part 1 and DSP Part 2, which in turn affect the appropriate scale, form and function of both the broader DSP and the proposed District Centre.

Table 1: Identified Issues and Corrections in the Employment Analysis

Employment Analysis	
Section / Page No.	Comments
<i>Proposed Development in Executive Summary</i> (Section 1.1)	- Remove references to 'tourist park and tourist accommodation', these are not identified for the site, not shown on the draft Carabooda DSP Map, and sit outside the DSP area. - Correct population inconsistencies: Executive Summary states 25,358, Table 1 states 23,052, and Retail Needs Assessment states 27,000. Align figures across all sections.
<i>Local Employment Targets in Executive Summary</i> (Section 1.2)	- Correct reference to the City's Economic Development Strategy (EDS), the 60% Employment Self Sufficiency (ESS) target applies to the combined Cities of Wanneroo and Joondalup, not the City of Wanneroo alone.
<i>Local Employment Targets</i> (Section 1.2)	- Remove 'an ESS target of 60% has been assumed for the proposed Carabooda Site Development'. ESS does not apply at a local level, and without strategic employment centres (e.g., Wangara Industrial Area (WIA) or Neerabup Industrial Area (NIA)), the site cannot achieve 60%. - Population driven employment (retail, education, home-based business) typically achieves 30–35% in outer urban areas.
<i>Strategic Employment Summary</i> (Section 1.4)	- The DSP only references Yanchep and Joondalup Strategic Centres, overlooking key employment hubs such as Wangara Industrial Area (WIA) and Neerabup Industrial Area (NIA), which play a critical role in providing strategic employment. - Furthermore, State Planning has not considered the proposed Carabooda development, which is the primary reason for undertaking an economic and employment assessment to understand its impact on local and regional employment. This development is new and unplanned, and based on the provided data, it will add 13,453 workers but only generate 4,037 population-driven local jobs.

Employment Analysis	
	- This significant shortfall will make it challenging for the City and the NW sub-region to meet Employment Self-Sufficiency (ESS) targets with the currently identified employment lands. This strengthens the case for fast-tracking investigation areas in close proximity, such as Jandabup, North Pinjar, Nowergup, and South Pinjar. - Education is considered population driven employment as it serves the population. However, there is no TAFE within the Carabooda Urban Precinct. - Also, the tourist park/tourist accommodation is not located within the proposed site and cannot be included as local strategic employment - Address omission of current rural/agricultural employment loss. the DSP area starts from a negative employment base.
<i>State Strategies</i> <i>(Section 2.2)</i>	- Remove reference to 'will be affordable' because no evidence supports this claim. - Remove 'Rezoning the Site to Urban will help to create a prosperous area that will help the North-West Sub Region achieve its target level ESS of 59.5%'. As this is incorrect because the development will result in a loss of existing employment and create a shortfall in jobs for the labour force it generates, making it harder for the City to reach ESS targets. - Remove rezoning will reduce congestion, adding 27,000 residents will increase congestion and highlights the need for early delivery of Whiteman–Yanchep Highway. - Remove 'rezoning will preserve the vibrant natural landscape', urbanisation will replace natural landscape with development. - Remove 'ensuring jobs in the City of Wanneroo are occupied by local residents', no basis for this claim; ESS relates to job availability, not residency.
<i>ESS and Strategic Employment</i> <i>(Section 3.1)</i>	- Add reference to WIA and NIA as the City's largest employment centres. - On page 15, correct growth figures: 'City of Wanneroo expected to accommodate 417,840 persons' is incorrect – this figure applies to the NW sub-region (Wanneroo + Joondalup). - Remove 'ESS target of 60% assumed for Carabooda site'. This is unrealistic; expect 30–35% ESS for outer metro development without strategic employment sites.

Employment Analysis	
	- Similarly, 'City should aim to create 143,560 jobs' is incorrect. This is a regional target. The City does not 'create jobs'; it supports and enables businesses.
<i>Key Assumptions</i> <i>(Section 3.2)</i>	- Remove 'assisting the City of Wanneroo in meeting its population targets'. The City does not have population targets; forecasts do not yet account for this proposed development.
<i>Activity Centre</i> <i>Floorspace</i> <i>(Figure 14)</i>	- Remove TAFE from the map because no evidence or planning supports this, and it is not included in the DSP Map.
<i>Community Infrastructure</i> <i>(Section 4.4 - page 23)</i>	- Remove 'facilities will be collated with Department of Education assets and provided by the Department'; incorrect; Department of Education does not provide POS, community centres, or libraries.
<i>Summary of Strategic Employment</i> <i>(Section 5.1)</i>	- Remove TAFE references as there is no TAFE planned in the Carabooda Urban Precinct and the 'Tourist Park' is located outside the site and cannot be included as local strategic employment. There is no strategic employment centres located within the proposed site area. - On Figure 28, clarify basis for employment estimates and data source which is Pracsys 2023. It is currently unclear.
<i>Employment Node Profiles</i> <i>(Section 5.2)</i>	- Provide evidence for modelling claims or remove statements such as 'modelling shows'. Future inter-modal hub assumptions (50 km drive, no public transport) appear unrealistic.
<i>Tourism</i> <i>(Section 5.2 – page 30)</i>	- Remove all references to 'The Rural Way'. This is outdated and superseded. - Remove statements such as 'Carabooda Site is positioned well to capture a sizeable proportion of potential visitors'. None of the mentioned tourism infrastructure (accommodation, wineries, distilleries, attractions) is proposed within the DSP footprint.
<i>Education (TAFE)</i> <i>(Section 5.2 – page 30)</i>	- Remove education references (TAFE) because there is no indication or planning in place for a TAFE to be located within the proposed development site.

Table 2: Identified Issues and Corrections in the Retail Needs Assessment

Retail Needs Assessments	
Section / Page No.	Comments
<i>Age Profile</i> (Section 2.1)	- Remove the statement about 'Age profile reflective of Carabooda's potential to contribute to employment targets for the region'. This claim is misleading because the additional workforce will make it more challenging to meet employment targets.
<i>Economic Analysis</i> (Section 3 - Figure 8)	- Correct inconsistencies in lots, dwellings, and population figures, which differ from those used in the Economic and Employment Analysis.
<i>Labour Force Status</i> (Section 3.1 - Figure 9)	- Align population and labour force figures with those in the Economic and Employment Analysis to ensure consistency.
<i>Strategic Employment Opportunities</i> (Section 3.4 – Figure 11)	- Headings are misleading because these job opportunities do not contribute to Employment Self-Sufficiency (ESS) as they are located outside the proposed DSP area. Clarify the methodology used to calculate this data and provide a clear source reference (Pracsys 2022).
<i>Tourism</i> (Section 3.4 – page 19)	- Remove all references to "The Rural Way" as this document is outdated and has been superseded. Also remove the statement 'The Carabooda site is well positioned to capture a sizeable proportion of potential visitors' because none of the mentioned tourism infrastructure (e.g., accommodation, local produce, wineries, distilleries, attractions, activities) is proposed within the DSP footprint, and therefore cannot be considered local strategic employment.
<i>Education (TAFE)</i> (Section 3.4 – page 19)	- Remove references to Education (TAFE) as there is no indication or planning in place for a TAFE to be located within the proposed development site.

Appendix 2: Additional Requirements

Administration has identified additional requirements that should be incorporated into the DSP, as outlined in the sections below.

Part 1: Section 4.4 – Local Structure Plans

The following additional assessment studies and/or management plans must be included in Part 1: Section 4.4 – Local Structure Plans, alongside the items currently listed.

- Tree Survey
- Parking Strategy for centres
- R-Codes Plan;
- Noise Management Plan;
- Heritage Impact Statement and/or Management Plan;
- Conservation Area Management Plan (including cost estimations);
- Tree Retention, Protection Enhancement & Management Plan;
- Environmental Assessment (in unsurveyed areas):
- POS Schedule;
- Market Garden Spray Drift Assessment & Vegetation Buffer Plan;
- Karstic Features Management Plan;
- Mining Extraction Buffer zones;
- Traffic Impact Assessment;
- Local Development Plans;
- Urban Water Management Plans;
- Sense of Place measures including provision for Parkland (Green) Links
- Landscape Master Plan
- Bushfire Management Plan
- Vegetation and Fauna Management Plan

Part 1: Section 2 – Purpose

Administration requests that the DSP be amended in Part 1: Section 2 – Purpose to exclude and/or modify the text that requires planning processes to be run in parallel, as follows:

- Amendments to the MRS and DPS zonings – to be moved to Part 2;
- LSP approval process – to be moved to Part 2; and
- Subdivision approval process – not supported for inclusion in either Part 1 or Part as it would contradict the process prescribed under the Regulations.

Part 2: Section 5.4 – Built Form

- Administration requests that Part 2: Section 5.4 – Built Form be amended to include additional Built Form details within Tables 2, 3, 4 and 5.

Appendix 3: Movement Network and Transport

Administration recommends that the DSP outline the following matters as guiding principles to inform later LSP stages; these details can be confirmed or refined at the LSP stage:

- High-level cross-section principles to demonstrate the intended spatial relationship between roads, buildings, landscaping and infrastructure for higher-order roads
- Associated traffic modelling assumptions informing the performance of the transport network
- Review of the cross-section principles and modelling inputs by Main Roads Western Australia (MRWA), the Department of Planning, Lands and Heritage (DPLH), the Public Transport Authority (PTA) and the City
- Traffic modelling outcomes for key intersections, based on anticipated traffic volumes and proposed intersection controls, to confirm the network can function at ultimate development
- Details of external road upgrades and indicative intersection treatments required to support development staging
- Public transport requirements, including indicative corridor alignment options, operational considerations and the ability of the road network to support future high-frequency bus services
- Active transport connectivity requirements, including integration with regional cycling networks and identification of appropriate crossing locations
- Pedestrian and bicycle network requirements, including safe, direct and legible links between key destinations
- Considerations for lower-speed environments within residential areas, supported by appropriate street design measures that enable safe and comfortable movement

Approval Services

4.4 Consideration of Draft Local Planning Policy 4.26 – Exemptions from Development (Planning) Approval

File Ref:	40148 – 26/21270
Responsible Officer:	Director Planning & Sustainability
Attachments:	2
Previous Items:	3.3 - Local Planning Policy No. 4.26 - Exemptions from Development Approval - Concept Forum - 24 Feb 2020 5:00pm (Special)

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 Local Planning Policy (No. 4.26 – Exemptions from Development (Planning) Approval) (**Exemptions Policy**) which seeks to identify where works and uses may be exempt from the need for development (planning) approval, and to introduce limited and targeted modifications to selected provisions of the Residential Design Codes (**R-Codes**).

Background

In early 2020, Administration commenced preparation of an Exemptions Policy to formalise instances where development could be exempt from the requirement for development (planning) approval, generally where development is minor in nature and subject to appropriate conditions.

While the underlying need for such a policy has remained, progression of the Exemptions Policy was paused partly attributable to operational impacts associated with COVID-19, as well as the commencement of broader State planning reforms.

Since the initial drafting of the policy, significant changes have occurred to the State planning framework, including amendments to the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, updates to State Planning Policies, changes to land use definitions, and evolving development practices. As a result, some elements of the earlier draft policy became redundant or misaligned with the current statutory context.

Accordingly, Administration has undertaken a comprehensive review of the earlier draft Exemptions Policy to ensure it reflects contemporary planning legislation, responds to current development trends, and provides a pragmatic and defensible basis for exemptions from development approval.

The adoption of an Exemptions Policy responds to the need for a more proportionate and risk-based approach to development assessment. Many minor and low-impact proposals currently require formal development approval despite posing minimal planning risk and being consistent with established planning standards. Requiring full assessment of such proposals can create unnecessary regulatory burden for applicants and divert resources away from higher-impact development that warrants more detailed scrutiny. By clearly defining circumstances where development approval is not required, the Policy ensures that regulatory effort is aligned with actual planning risk, reduces avoidable procedural delays, and supports

a more efficient and responsive planning system that focuses on outcomes rather than process. Overall, the intent of the policy is to not only improve internal efficiencies but also provide for improved customer focus and satisfaction through more streamlined approvals.

It is recommended that Council adopt the Exemptions Policy for the purpose of public advertising.

Detail

The Exemptions Policy establishes a clear and consistent framework for identifying development that is exempt from the requirement to obtain Development Approval under the City of Wanneroo District Planning Scheme No. 2 (**DPS 2**).

The Policy is intended to:

- Streamline statutory planning processes for minor and low-impact development by exempting such development from the need to receive development approval.
- Provide certainty to landowners, applicants, and decision-makers; and
- Ensure that exempt development does not undermine the objectives, standards, or orderly and proper planning intent of DPS 2.

The Policy expressly identifies circumstances where development cannot be exempt, including where:

- a) The site is included in the City's Municipal Heritage List and/or on the Heritage Council's State Heritage Register unless otherwise exempt.
- b) Where located in a Bushfire Prone Area, any habitable development has a Bushfire Attack Level (**BAL**) rating of BAL-40 or BAL-FZ, or where the development is for a 'vulnerable land use', unless the works are otherwise exempt in accordance with State Planning Policy 3.7: Bushfire.
- c) The development involves the clearing of any vegetation on site.
- d) The development does not meet any of the acceptable conditions outlined under Clause 5.2 of the Policy.
- e) The development does not meet any of the applicable development requirements as set out in the Scheme or any other applicable local planning policy, unless otherwise expressly stated within the policy.
- f) The development is undertaken in a Special Control Area and the special provisions that apply to that area under the Scheme require development approval for the development.

These limitations are deliberately incorporated to ensure that exemptions do not inadvertently enable development with potential heritage, environmental, bushfire or amenity impacts to proceed without appropriate assessment. They also ensure that the Policy operates as a targeted tool for genuinely low-risk development, rather than as a broad relaxation of planning controls.

The Policy establishes three exemption tables addressing:

- Works;
- Land Uses; and
- Modifications to the R-Codes.

The Policy is to be read in conjunction with Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as well as Schedule A – Supplemental Provisions to the Deemed Provisions, and Schedule 16 – Exempted Advertisements of DPS 2. It also operates alongside other adopted local planning policies that

provide specific exemptions (for example, Signage, Sea Containers, and Container Deposit Scheme Infrastructure etc.), which continue to apply independently.

A copy of the draft Policy is included at **Attachment 1**.

Consultation

Draft Local Planning Policies are required to be advertised in accordance with the procedures set out in the Deemed Provisions, including public advertising for a minimum period of 21 days.

The purpose of this report is to seek Council's support and consent to advertise the draft Exemptions Policy.

In preparing the Policy, Administration has reviewed previous internal consultation undertaken during the initial drafting phase and has supplemented this with updated internal workshops and targeted consultation to test the appropriateness, workability and risk profile of each proposed exemption and its associated conditions.

In addition, Administration undertook a comparative review of exemption-based policies and Scheme provisions adopted by other Western Australian local governments to ensure consistency with contemporary best practice and to inform the scope of the draft Policy.

Comment

Development approval is required for certain types of development under the provisions of District Planning Scheme No. 2 (DPS2). Development is defined in the *Planning and Development Act 2005* as follows:

"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 protection order made under the Heritage Act 2018 Part 4 Division 1 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;"*

Notwithstanding this broad definition, a range of development is already exempt from development approval under Clause 61 of the Deemed Provisions, including Single Houses on lots where the R-Codes apply (and the development meets the deemed-to-comply criteria), permitted ("P") and discretionary ("D") uses within zones, and various ancillary or minor works.

Administration has prepared the draft Exemptions Policy to provide Council with an opportunity to strategically expand the range of low-impact development that may be exempt from development approval, where it can be demonstrated that such development is unlikely to result in adverse planning outcomes.

The draft Policy is considered to be contemporary, clear and well aligned with the current legislative framework. It provides improved certainty for applicants and staff, reduces administrative burden associated with assessing low-risk development, and enables planning resources to be focused on proposals with greater potential impacts.

A detailed review of each proposed exemption is provided in **Attachment 2**, including the intended application and rationale for each item. The exemptions are also discussed in broader detail below.

Works Exemptions

The Policy introduces exemptions for certain additions associated with Independent Living Complexes, Residential Aged Care Facilities and Park Home Parks. These developments are often internal to a site, not visible from the public realm, and delivered in a coordinated manner as part of an integrated development. Exempting such works is intended to reduce unnecessary application costs and assessment time for changes that are unlikely to generate off-site impacts.

Further exemptions are proposed for additions to non-rural and non-residential uses (i.e. Commercial and Industrial development), for example shade sails associated with a Child Care Centre. In addition, the Policy exempts minor external façade modifications to existing non-residential buildings where no changes occur to setbacks, building height or overall building envelope. These exemptions recognise the low planning risk associated with such works and support adaptive reuse and incremental building upgrades.

The Policy also expands upon the existing exemption for water tanks. While Clause 61 currently exempts water tanks up to 5,000 litres, *State Planning Policy 3.7: Bushfire* identifies circumstances where a minimum 10,000 litre water supply is required for firefighting purposes. The Policy therefore provides an exemption for water tanks of this size where they are required to meet bushfire management outcomes, supporting improved bushfire resilience without introducing additional planning barriers.

In addition, the policy includes a 'catch-all' clause. The introduction of this clause reflects an approach adopted by other local governments (such as the Town of Victoria Park) and is intended to provide the City with an appropriate level of flexibility and discretion to respond to site-specific or unforeseen circumstances that are not expressly contemplated by the Exemption Policy.

This mechanism ensures that genuinely low-impact proposals can be assessed pragmatically, without undermining the integrity or intent of the Planning Scheme or Local Planning Policy. It provides flexibility while maintaining procedural rigour and accountability.

Any application of this discretion would be subject to confirmation through a Request for Written Planning Advice. Importantly, determination of whether an exemption applies must be endorsed by an officer at Coordinator level or higher, ensuring that decisions are informed by suitable experience and professional judgement and are applied consistently across the City.

Use Exemptions

Clause 61(3) of the Deemed Provisions provides for exemptions for certain discretionary uses, often subject to conditions such as floor area limitations. The draft Policy builds on this framework by identifying two land uses where further exemptions are considered appropriate with these being Brewery and Tavern.

The proposed exemptions for Brewery and Tavern uses within Commercial, Service Commercial and Light Industry zones (particularly those focused on on-site production and ancillary hospitality) reflect evolving land use patterns and remain aligned with the intent of these zones. Exempting Breweries and Taverns from Development Approval in these zones supports:

- economic diversification and local entrepreneurship;
- activation of underutilised commercial and industrial premises;
- adaptive reuse of existing buildings without requiring physical expansion or intensification;
- employment generation consistent with the intended function of the zones; and
- activation of areas and after-hours economy throughout the City.

Where matters such as floor area, hours of operation and patron numbers are inherently regulated through liquor licensing and building compliance frameworks, the residual planning impacts are typically limited and predictable. With clear exemption criteria, these uses are considered comparable to Restaurants/Cafes and Small Bars, which are already exempt under Clause 61(3), and are unlikely to undermine amenity, traffic function or orderly and proper planning outcomes.

Consistent with the approach taken for works exemptions, a catch-all provision has also been included for land use exemptions. This clause is specifically intended to apply to land within the Urban Development and Industrial Development zones, which function as transitional zones pending more detailed planning through mechanisms such as Structure Plans.

In these zones, land use permissibility is generally discretionary and must be assessed on its merits against the intended future planning framework for the area. This approach can inadvertently require development approval for low-impact, residential-type development that would otherwise be exempt in established residential zones.

The exemption is therefore intended to capture circumstances where for example a Single House that meets the deemed-to-comply provisions of the R-Codes is proposed on land intended for residential purposes but is classified as a discretionary use solely due to the zoning. In such cases, the exemption avoids the unnecessary requirement for development approval where the proposal is consistent with the anticipated residential outcome and poses no planning risk.

Modification of R-Codes

In addition to the works and use exemptions outlined above, the Policy also proposes targeted modifications to selected provisions of the Residential Design Codes (R-Codes). These modifications are deliberately limited in scope and apply only to Part B provisions relating to:

- Lot boundary setbacks for 'carports, patios verandahs and equivalent structures';
- Vehicular Access;
- Site Works; and
- Outbuildings.

In each case, the proposed modifications seek to align the applicable Part B provisions with the corresponding standards set out in Part C of the R-Codes. Part C standards generally apply to higher-density development (being Single Houses coded R50 and above and Grouped Dwellings coded R30 and above) and are well established as delivering acceptable amenity, streetscape and access outcomes in more intensive urban contexts.

The application of these standards through the Exemptions Policy recognises that, in many instances, the Part C provisions represent a contemporary and performance-based approach that can be appropriately applied to lower-density development without adverse impacts, particularly where the development is minor in nature.

With respect to vehicular access, the City currently has 53 Local Development Plans (**LDPs**), representing approximately 24% of all LDPs, that include specific provisions permitting vehicular access to a primary or secondary street as a 'deemed-to-comply' or exempt outcome. The inclusion of this modification within the Policy would largely negate the need for LDPs to be prepared solely to address this issue or otherwise reduce the number of matters that LDPs would need to address.

This approach would result in a measurable reduction in regulatory complexity and administrative burden for developers, landowners and the City, while maintaining consistent access, safety and streetscape outcomes across affected areas.

Policy Discretion

The discretionary exemption provisions within the Policy have been deliberately structured to ensure that decision-making remains subject to appropriate governance controls and professional oversight. The “catch-all” clauses for both works and land uses do not operate as blanket exemptions but require formal confirmation through a Request for Written Planning Advice and endorsement by an officer at Coordinator level or higher. This establishes a clear internal authorisation framework and ensures that exemptions are applied only where supported by suitably qualified and experienced officers exercising professional judgement.

The scope of these provisions is intentionally limited to minor and low-impact development and, in the case of land uses, further restricted to the Urban Development and Industrial Development zones, where discretionary permissibility commonly arises due to the transitional nature of these areas. This targeted application reduces the risk of inconsistent or inappropriate use of the exemptions while allowing flexibility in circumstances that are not expressly anticipated by the Policy.

Importantly, the Policy retains the City’s statutory ability to require development approval where a proposal may result in unacceptable impacts, consistent with Clause 67 of the Deemed Provisions. This “call-in” mechanism functions as a critical safeguard, ensuring that the existence of an exemption pathway does not preclude formal assessment where considerations of amenity, environmental impact, traffic, heritage, bushfire risk or orderly and proper planning warrant further scrutiny.

Collectively, these measures ensure that the exemption framework operates within a controlled governance environment that balances operational efficiency with transparency, accountability and statutory compliance. The risks associated with discretionary exemptions are therefore mitigated through defined approval thresholds, documented decision-making processes, and the continued ability of the City to intervene where planning impacts cannot be appropriately managed through exemption provisions alone.

Application Efficiencies

Adoption of the Policy is expected to result in a reduction in the number of development applications received by the City. Based on a sample analysis of 1,827 development applications received for the 2024/2025 financial year, of these:

- 642 applications related to Single House or Grouped Dwelling additions (Patio, Carport, Outbuildings, Retaining Walls and Water Tanks etc).
- 40 applications were received relating to additions to Independent Living Complex, Residential Aged Care Facilities or Park Home Parks.
- 28 applications were received relating to additions to non-rural and non-residential land uses, including one application relating to changes to a building façade.
- 4 applications relating to development or change of use, of which one related to Breweries, and three applications for Taverns.

Collectively, these applications represent approximately 714 (39.1%) of all development applications received by the City during the period.

Based on the above figures and acknowledging that not all applications would meet the criteria for exemption under the proposed Policy, it is conservatively estimated that approximately 300 applications per annum would be exempt from the need for development approval. This equates to an overall reduction of approximately 16% in total development application volumes.

The reduction in low-risk, minor development applications will enable existing resources within the Approval Services team to be redirected toward more complex and higher-value development proposals. This is anticipated to support improved statutory performance, reduce assessment timeframes, and minimise the risk of appeals or compliance costs arising from delays.

Overall, the Policy represents a measured and strategic approach to balancing regulatory efficiency with sound planning outcomes, while ensuring the City's assessment resources are focused where they are most needed.

Statutory Compliance

This is a Local Planning Policy prepared under Schedule 2, Part 2 and Clause 61(1), item 20 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

In accordance with Clause 3.2.3a, the modifications to the R-Code provisions does not require approval from the Western Australian Planning Commission (WAPC).

Exempt development outlined within the Policy does not remove the requirement to obtain any other approvals, permits, or licences required such as building and health permits.

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

The establishment of this Policy is not considered to impact upon and instead is instead supplementary to Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule A – Supplemental Provisions to the Deemed Provisions, and Schedule 16 – Exempted Advertisements of DPS 2 as well as a number of existing Local Planning Policies.

Financial Implications

In accordance with the City's current Planning Fee Schedule, the reduction in applications (estimated approximately 300 applications) would result in a decrease in planning application fee revenue of approximately \$45,000 per annum.

Notwithstanding the reduction in application numbers and associated revenue, the proposed Policy is expected to deliver a net operational benefit.

Voting Requirements

Simple Majority

Recommendation

That Council Pursuant to Clause 4(1) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, ADOPTS the Draft Local Planning Policy 4.26: Exemptions from Development (Planning) Approval, as contained in Attachment 1 for the purpose of advertising, and ADVERTISES it for public comment for a period of 21 days by way of:

1. Advertisement in all local newspapers circulating within the City of Wanneroo;
2. Display at the City's Administration Centre Building; and
3. Display on the City's website.

Attachments:

- | | |
|--|----------|
| 1. DRAFT Local Planning Policy 4.26 - Exemptions from Development (Planning) Approval | 26/20895 |
| 2. Draft Local Planning Policy 4.26 - Exemptions from Development (Planning) Approval - Implementation Notes | 26/30555 |



Planning and Sustainability Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

1.0 CITATION

This is a Local Planning Policy prepared under Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy (LPP) 4.26 – Exemption from Development (Planning) Approval.

2.0 INTRODUCTION

This Local Planning Policy establishes a clear and consistent framework for identifying development that is exempt from the requirement to obtain Development Approval under the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

The Policy is intended to:

- Streamline statutory planning processes for minor and low-impact development by exempting such development from the need to receive development approval.
- Provide certainty to landowners, applicants, and decision-makers; and
- Ensure that exempt development does not undermine the objectives, standards, or orderly and proper planning intent of DPS 2.

The Policy is intended to operate in conjunction with the Deemed Provisions and Local Planning Scheme.

3.0 OBJECTIVES

1. Identify development that does not require Development Approval, thereby improving certainty for landowners, applicants, and decision-makers.
2. Streamline the planning system by removing the requirement for formal approval for minor, or low-impact development subject to appropriate conditions.
3. Ensure exempt development is of a scale, form, and nature that preserves residential amenity, streetscape quality, and the character of established and emerging areas; and
4. Ensure exempt development does not compromise public safety, environmental assets, heritage places, or hazard management outcomes, including bushfire risk.

4.0 APPLICATION OF THIS POLICY

This policy should be read in conjunction with Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule A – Supplemental Provisions to the Deemed Provisions and Schedule 16 – Exempted Advertisements of District Planning Scheme No. 2 (DPS 2). In addition, the City has several Local Planning Policies which provide further exemptions for specific development types that should be referred to individually and in addition to this policy.

This Policy applies to all development on land within the City of Wanneroo where the City's DPS 2 applies.

Nothing in this Policy removes the local government's discretion to require Development Approval where it is considered that a proposal may result in unacceptable impacts or where required under the Local Planning Scheme and in consideration of Clause 67 of the Deemed Provisions.



Planning and Sustainability Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

Exempt development under this Policy does **not** remove the requirement to obtain any other approvals, permits, or licences required such as building and health permits.

5.0 POLICY PROVISIONS

Approval is required for all development or land uses except as specified within Clause 61 of the Regulations, within the DPS 2, as identified within this Policy or as identified in any other relevant Local Planning Policy adopted by the City.

5.1 DEVELOPMENT NOT EXEMPT FROM APPROVAL

5.1.1 Development is **not exempt** under Part 5.2 of this policy where the following applies:

- a) The site is included in the City's Municipal Heritage List and/or on the Heritage Council's State Heritage Register unless otherwise exempt.
- b) Where located in a Bushfire Prone Area, any habitable development has a Bushfire Attack Level (BAL) rating of BAL-40 or BAL-FZ, or where the development is for a 'vulnerable land use', unless the works are otherwise exempt in accordance with State Planning Policy 3.7: Bushfire.
- c) The development involves the clearing of any vegetation on site.
- d) The development does not meet any of the acceptable conditions outlined under Clause 5.2 of this Policy.
- e) The development does not meet any of the applicable development requirements as set out in the Scheme or any other applicable local planning policy, unless otherwise expressly stated within this policy.
- f) The development is undertaken in a special control area and the special provisions that apply to that area under the Scheme require development approval for the development.

5.2 EXEMPTIONS FROM DEVELOPMENT APPROVAL

Except as otherwise provided in the Scheme, works and/or uses specified in Tables 1 and 2 below do not require development approval.

The provisions set out within Table 3 outlines modifications to the Residential Design Codes (R-Codes) and replaces the 'deemed-to-comply' requirements where relevant.

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Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

Table 1: Development Works Exemptions		
Description	Applicable Zones	Conditions
1 The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling – (k) Site Works.	Residential Mixed Use Rural Rural Residential Landscape Enhancement Rural Resource	a) The R-Codes apply to the works. b) The works comply with the deemed-to-comply provisions of the R-Codes.
2 The erection or installation of, or alterations or additions to, any of the following on the same lot as an Independent Living Complex, Residential Aged Care Facility, or a Park Home Park — (a) An outbuilding. (b) An external fixture. (c) A patio. (d) A pergola. (e) A verandah. (f) Shade sails. (g) A deck. (h) A garage; or (i) A carport.	Residential Mixed Use Commercial Private Community Purpose	c) Where any structure is proposed adjoining any side/rear boundary of the overall lot, the structure is to comply with the requirements of the R-Codes Part B, Table 2a as though they applied to the site. d) In addition to the above conditions Outbuildings are to meet the following criteria: i. Not exceed a wall height of 3m. ii. Not exceed a ridge height of 4.2m.
3 The erection or installation of, or alterations or additions to, any of the following on the same lot as any non-rural and non-residential development – a) A deck. b) Retaining walls. c) Shade sails. d) A patio.	Residential* Mixed Use Commercial Service Commercial Private Community Purposes General Industry Light Industry	a) The works comply with the requirements of DPS 2 (as amended). b) The works do not result in the modification or impact to vehicle access or parking at the site. c) The works associated with a deck or retaining walls are up to or below 500mm above the natural ground level. d) *Where a Shade Sail is associated with a Child Care Centre, located within a Residential Zone.
4 Any external alterations to an existing non-rural and non-residential building façade.	Mixed Use Commercial Service Commercial Private Community Purposes General Industry Light Industry	a) The works comply with the requirements of DPS 2 (as amended). b) The works do not result in the modification of or impact to vehicle access or parking at the site. c) The works do not result in the height of the building being increased.
5 The installation of a water tank .	All Zones	a) In addition to the requirements set out under Clause 61(1), Item 12 of the Deemed Provisions, the volume of the water tank is no more than 10,000L where required for firefighting purposes in accordance with State Planning Policy 3.7: Bushfire.
6 Temporary builders' office, construction fencing and associated amenities.	All Zones	a) Be associated with approved building work for the subject site. b) Wholly contained within the lot to which the work is occurring. c) Be on site for a period no greater than 24 months. d) Be removed within 14 days following the completion of the associated building works.
7 Any other works as determined by the City in writing on a case-by-case basis.	All Zones	a) Confirmation is to be received through a Request for Written Planning Advice and be provided by an officer of at least a Coordinator level or higher.

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Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

Table 2: Land Use Exemptions		
Description	Applicable Zones	Conditions
1 Brewery	Commercial (Centre) Service Commercial Light Industry	a) The lot on which the Brewery is located does not directly adjoin a Residential property. b) The lot is not within 200m for an existing or proposed Educational Establishment, Child Care Centre, or Place of Worship where the following circumstances exist: - The frontage and/or primary access point of the proposed premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship; and - Signage and advertising materials for the proposed licenced premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship. c) Car parking requirements are provided in accordance with DPS 2 (as amended).
2 Tavern	Commercial (Centre) Service Commercial	a) The lot on which the Tavern is located does not directly adjoin a Residential property. b) The lot is not within 200m for an existing or proposed Educational Establishment, Child Care Centre, or Place of Worship where the following circumstances exist: - The frontage and/or primary access point of the proposed premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship; and - Signage and advertising materials for the proposed licenced premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship. c) Car parking requirements are provided in accordance with DPS 2 (as amended).
3 Any other use as determined by the City in writing on a case-by-case basis.	Urban Development Industrial Development	a) Confirmation is to be received through a Request for Written Planning Advice and be provided by an officer of at least a Coordinator level or higher.

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Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

Table 3: Modification of R-Codes													
Description	Conditions												
1 Part B – Clause 5.1.3 – Lot Boundary Setbacks C3.1(ii)	To be replaced with: For carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*: - Is no more than 10m in length. - Structures do not exceed an equivalent wall height of 3m. - Structures do not exceed a ridge height of 4.2m. - Is located behind the primary street setback; and - Has eaves, gutters, and roofs setback at least 450mm from the lot boundary. <i>Note: *There are separate building code requirements which may also apply.</i>												
2 Part B – Clause 5.3.5 – Vehicular Access C5.1	To be replaced with: Vehicle access to on-site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: - Where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or - From the secondary street or primary street where no right-of-way or communal street exists.												
3 Part B – Clause 5.3.7 – Site Works C7.2 – Table 4	To be replaced with: <table border="1"> <thead> <tr> <th>Height of site works and/or retaining walls</th><th>Required minimum setback</th></tr> </thead> <tbody> <tr> <td>1m or less</td><td>0m</td></tr> <tr> <td>1.5m</td><td>1.5m</td></tr> <tr> <td>2m</td><td>2m</td></tr> <tr> <td>2.5m</td><td>2.5m</td></tr> <tr> <td>3m+</td><td>3m</td></tr> </tbody> </table>	Height of site works and/or retaining walls	Required minimum setback	1m or less	0m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m+	3m
Height of site works and/or retaining walls	Required minimum setback												
1m or less	0m												
1.5m	1.5m												
2m	2m												
2.5m	2.5m												
3m+	3m												
4 Part B – Clause 5.4.3 – Outbuildings C3 (ii)	To be replaced with: Large and multiple outbuildings: - Individually or collectively does not exceed 60m² in area or 10% in aggregate of the site area, whichever is the lesser. - Is set back in accordance with Table 2a. - Does not exceed a wall height of 3m. - Does not exceed a ridge height of 4.2m. - Is not located within the primary or secondary street setback area. - Does not reduce the open space and outdoor living area requirements in Table B.												



Planning and Sustainability Local Planning Policy 4.26 – Exemption from Development (Planning) Approval

DEFINITIONS

Shade sail: a piece of flexible cloth or canvas like material (which is water permeable) supported between a building or posts to provide shade to an outdoor area.

Water tank: A fixed or permanent structure designed and installed to store a dedicated supply of water.

A Water Tank for the purpose of this policy relates to a tank specifically for use in bushfire suppression and emergency firefighting, to meet the requirements of State Planning Policy 3.7: Bushfire and associated guidelines and excludes tanks installed solely for domestic water storage, irrigation, stock or aesthetic purposes. Water tanks for purposes other than firefighting would remain subject to Clause 61(1), Item 12 of the Deemed provisions.

Owner	Planning and Sustainability	Document Reference	26/20895
Implementation	TBC	Next Review	TBC
VERSION	DECISION TO ADOPT/AMEND		
1			
2			
3			

Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

Table 1: Development Works Exemptions			
Description	Applicable Zones	Conditions	Implementation Notes
1 The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling – (k) Site Works.	Residential Mixed Use Rural Rural Residential Landscape Enhancement Rural Resource	a) The R-Codes apply to the works. b) The works comply with the deemed-to-comply provisions of the R-Codes.	This provision seeks to build upon the existing exemptions under Clause 61(1), Item 7 which outlines a number of additions associated with single and grouped dwelling development. This provision gives power to the 'deemed-to-comply' pathway within the R-Codes and as such, the inclusion of Site Works which includes additions such as retaining is considered appropriate where such works is also compliant with the R-Code requirements.
2 The erection or installation of, or alterations or additions to, any of the following on the same lot as an Independent Living Complex, Residential Aged Care Facility, or a Park Home Park — (a) An outbuilding. (b) An external fixture. (c) A patio. (d) A pergola. (e) A verandah. (f) Shade sails. (g) A deck. (h) A garage; or (i) A carport.	Residential Mixed Use Commercial Private Community Purpose	c) Where any structure is proposed adjoining any side/rear boundary of the overall lot, the structure is to comply with the requirements of the R-Codes Part B, Table 2a as though they applied to the site. d) In addition to the above conditions Outbuildings are to meet the following criteria: i. Not exceed a wall height of 3m. ii. Not exceed a ridge height of 4.2m.	During the 2024/2025 financial year, the City received 40 development applications relating to minor additions within Independent Living Complexes, Residential Aged Care Facilities and Park Home Parks. These additions typically involve small-scale structures such as patios, pergolas and carports located internally within large sites and with limited visibility from public streets or neighbouring properties. Additional controls have been imposed for Outbuildings which sets height standards in line with the R-Code deemed-to-comply requirements for consistency in outcomes. The exemption recognises the low planning risk associated with these minor works and the regulatory burden imposed by requiring formal development approval for such proposals. By exempting these minor additions, the City reduces unnecessary statutory processes and associated costs for residents, while still ensuring that structures adjoining external boundaries comply with R-Codes setback requirements to protect neighbouring amenity. This approach achieves an appropriate balance between facilitating reasonable improvements to these facilities and maintaining adequate planning controls where external impacts may arise.
3 The erection or installation of, or alterations or additions to, any of the following on the same lot as any non-rural and non-residential development — a) A deck. b) Retaining walls. c) Shade sails. d) A patio.	Residential* Mixed Use Commercial Service Commercial Private Community Purposes General Industry	a) The works comply with the requirements of DPS 2 (as amended). b) The works associated with a deck or retaining walls are up to 500mm above the natural ground level; or c) The works associated with a deck or retaining walls are below natural ground level. d) *Where a Shade Sail is associated with a Child Care Centre, located within a Residential Zone.	This exemption enables minor ancillary structures such as decks, retaining walls and shade sails to be installed on non-residential sites without the need for development approval, provided they meet prescribed height and site work limits. The exemption reflects the same planning logic applied to residential properties, acknowledging that such minor additions generally have negligible impact on the visual appearance or



Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

		Light Industry		functioning of larger commercial, industrial or community facilities. Practical examples include shade structures over play areas at child care centres or shade sails over car parking bays at shopping centres. These structures improve user comfort and site functionality without materially affecting development outcomes. The exemption does not extend to works involving vegetation removal or substantive changes to approved development footprints, ensuring that larger or potentially impactful works remain subject to assessment. This provision supports flexibility, operational efficiency and improved site amenity while retaining appropriate development control thresholds.
4	Any external alterations to an existing non-rural and non-residential building façade.	Mixed Use Commercial Service Commercial Private Community Purposes General Industry Light Industry	a) The works comply with the requirements of DPS 2 (as amended). b) The works do not result in the modification of or impact to vehicle access or parking at the site. c) The works do not result in the height of the building being increased.	Existing exemptions under Clause 61(1) primarily focus on Single House or Grouped Dwelling development and do not address minor façade alterations to non-residential buildings. As a result, relatively minor works such as replacing windows with doors currently requires development approval for commercial or industrial developments. This exemption addresses that gap by allowing low-impact façade modifications where they do not affect building height, vehicle access, parking provision or setbacks. The intent is to facilitate business adaptability, tenant turnover and incremental building upgrades without triggering unnecessary statutory processes. By limiting the exemption to works that do not alter site function or development parameters, the provision ensures that planning integrity is maintained while supporting economic activity and building revitalisation.
5	The installation of a water tank .	All Zones	a) In addition to the requirements set out under Clause 61(1), Item 12 of the Deemed Provisions, the volume of the water tank is no more than 10,000L where required for firefighting purposes in accordance with State Planning Policy 3.7: Bushfire.	Appendix B4 of State Planning Policy 3.7: Bushfire identifies the provision of an independent water supply as a key mitigation measure in areas without reticulated water, recommending a minimum tank capacity of 10,000 litres for firefighting purposes. Current exemptions under Clause 61(1), Item 12 permit water tanks up to 5,000 litres, creating an inconsistency with State bushfire planning policy requirements.



Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

			This exemption aligns the City's planning framework with State policy by exempting water tanks up to 10,000 litres where installed solely for firefighting purposes. Domestic water tanks outside this purpose remain subject to the existing exemption provisions. This ensures that bushfire mitigation infrastructure is facilitated while maintaining appropriate controls over general water storage installations.
6	Temporary builders' office, construction fencing and associated amenities.	All Zones	a) Be associated with approved building work for the subject site. b) Wholly contained within the lot to which the work is occurring. c) Be on site for a period no greater than 24 months. d) Be removed within 14 days following the completion of the associated building works. This exemption recognises the inherently temporary nature of builders' offices, sheds, fencing and amenities associated with approved construction activity. These structures are necessary to facilitate safe and efficient building works and are time-limited by their association with an approved building permit. Conditions requiring containment within the subject lot and removal within 14 days of completion ensure that such structures do not become permanent or result in ongoing amenity impacts. The exemption supports construction efficiency while maintaining appropriate accountability and site management controls.
7	Any other works as determined by the City in writing on a case-by-case basis.	All Zones	a) Confirmation is to be received through a Request for Written Planning Advice and be provided by an officer of at least a Coordinator level or higher. The introduction of this clause reflects an approach adopted by other local governments (such as the Town of Victoria Park) and is intended to provide the City with an appropriate level of discretion to respond to site-specific or unforeseen circumstances that are not expressly contemplated by the Exemption Policy. This mechanism ensures that genuinely low-impact proposals can be assessed pragmatically, without undermining the integrity or intent of the Planning Scheme or Local Planning Policy. It provides flexibility while maintaining procedural rigour and accountability. Any application of this discretion would be subject to confirmation through a Request for Written Planning Advice. Importantly, determination of whether an exemption applies must be endorsed by an officer at Coordinator level or higher, ensuring that decisions are informed by suitable experience and professional judgement and are applied consistently across the City.

Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

Table 2: Land Use Exemptions			
Description	Applicable Zones	Conditions	Implementation Notes
1 Brewery	Commercial Service Commercial Light Industry	a) The lot on which the Brewery is located does not directly adjoin a Residential property. b) The lot is not within 200m for an existing or proposed Educational Establishment, Child Care Centre, or Place of Worship where the following circumstances exist: i. The frontage and/or primary access point of the proposed premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship; and ii. Signage and advertising materials for the proposed licenced premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship. a) Car parking requirements are provided in accordance with DPS 2 (as amended).	The proposed exemptions for Brewery and Tavern uses reflect contemporary land use trends and evolving planning objectives within Commercial, Service Commercial and Light Industry zones, which are intended to support employment, diversification and activation of centres and employment areas. Small-to-medium scale breweries and taverns, particularly those focused on on-site production and ancillary hospitality, are increasingly recognised as compatible with these zones. These uses promote adaptive reuse of underutilised commercial and industrial buildings, stimulate local enterprise and contribute to evening and weekend economic activity. The exemptions build upon existing Clause 61(3) exemptions for Restaurant/Café and Small Bar uses, applying similar principles of scale, location and separation from sensitive land uses. Additional conditions reflect the City's Licensed Premises Local Planning Policy (LPP 2.8) by ensuring appropriate separation from residential areas and sensitive community uses such as schools and places of worship. Together, the provisions support economic development while maintaining appropriate amenity and community safeguards.
2 Tavern	Commercial Service Commercial	a) The lot on which the Tavern is located does not directly adjoin a Residential property. b) The lot is not within 200m for an existing or proposed Educational Establishment, Child Care Centre, or Place of Worship where the following circumstances exist: i. The frontage and/or primary access point of the proposed premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship; and ii. Signage and advertising materials for the proposed licenced premises forms the predominant view from the existing or proposed Educational Establishment, Child Care Centre, or Place of Worship. c) Car parking requirements are provided in accordance with DPS 2 (as amended).	Refer to Brewery above.
3 Any other use as determined by the City in writing on a case-by-case basis.	Urban Development Industrial Development	a) Confirmation is to be received through a Request for Written Planning Advice and be provided by an officer of at least a Coordinator level or higher.	Consistent with the approach taken for works exemptions, a catch-all provision has also been included for land use exemptions. This clause is specifically intended to apply to land

Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

			within the Urban Development and Industrial Development zones, which function as transitional zones pending more detailed planning through mechanisms such as Structure Plans. In these zones, land use permissibility is generally discretionary and must be assessed on its merits against the intended future planning framework for the area. This approach can inadvertently require development approval for low-impact, residential-type development that would otherwise be exempt in established residential zones. The exemption is therefore intended to capture circumstances where for example a Single House that meets the deemed-to-comply provisions of the R-Codes is proposed on land intended for residential purposes but is classified as a discretionary use solely due to the zoning. In such cases, the exemption avoids the unnecessary requirement for development approval where the proposal is consistent with the anticipated residential outcome and poses no planning risk.
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Table 3: Modification of R-Codes		
Description	Conditions	Implementation Notes
1 Part B – Clause 5.1.3 – Lot Boundary Setbacks C3.1(ii)	To be replaced with: For carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*: - Is no more than 10m in length. - Structures do not exceed an equivalent wall height of 3m. - Structures do not exceed a ridge height of 4.2m. - Is located behind the primary street setback; and - Has eaves, gutters and roofs setback at least 450mm from the lot boundary. <i>Note: *There are separate building code requirements which may also apply.</i>	The amendment to Clause 5.1.3 aligns the Part B requirements with the wording and requirements set out under Part C of the R-Codes. Specifically, this provision includes clarification of a wall height of 3 metres, and a ridge height of 4.2 metres, with all other requirements unchanged. This modification provides a more clear, legible and logical approach to the installation of these types of structures. Within the 24/25 FY alone, Patio applications attributed to a total of 427 (23.4%) of applications. The amendment will significantly reduce unnecessary applications while ensuring consistent development outcomes across the City.
2 Part B – Clause 5.3.5 – Vehicular Access C5.1	To be replaced with: Vehicle access to on-site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: - Where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or - From the secondary street or primary street where no right-of-way or communal street exists.	The amendment to Clause 5.3.5 aligns the Part B requirements with the wording and requirements set out under Part C of the R-Codes. The specific change to the wording allows for vehicle access to be provided to the secondary street OR primary street (where no right-of-way or communal street exists). Currently, it would be permitted only to the secondary street, and then only to the primary street if no secondary street exists.. As a result, the City has seen a total of 53 (24%) Local Development Plans (LDPs) adopt provisions similar to the

Local Planning Policy 4.26 – Exemption from Development (Planning) Approval – Implementation Notes

			implemented wording to allow such an outcome as a 'deemed-to-comply' pathway. This will also allow for a consistent approach to vehicle access for all residential lots throughout the City.												
3	Part B – Clause 5.3.7 – Site Works C7.2 – Table 4	To be replaced with: <table><tr><th>Height of site works and/or retaining walls</th><th>Required minimum setback</th></tr><tr><td>1m or less</td><td>0m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m+</td><td>3m</td></tr></table>	Height of site works and/or retaining walls	Required minimum setback	1m or less	0m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m+	3m	The amendment to Clause 5.3.7 aligns the Part B requirements with the wording and requirements set out under Part C of the R-Codes. This modification reflects the City's unique topography and development conditions, particularly in coastal and sloping areas where retaining walls and site works are common. The primary change to this provision is to allow retaining walls of up to 1 metre to be located with a 0 metre setback. Currently, this would only apply to retaining up to 0.5 metre in height. All other setback requirements remain unchanged.
Height of site works and/or retaining walls	Required minimum setback														
1m or less	0m														
1.5m	1.5m														
2m	2m														
2.5m	2.5m														
3m+	3m														
4	Part B – Clause 5.4.3 – Outbuildings C3 (ii)	To be replaced with: Large and multiple outbuildings: i. Individually or collectively does not exceed 60m² in area or 10% in aggregate of the site area, whichever is the lesser. ii. Is set back in accordance with Table 2a. iii. Does not exceed a wall height of 3m. iv. Does not exceed a ridge height of 4.2m. v. Is not located within the primary or secondary street setback area. vi. Does not reduce the open space and outdoor living area requirements in Table B.	This modification aligns Part B with Part C of the R-Codes by increasing the permissible wall height of outbuildings to 3 metres (currently 2.4 metres). The change reflects contemporary construction standards and recognises that such structures typically have minimal amenity impact, particularly on larger residential lots. All other controls relating to location, area, setbacks and open space are retained, ensuring development remains consistent with residential planning objectives.												

Assets

Strategic Asset Management

4.5 Ashby Operations Centre Master Plan

File Ref:	30639V02 – 25/488526
Responsible Officer:	Director Assets
Attachments:	3
Previous Items:	AS01-04/25 - **Ashby Operations Centre Masterplan and Staging - Ordinary Council - 22 Apr 2025 6:00pm 3.4 - Ashby Operations Centre Feasibility Study Outcomes - Concept Forum - 06 Oct 2022 5:30pm 3.3 - Ashby Operations Centre Masterplan and Staging - Concept Forum - 18 Feb 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 master plan for Ashby Operation Centre (**AOC**).

Background

At the Ordinary Council Meeting in April 2025, Council considered the report on the future AOC Masterplan and Staging and resolved:

“That the motion be deferred back to Administration and the Chief Executive Officer to provide Council with a planned design for a Northern Depot. The Chief Executive Officer to discuss with the Department of Lands for a possible land swap to another site, with a report to be brought back to Council by December 2025.”

It is noted the following work was undertaken prior to the report presented to Council in April 2025:

- Needs and Feasibility Study for Secondary Operations Centre within the City of Wanneroo - David Lanfear 2019.
- High-Level Feasibility Study for The Future of The Operations Centre - Pracsys 2021.
- AOC Masterplan - Hunt Architects 2024.
- AOC Revised Masterplan - Hunt Architects & Administration 2024.

Following Council's decision at April 2025 Ordinary Council Meeting (**OCM**), Administration engaged ACIL Allen Consulting to undertake additional review work, focussing on the relocation option, updated cost estimates and the potential for a land swap with Department of Planning, Lands and Heritage (**DPLH**).

This report provides an update on the liaison with the DPLH and summarises ACIL Allen Consulting's review of the Pracsys's 2021 high-level feasibility study.

Detail

Update on DPLH Engagement

Administration contacted the DPLH to identify potential northern sites suitable for civic and depot operations. Further updates will be provided to Council as the matter progress with DPLH.

Future AOC Planning Options

Two scenarios continue to form the basis of assessment.

Scenario 1 - Modernisation of the AOC.

- Redevelopment of the existing site in line with the AOC Masterplan (Refer **Attachments 2 and 3**)
- Estimated cost over 30 years: \$54.09m.

Years	Est. Cost
0 to 5	\$23.45m
6 to 10	\$10.91m
11 to 15	\$5.53m
16 to 20	\$3.12m
21 to 25	\$7.76m
26 to 30	\$3.32m

- Of the total cost, \$31.9m is attributed to new assets and upgrades and \$22.1m is attributed to asset renewals.

Scenario 2 - Relocation of Operations Centre to Neerabup Industrial Area

- Involves the construction of a new depot at a City freehold site within the Neerabup Industrial Area and potential redevelopment of the existing AOC site for residential use.
- The timeframe to realise any development return is 9–10 years, as the new depot site needs to be established and the operations relocated first before rehabilitation and redevelopment of the AOC site to residential purposes can occur.
- Estimated cost for the initial build of the new depot is \$46m and an additional \$56m for the acquisition of the AOC site, demolition, remedial works and redeveloping the site for residential purposes.

For this financial analysis purpose, in Scenario 1, the City will retain the freehold site within the Neerabup Industrial Area and have the opportunity lease out the site. In both scenarios, the City retains ownership of the Neerabup Industrial freehold land and the terminal value of the freehold land at the end of the assessment period has not been included in the financial analysis.

Summary of ACIL Allens Consulting's Financial Assessment (Present Value)

ACIL Allen Consultants report is shown in **Attachment 1**.

A summary of the consultant's financial assessment results over 30 year assessment period is shown in the table and charts below (figures shown in million, in present value terms).

Component	Scenario 1: AOC Modernisation (\$m)	Scenario 2: Ops Centre Relocation (\$m)
Revenue	17.28	61.86
Lease revenue	15.63	—
Rates revenue	1.65	2.86
Asset sales (AOC)	—	59.0
Expenditure	44.45	96.27
Construction	37.24	39.84
Ongoing maintenance	4.30	5.97
Lot servicing	2.40	2.40
Environmental	0.02	0.27
Interim maintenance	0.50	2.31
Land acquisition (AOC)	—	17.50
Residential development costs	—	27.99
Net present value (NPV)	-27.17	-34.41

Consultation

In November 2025, the City reached out to the DPLH to seek the provision of suitable land within the municipal boundaries of the City, ideally located further north, for civic/depot operation purposes. DPLH has responded seeking further information and details of the City's proposal with a meeting to be scheduled for February/March 2026.

Comment

Scenario 1 - Modernisation of the current AOC site is considered to be a preferred option, as informed by ACIL Allen's analysis, based on the following:

- Lower net cost (NPV 27% lower than Scenario 2).
- Significantly lower upfront financial risk.
- Immediate implementation, without requiring site acquisition or service relocation.
- Reduced exposure to market, planning, and development uncertainties.
- Strategic alignment, as the current AOC is well-located to serve southern suburbs and the future East Wanneroo development.

Scenario 2 carries a higher level of uncertainty and market-related risk and would require eight to nine years before any redevelopment return is realised and would expose the City to a substantial short-term financial liability of –\$91.7m.

The timeframe involved to prepare the site, undertake the planning and design phases, and complete the construction of the new facility could take 4 to 5 years. The cost will be significant over the short term to duplicate the operations centre infrastructure requirements prior to relocation. Depot operations at the AOC will need to remain until such time relocation occurs. Any delays or cost changes in any of the above processes would mean that the City would be required to fund the significant cash shortfall for a longer period.

Previous studies highlighted that a secondary operations centre—potentially in Alkimos—may be required to service the northern growth corridor.

Regardless of the outcomes from the land discussion with DPLH, Administration is of the view that the current AOC is ideally located geographically to service the southern suburbs and the growing East Wanneroo development. The addition of a northern satellite depot site or a secondary operations centre would complement the City's operational requirements as indicated in the Lanfear report.

To future proof the need for a secondary depot in the long term, Administration will continue discussions with DPLH regarding potential sites for a secondary operations centre, focusing on a site:

- that is near major arterial roads;
- preferably located in Carabooda, Nowergup, Neerabup or Alkimos;
- that has a usable land area of 6–8 hectares in size; and
- situated in an area that is compatible with municipal operations.

It is considered that there has been sufficient work done to date to progress with the preferred scenario without the need to undertake further studies.

The AOC faces pressing issues that require immediate action:

- Ageing infrastructure and insufficient amenities;
- Lack of office space and meeting rooms;
- Unsustainable ad-hoc building modifications;
- Workplace conditions impacting staff morale; and
- Compliance obligations under the *Work Health and Safety Act 2020 (WHS Act)*.

To address the current operational challenges at the AOC, interim measures will be implemented to address the identified issue.

In view of the above, administration recommends that Council endorses the Ashby Operations Centre Masterplan and Staging Plans as shown in Attachments 2 and 3.

Statutory Compliance

As an employer, the City has a duty to provide safe and adequate work environment and facilities in the workplace under section 274 of the *Work Health and Safety Act 2020*.

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	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	4.0 People & Culture	Medium
Level 2 Corporate Risk	4.3 Workplace Health & Safety	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Corporate Strategy & Performance		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 City's Asset Management Policy is applicable to this matter.

Financial Implications

The funding requirements for either scenario have not been considered in the current Long-Term Financial Plan (LTFP). However, there is already a general allowance in the LTFP for the renewal of various assets at the AOC.

Under Scenario 1, the Masterplan cost of \$54m spread over 30 years will need to be added in the LTFP. Approximately \$43m will be required within the first 20 years of the LTFP with the majority of the cost being required in the first 10 years of the Masterplan, noting that asset renewals are already included in the approved LTFP.

Under Scenario 2, the cost of \$46m for the initial build of the new depot will need to be allocated within the first five years of the LTFP including an additional \$55m cost associated with the acquisition spread over the following four years to acquire, rehabilitate and redevelop the AOC site for residential subdivision purposes. The estimated proceeds of \$87m from the residential development, which will only be realised after approximately nine years, will be used to offset the cost associated with relocating the Operations Centre to Neerabup. Any remaining fixed assets at the AOC will be disposed of accordingly.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ENDORSES** the updated feasibility study and costs associated with the option of relocating the Ashby Operations Centre;
2. **ENDORSES** the Ashby Operations Centre Masterplan and Staging Plans as shown in Attachment 2 and Attachment 3;
3. **LISTS** for consideration in the 20-year Long Term Financial Plan the first 20-year funding requirement of \$43M - spanning across 2027 to 2037 financial years in alignment with the staging plans of the Masterplan; and
4. **REQUESTS** Administration to continue seeking for a suitable secondary/satellite operations centre site in the northern suburbs to cater for the long-term growth of the City.

Attachments:

- | | | |
|-----------------------------|---|-----------|
| 1. Download | 2026 ACIL Allen Report : The Future of AOC - High Level Feasibility Review and Update | 26/60865 |
| 2. Download | Ashby Project Board Revised Masterplan - Stage 1 - October 2024 | 24/416956 |
| 3. Download | Ashby Project Board Revised Masterplan - Stage 2 - October 2024 | 24/416988 |

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Review and Update of the Financial and Feasibility Analysis for the future of the Ashby Operations Centre

Report for City of Wanneroo

16 February 2026



About ACIL Allen

ACIL Allen is a leading independent economics, policy and strategy advisory firm, dedicated to helping clients solve complex issues.

Our purpose is to help clients make informed decisions about complex economic and public policy issues.

Our vision is to be Australia's most trusted economics, policy and strategy advisory firm. We are committed and passionate about providing rigorous independent advice that contributes to a better world.

Report to:

City of Wanneroo

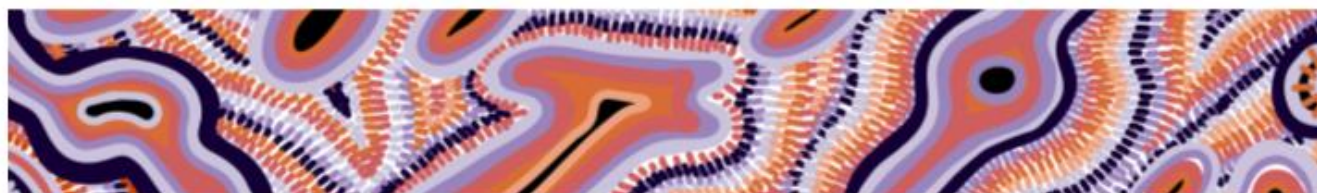
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ACIL Allen acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the land and its waters. We pay our respects to Elders, past and present, and to the youth, for the future. We extend this to all Aboriginal and Torres Strait Islander peoples reading this report.



Goormup, by Jarni McGuire

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Executive Summary

Purpose of this report

The City of Wanneroo engaged ACIL Allen to undertake a review and update of the financial and feasibility analysis previously completed by Pracsys (2021) for the future of the Ashby Operations Centre (AOC). This involved a review of key sources of data and information related to the proposed relocation project, and an independent review and update of the financial assessment undertaken as part of the Pracsys study, accounting for changes in assumptions, including cost and revenue items.

Approach

ACIL Allen undertook a review of the Pracsys report, including the assumptions surrounding the two options, key assumptions and parameters used in the financial analysis (such as revenue assumptions and cost inputs), and outputs from the financial analysis. ACIL Allen identified assumptions and parameters which were expected to require adjustment, and compiled these into a Review Findings Register. The Register also identified potential data sources that could be used as new inputs into the revised analysis.

The findings detailed in the Review Findings Register were later discussed during a meeting with the City, with agreement reached on several proposed changes to the assumptions and parameters that underly the analysis. ACIL Allen then implemented the changes to the financial analysis as agreed with the City.

Since the original financial model developed by Pracsys was unavailable for the review, ACIL Allen rebuilt the financial model using the parameters and assumptions outlined in the Pracsys report. As was the case for the Pracsys study, the analysis focused on the financial implications of two proposed options as follows:

- **Scenario 1:** Ashby Operations Centre Modernisation
- **Scenario 2:** Neerabup Operations Centre Relocation.

The results of the financial model were cross-checked with the Pracsys report for consistency, with very minor variation in the analysis outputs, including project cash flows and net present values (NPV). ACIL Allen then implemented the changes to the financial analysis to perform the update, which involved adjustments to the key assumptions and parameters.

Summary of results

The updated financial analysis estimates that Scenario 1 (modernisation) will generate a NPV of -\$27.17 million, compared to Scenario 2 (relocation), which generates an NPV of -\$34.41 million. Both development scenarios are estimated to generate a net cost, with net costs 27% higher in Scenario 2 (relocation). Table ES 1 summarises the revenue and expenditure estimated in the financial analysis in present value terms.

Table ES 1 Summary of financial assessment results (\$ million, present value terms)

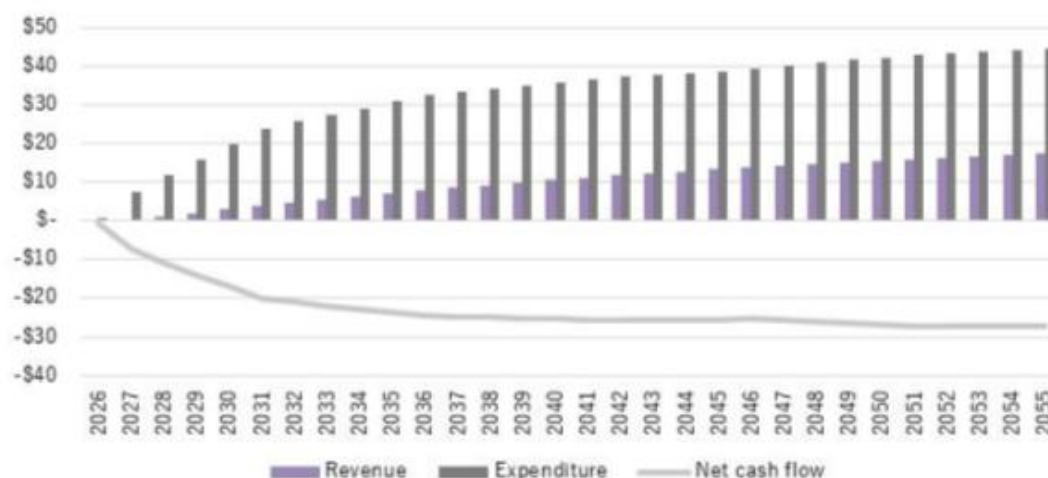
Financial analysis outcome	Scenario 1: Ashby Operations Centre Modernisation	Scenario 2: Neerabup Operations Centre Relocation
Revenue	17.28	61.86
Lease revenue	15.63	-
Rates revenue	1.65	2.86
Asset sales (AOC)	-	59.0
Expenditure	44.45	96.27
Construction	37.24	39.84
Ongoing maintenance	4.30	5.97
Lot servicing	2.40	2.40
Environmental	0.02	0.27
Interim maintenance	0.50	2.31
Land acquisition (AOC)	-	17.50
Residential development costs	-	27.99
Net present value (NPV)	-27.17	-34.41

Note: Numbers may not add exactly to totals due to rounding. Results are expressed in \$ million present value terms, using a real discount rate of 4.2%. Residential development costs relate to development at the existing AOC site post relocation, and include development contributions, development costs, and other costs such as demolition, earthworks, sewerage, water and power infrastructure.

Source: ACIL Allen

Figure ES 1 presents the profile of revenue, expenditure and net cash flows for Scenario 1 in cumulative terms. Construction expenditure associated with the modernisation works at AOC is assumed to commence in FY2027, with expenditure highest for the first five years in line with Stage 1 of the proposed AOC Masterplan schedule of works. Annual construction expenditure is lower across future stages of the development, and hence cumulative expenditure tends to grow more slowly in future years, which is also due to the effects of discounting future values.

Figure ES 1 Scenario 1: Ashby Operations Centre Modernisation – Project cash flow (cumulative, \$ million, present value terms)



Source: ACIL Allen

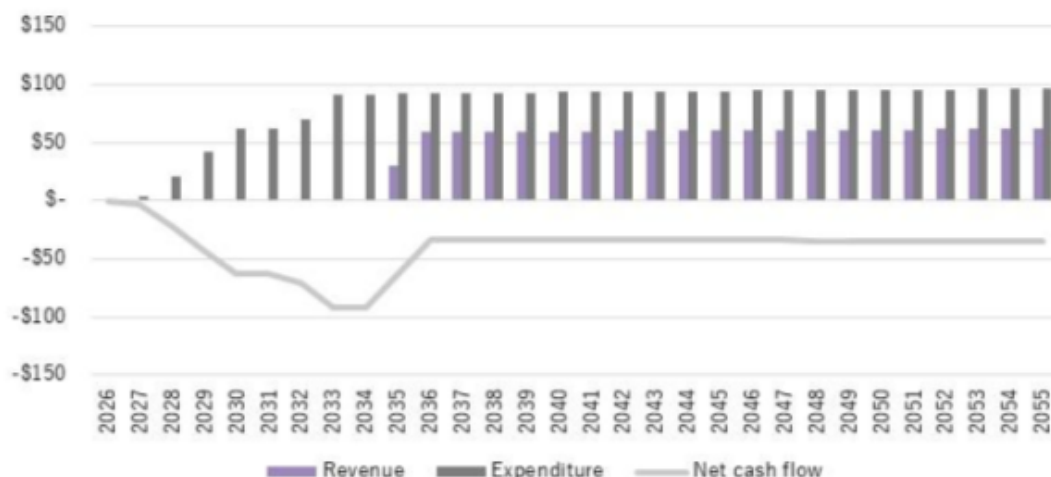
Revenue from leasing and rates related to the industrial lots (Neerabup site) is consistent over the assessment period, after the lease is assumed to commence in FY2028. Due to the gradual nature of revenue and expenditure changes over the assessment period (after the initial stages of construction works), the cumulative net cash flow position for Scenario 1 remains relatively consistent until FY2055 (-\$27.17 million).

For Scenario 2, land acquisition is the first major cost incurred in FY2028, followed by construction of the new facility across years FY2029 and FY2030 (see Figure ES 2). The City must relocate its operations entirely to the new facility at Neerabup before any residential development works can commence at the AOC site. Relocation is assumed to occur in FY2031, with preliminary works (and associated expenditure) commencing on the residential development at the Ashby site in FY2032.

Due to the expected development timeframe of two to three years, the residential lots are expected to be ready for sale in FY2035-FY2036, which is when the revenue from the development is realised. This sees a significant uptick in the Scenario 2 cumulative net cash flow position. However, similar to Scenario 1, the cumulative net cash flow position remains relatively consistent from FY2036 to FY2055 due to the gradual nature of revenue and expenditure changes in later years of the assessment period.

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Figure ES 2 Scenario 2: Neerabup Operations Centre Relocation – Project cash flow (cumulative, \$ million, present value terms)



Source: ACIL Allen

Key findings and recommendations

The review and update of the financial and feasibility analysis generated several key findings and related recommendations. These are summarised as follows:

- **Both scenarios are estimated to generate a net cost to the City:** Both scenarios (modernisation and relocation) are estimated to generate a net cost to the City over the assessment period. Net costs are 27% higher for Scenario 2 (-\$34.41 million) compared to Scenario 1 (-\$27.17 million). In addition, Scenario 2 generates a much larger negative net cash flow position in the short term (-\$91.71 million in present value terms) in FY2034, which occurs following construction of the Neerabup operations centre and during construction of the residential development at the AOC site. This negative cash flow position would need to be funded from the City's existing cash reserves or via debt funding. This is later offset by revenue earned from the sale of the residential lots, but the cumulative cash flow position of this scenario remains consistent at approximately -\$33-34 million for the remainder of the assessment period.
- **Scenario 2 (relocation) likely carries a higher level of uncertainty and market-related risk:** Given the assumptions about acquisition of the AOC site, greenfield construction timing and cost for the Neerabup site, and assumptions surrounding the proposed residential development, there is a higher level of uncertainty and market-related risk attached to Scenario 2 (relocation). Any delays or cost changes in land acquisition, construction or other development works, or the sale of the residential lots, would impact the results of the financial analysis, meaning that the City would be required to fund the significant cash shortfall for longer.
- **The future of the AOC should be informed by a decision about which location best enables the City to deliver its operations over the long term:** The updated financial analysis considers the financial implications of the two defined scenarios. However, it does not consider the City's needs over the long term, including other factors that influence the choice about which location is best to enable the City to deliver its operations. The Pracsys report qualitatively considered some of these factors for the defined scenarios, including the impact on Ashby residents, proximity to the City's population core, and future flexibility. The Lanfear report suggested that a satellite operations centre will be required to

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complement the existing central operations centre (AOC) and to service the Northern Coastal Growth Corridor, with Alkimos considered the highest priority location for a satellite site. Therefore, there may still be other viable options available to the City to enable it to deliver its operations, which could result in better outcomes than the defined scenarios considered in the Pracsys study.

- **The high-level financial and feasibility analysis is limited in scope, and a full feasibility study is required:** The financial analysis itself, while insightful, is based on the high-level feasibility study with a reduced scope prepared by Pracsys. ACIL Allen has undertaken a review and update of the key assumptions and parameters that underly the Pracsys study. However, a full feasibility study supported by detailed financial and economic cost-benefit analysis should be undertaken to support an informed investment decision, especially considering the relative similarity in the scenario NPVs over the assessment period. A full feasibility study should also involve consideration of a range of factors excluded from this analysis, such as operating costs at the new facility (under both scenarios), relevant social and economic factors related to the proposed relocation project, and the preferred approach for the City to deliver its operations over the long term, such as via a single operations centre or a central operations centre with a satellite site.

1 Background

1.1 Project context

The City of Wanneroo currently operates a depot centre known as the Ashby Operations Centre (AOC), located on Crown Land under the management of the City on a land parcel of 15.09ha. Approximately 10.77ha is zoned Public Use within the City's District Planning Scheme, which accommodates the AOC infrastructure. The remaining land is reserved as Parks & Recreation, with the overall site bounded by Wanneroo Road to the west, bushland reserves to the north and east, and residential properties to the south. There is therefore limited opportunity for expansion at the current operations centre.

Many of the buildings at the AOC are now ageing and in need for replacement or upgrade. In addition, the facility lacks the office space required to accommodate the growth in employees, and the ratio of employees to essential facilities is being exceeded. Given the lack of availability of suitable facilities, meeting rooms and muster areas have been modified temporarily to accommodate new staff members until a decision is made regarding the future infrastructure upgrade and renewal requirements of the current AOC.

Given the current situation regarding the AOC infrastructure and expected ongoing growth of the City, the City of Wanneroo is considering options for future expansion of its operational facility. Two options are being considered:

- Redevelopment of the existing AOC site
- Relocation of the operations centre from the existing site to Neerabup.

The City of Wanneroo has previously commissioned needs analyses and feasibility studies regarding the future of the AOC, including studies completed by Lanfear (2019) and Pracsys (2021). The Lanfear study found that the existing AOC is relatively well placed and has sufficient space to cater for its operations to 2041 and beyond; however, the utilisation of the site is inefficient, and a masterplan should be completed to consider rationalisation of the infrastructure and an optimised layout.

The Pracsys study later suggested that the option to relocate the operations centre to Neerabup could be feasible and may provide the best solution for the City in the long term. Following further investigations, the City concluded that the best way forward was to keep the operations centre at the current Ashby site and develop a masterplan and staging plan to optimise the use of the site. The final design of the AOC masterplan was completed and presented to Council for adoption in April 2025. However, Council resolved to have the motion "deferred back to Administration and the Chief Executive Officer to provide Council with a planned design for a Northern Depot."

1.2 Purpose of this report

Following Council's resolution in April 2025, the City engaged ACIL Allen to undertake a review and update of the financial and feasibility analysis previously completed by Pracsys for the future of the Ashby Operations Centre. This involved a review of key sources of data and information related to the proposed relocation project, and an independent review and update of the financial assessment undertaken as part of the Pracsys study, accounting for changes in assumptions, including cost and revenue items.

2 Approach

2.1 Summary of approach

ACIL Allen undertook the review and update of the financial and feasibility analysis according to the following three phases of work:

1. Project inception
2. Review and analysis
3. Modelling and reporting.

The following sections provide a brief summary of the activities performed during each phase of the project.

2.2 Phase 1: Project inception

The project commenced with an inception meeting between the City and ACIL Allen, which was used to confirm project objectives, scope, timelines and engagement protocols. During the meeting, ACIL Allen confirmed key information sources that would support the review. These primarily included the following three reports:

- Dave Lanfear Consulting (2019), *Needs and Feasibility Study for a Secondary Operations Centre Within the City of Wanneroo*
- Pracsys (2021), *High-Level Feasibility Study for the Future of the City of Wanneroo Operations Centre*
- Hunt Architects (2024), *Ashby Operations Centre: Masterplan Concept Report*.

In addition to the above reports, the City provided ACIL Allen with a variety of other materials that provided context to the review, including Council reports, high-level costings, and Council meeting session recordings.

2.3 Phase 2: Review and analysis

The focus of the engagement was to undertake an independent review of the Pracsys study, including updating the financial assessment as required for changes in assumptions, including cost and revenue items. During this phase, ACIL Allen reviewed the Pracsys report, including the assumptions surrounding the two options, key assumptions and parameters used in the financial analysis (such as revenue assumptions and cost inputs), and outputs from the financial analysis.

ACIL Allen identified assumptions and parameters which were expected to require adjustment, and compiled these into a Review Findings Register. The Register also identified potential data sources that could be used as new inputs into the revised analysis.

The Review Findings Register was shared with the City, with a subsequent meeting held to discuss the findings. During the meeting, the City and ACIL Allen discussed the proposed amendments to the analysis. Several proposed changes to the assumptions and parameters were agreed, with the City seeking further guidance on selected assumptions from its internal subject experts following the meeting. Feedback on revised assumptions was later shared with ACIL Allen to inform the modelling and analysis.

2.4 Phase 3: Modelling and reporting

This phase involved ACIL Allen implementing the changes to the financial analysis as agreed with the City during Phase 2. Since the original financial model developed by Pracsys was unavailable for the review, ACIL Allen rebuilt the financial model using the parameters and assumptions outlined in the Pracsys report. As was the case for the Pracsys study, the analysis focused on the financial implications of two proposed options as follows:

- **Scenario 1:** Ashby Operations Centre Modernisation
- **Scenario 2:** Neerabup Operations Centre Relocation.

The results of the financial model were cross-checked with the Pracsys report for consistency, with very minor variation in the analysis outputs, including project cash flows and net present values (NPV).

ACIL Allen then implemented the changes to the financial analysis to perform the update, which involved adjustments to the key assumptions and parameters (see chapter 3). The results of the updated financial analysis are detailed in chapter 4.

2.5 Limitations of this review

ACIL Allen has undertaken this review and update based on sources of data and information provided by the City of Wanneroo, which relate to the future of the AOC and proposed relocation project. Although a variety of materials were included in the initial review, the focus of the review and update is the report by Pracsys (2021), *High-Level Feasibility Study for the Future of the City of Wanneroo Operations Centre*. In line with the Pracsys study, the review focused on investigating the key assumptions and parameters surrounding the two proposed options considered in the Pracsys report (see section 2.4), without consideration for other potential or viable options.

The updated financial analysis prepared by ACIL Allen is based on the analysis and findings detailed in the Pracsys report, with updated assumptions and parameters where relevant, including the timing and value of project cash flows. This is consistent with the scope of services. However, ACIL Allen notes that the Pracsys study was a high-level feasibility study with a reduced scope, supported by a high-level financial analysis. The Pracsys report itself notes that a full feasibility study "may be required to provide evidence to allow the City to make an informed decision including location and timing."

Further and more detailed analysis – including a full feasibility study, supported by detailed financial and economic cost-benefit analysis – should be undertaken to inform the City's final decision about which option to pursue.

3 Initial Review Findings

3.1 Focus of review

ACIL Allen undertook an initial review of sources of data and information provided by the City of Wanneroo, which relate to the future of the AOC and proposed relocation project (see section 2.5). The focus of the review is the report by Pracsys (2021), *High-Level Feasibility Study for the Future of the City of Wanneroo Operations Centre*. As such, the initial review focused on investigating the key assumptions and parameters surrounding the two proposed options considered in the Pracsys report, which are as follows:

- **Scenario 1:** Ashby Operations Centre Modernisation
- **Scenario 2:** Neerabup Operations Centre Relocation.

The tables in section 3.2 below present key assumptions and parameters from the financial analysis detailed in the Pracsys report, whether these require adjustment, and the proposed changes to be applied in the updated financial analysis. ACIL Allen has used the updated assumptions and parameters to generate the updated financial analysis results, which are detailed in chapter 4.

3.2 Review of assumptions and parameters

The assumptions and parameters from the financial analysis can be described as either general assumptions (those which relate to the analysis as a whole), or scenario-specific assumptions (those which underpin one of the development scenarios). The tables that follow present the assumptions and parameters subject to review according to this grouping.

Table 3.1 Review of general assumptions

Assumption or parameter	Value – Pracsys, 2021	Value – ACIL Allen update, 2026	Rationale
Project assessment Length	30 Years	No change	Appropriate for evaluation of a capital investment project.
Discount rate	4.2%	No change	Appropriate for local government investment project. Some market risk related to land and property values, but the project is not underpinned by significant at-risk revenues or market demand.
Size of operations centre	5 ha	No change	No recent studies have proposed a different size requirement for the operations centre.
Ongoing maintenance costs	1% of asset values	No change	Appropriate for high-level estimation of ongoing maintenance costs of newly constructed or redeveloped facility.
Neerabup lot servicing	\$2.5 million	No change	Remains as the high-level estimated cost of lot servicing for the Neerabup site. Based on \$500,000 per ha for an expected 5 ha site.
Debt funding	N/A	N/A	Excluded from update, consistent with the Pracsys high-level assessment.

Source: ACIL Allen

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Table 3.2 Review of Scenario 1 assumptions – Ashby Operations Centre Modernisation

Assumption or parameter	Value – Pracsys, 2021	Value – ACIL Allen update, 2026	Rationale
Modernisation year	2024	Commence in 2027	Due to site preparation, planning and approvals, the development is unlikely to begin prior to 2027. In addition, capital expenditure is distributed according to 30-year profile and project staging.
Modernisation cost	\$11.9 million	\$54.09 million	Consistent with AOC Masterplan estimated costing.
Lease revenue (Neerabup site)	\$486,500 pa	\$1 million pa	Previous value was based on expected lease revenue of \$97,300 per ha per year for a 5 ha site. Updated value is based on expected lease revenue of \$200,000 per ha per year for a 5 ha site.
Industrial lots rates revenue (Neerabup site)	\$362,276 pa	\$105,676 pa	Previous value was based on GRV of \$94 per m ² for industrial land, GRV rate in \$ of 0.07708, and a 5 ha site. Updated value is based on GRV of \$25 per m ² for industrial land in Neerabup, GRV rate in \$ of 0.08454, and a 5 ha site.
Lease and rates commencement (Neerabup site)	2023	2028	Due to site preparation, planning and approvals, the site is unlikely to be ready for leasing for industrial purposes until 2028.
Interim maintenance at AOC	\$98,619	\$79,050	Reduced to include one year of expected asset maintenance and replacement, prior to modernisation commencement in 2027.
Environmental assessments at AOC	\$20,000	\$20,000	Remains as the high-level estimated cost of environmental assessments at AOC to assess the site in further detail.

Source: ACIL Allen

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Table 3.3 Review of Scenario 2 assumptions – Neerabup Operations Centre Relocation

Assumption or parameter	Value – Pracsys, 2021	Value – ACIL Allen update, 2026	Rationale
New operations centre – Construction year	2023	2029-2030	Due to site preparation, planning and approvals, the development is unlikely to begin prior to 2029. In addition, capital expenditure is distributed according to 2-year construction period.
New operations centre – Construction cost	\$18 million	\$46 million	Benchmarked to recent operations centre developments, as advised by City. Recent developments in Australia are in the order of \$40-\$45 million. Allowance included for additional earthworks and infrastructure.
AOC land acquisition cost	\$15 million	\$19 million	Updated to reflect likely market value of acquiring the AOC site for residential development.
AOC redevelopment – Development start year	2023	2032	Existing AOC site is unavailable for redevelopment until construction of new Neerabup facility is complete and relocation of operations. Relocation is expected to occur in 2031.
AOC redevelopment – Development contributions	\$3.2 million	\$3.9 million	Development contributions per lot of approximately \$18,000. Increase in the expected number of lots.
AOC redevelopment – Number of lots	181	218	Net developable area of 81,824 m ² , with a reduction in expected average lot size from 450 m ² to 375 m ² .
AOC redevelopment – Development costs	\$13.57 million	\$27.25 million	Increase in the expected development cost per lot from \$75,000 to \$125,000, and increase in the expected number of lots.
AOC redevelopment – Other costs	\$3.0 million	\$5.75 million	Previously included demolition and site clearing costs. Updated figure includes demolition, earthworks, sewerage, water, power infrastructure upgrades.
AOC redevelopment – Environmental rehabilitation	\$220,000	\$300,000	Updated to reflect likely higher cost of environmental assessments and rehabilitation works to prepare the site for residential development.
AOC redevelopment – Sale proceeds (gross value)	\$58.9 million	\$87.2 million	Previous value based on the sale of 181 lots at an average price of \$325,487. Updated value is based on the sale of 218 lots at an average price of \$400,000.
AOC redevelopment – Sale year	2024	2035-2036	Sale of the development can only occur after development works (2032-2034), which cannot commence until the completion of the new Neerabup facility and relocation of operations.
AOC redevelopment – Residential rates revenue	\$191,767 pa	\$321,452 pa	Previous value was based on 181 lots, GRV rate in \$ of 0.076953, and average residential GRV of \$13,768 for the City of Wanneroo. Updated value is based on 218 lots, GRV rate in the \$ of 0.070902, and average residential GRV of \$20,797.

Source: ACIL Allen

4 Updated Financial Assessment

4.1 Summary of results

Based on the sources of revenue and expenditure included in the updated analysis, it is estimated that Scenario 1 (modernisation) will generate a NPV of -\$27.17 million, compared to Scenario 2 (relocation), which generates an NPV of -\$34.41 million. Both development scenarios are estimated to generate a net cost, with net costs 27% higher in Scenario 2 (relocation). **Table 4.1** summarises the revenue and expenditure estimated in the financial analysis in present value terms.

Table 4.1 Summary of financial assessment results (\$ million, present value terms)

Financial analysis outcome	Scenario 1: Ashby Operations Centre Modernisation	Scenario 2: Neerabup Operations Centre Relocation
Revenue	17.28	61.86
Lease revenue	15.63	-
Rates revenue	1.65	2.86
Asset sales (AOC)	-	59.0
Expenditure	44.45	96.27
Construction	37.24	39.84
Ongoing maintenance	4.30	5.97
Lot servicing	2.40	2.40
Environmental	0.02	0.27
Interim maintenance	0.50	2.31
Land acquisition (AOC)	-	17.50
Residential development costs	-	27.99
Net present value (NPV)	-27.17	-34.41

Note: Numbers may not add exactly to totals due to rounding. Results are expressed in \$ million present value terms, using a real discount rate of 4.2%. Residential development costs relate to development at the existing AOC site post relocation, and include development contributions, development costs, and other costs such as demolition, earthworks, sewerage, water and power infrastructure.

Source: ACIL Allen

Although net costs are lower in Scenario 1, this scenario is also associated with a much smaller scale of revenue and expenditures over the 30-year assessment period. The majority of total revenue (90%) is related to the expected lease arrangement at the Neerabup site, which is assumed to be leased to a private proponent in the absence of the development of a new operations centre.

Leasing revenue is not earned in Scenario 2, given that the Neerabup site is used for construction of the new operations centre. However, significant revenue is earned (\$59.0 million in present value terms, or \$87.2 million in undiscounted terms) from the sale of the residential development lots, which are assumed to be developed at the existing AOC site following relocation of the City's operations to Neerabup. This scenario is also associated with significant costs; while construction and maintenance costs are similar in both scenarios, Scenario 2 generates much higher costs due to the need to acquire land at market rates from the Crown (\$17.5 million in present value terms), and costs associated with the residential development itself (\$27.99 million in present value terms).

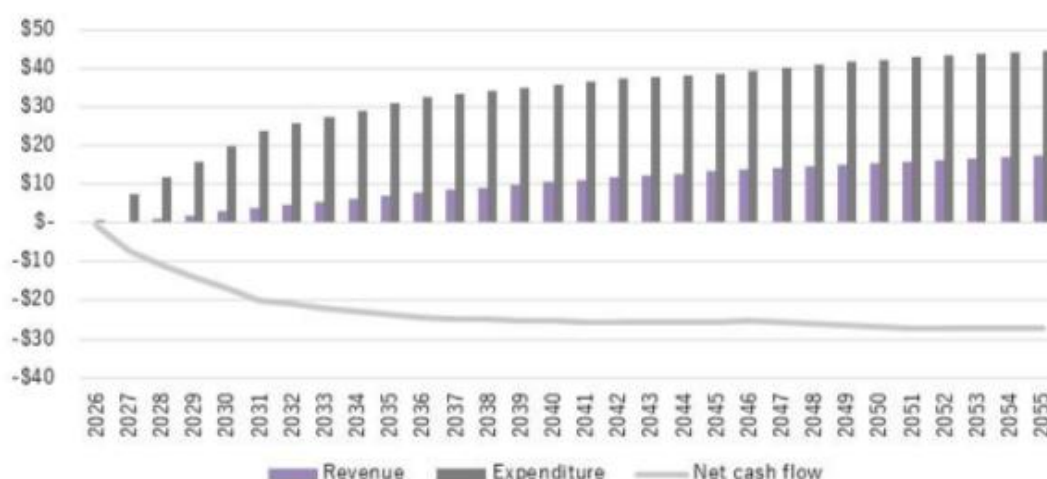
Figure 4.1 presents the profile of revenue, expenditure and net cash flows for Scenario 1 in cumulative terms. Construction expenditure associated with the modernisation works at AOC is assumed to commence

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in FY2027, with expenditure highest for the first five years in line with Stage 1 of the proposed AOC Masterplan schedule of works. Annual construction expenditure is lower across future stages of the development, and hence cumulative expenditure tends to grow more slowly in future years, which is also due to the effects of discounting future values.

Revenue from leasing and rates related to the industrial lots (Neerabup site) is consistent over the assessment period, after the lease is assumed to commence in FY2028. Due to the gradual nature of revenue and expenditure changes over the assessment period (after the initial stages of construction works), the cumulative net cash flow position for Scenario 1 remains relatively consistent until FY2055 (-\$27.17 million).

Figure 4.1 Scenario 1: Ashby Operations Centre Modernisation – Project cash flow (cumulative, \$ million, present value terms)



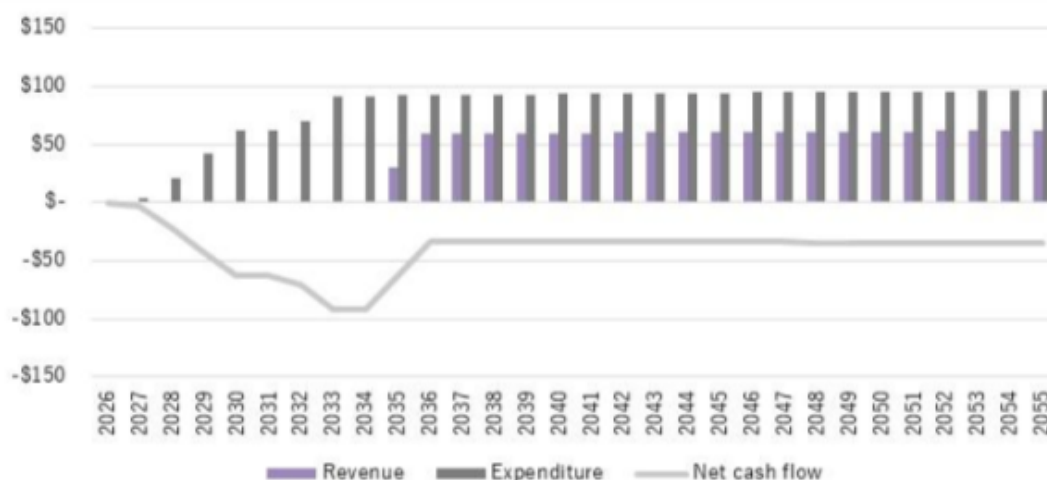
Source: ACIL Allen

For Scenario 2, land acquisition is the first major cost (\$19 million, undiscounted terms) incurred in FY2028, followed by construction of the new facility (\$46 million, undiscounted terms) across years FY2029 and FY2030 (see **Figure 4.2**). The City must relocate its operations entirely to the new facility at Neerabup before any residential development works can commence at the AOC site. Relocation is assumed to occur in FY2031, with preliminary works (and associated expenditure) commencing on the residential development at the Ashby site in FY2032.

Due to the expected development timeframe of two to three years, the residential lots are expected to be ready for sale in FY2035-FY2036, which is when the revenue from the development is realised. This sees a significant uptick in the Scenario 2 cumulative net cash flow position. However, similar to Scenario 1, the cumulative net cash flow position remains relatively consistent from FY2036 to FY2055 due to the gradual nature of revenue and expenditure changes in later years of the assessment period.

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Figure 4.2 Scenario 2: Neerabup Operations Centre Relocation – Project cash flow (cumulative, \$ million, present value terms)



Source: ACIL Allen

4.2 Key findings and recommendations

The review and update of the financial and feasibility analysis generated several key findings and related recommendations. These are summarised as follows:

- **Both scenarios are estimated to generate a net cost to the City:** Both scenarios (modernisation and relocation) are estimated to generate a net cost to the City over the assessment period. Net costs are higher for Scenario 2 (-\$34.41 million) by 27% compared to Scenario 1 (-\$27.17 million). In addition, Scenario 2 generates a much larger negative net cash flow position in the short term (-\$91.71 million in present value terms) in FY2034, which occurs following construction of the Neerabup operations centre and during construction of the residential development at the AOC site. This negative cash flow position would need to be funded from the City's existing cash reserves or via debt funding. This is later offset by revenue earned from the sale of the residential lots, but the cumulative cash flow position of this scenario remains consistent at approximately -\$33-34 million for the remainder of the assessment period.
- **Scenario 2 (relocation) likely carries a higher level of uncertainty and market-related risk:** Given the assumptions about acquisition of the AOC site, greenfield construction timing and cost for the Neerabup site, and assumptions surrounding the proposed residential development, there appears to be a higher level of uncertainty and market-related risk attached to Scenario 2 (relocation). Any delays or cost changes in land acquisition, construction or other development works, or the sale of the residential lots, would impact the results of the financial analysis, meaning that the City is required to fund the significant cash shortfall for longer.
- **The future of the AOC should be informed by a decision about which location best enables the City to deliver its operations over the long term:** The updated financial analysis considers the financial implications of the two defined scenarios. However, it does not consider the City's needs over the long term, including other factors that influence the choice about which location is best to enable the City to deliver its operations. The Pracsys report qualitatively considered some of these factors for the defined scenarios, including the impact on Ashby residents, proximity to the City's population core, and future flexibility. The Lanfear report suggested that a satellite operations centre will be required to complement the existing central operations centre (AOC) and to service the Northern Coastal Growth

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Corridor, with Alkimos considered the highest priority location for a satellite site. Therefore, there may still be other viable options available to the City to enable it to deliver its operations, which could result in better outcomes than the defined scenarios considered in the Pracsys study.

- **The high-level financial and feasibility analysis is limited in scope, and a full feasibility study is required:** The financial analysis itself, while insightful, is based on the high-level feasibility study with a reduced scope prepared by Pracsys (see section 2.5). ACIL Allen has undertaken a review and update of the key assumptions and parameters that underly the Pracsys study. However, a full feasibility study supported by detailed financial and economic cost-benefit analysis should be undertaken to support an informed investment decision, especially considering the relative similarity in the scenario NPVs over the assessment period. A full feasibility study should also involve consideration of a range of factors excluded from this analysis, such as operating costs at the new facility (under both scenarios), relevant social and economic factors related to the proposed relocation project, and the preferred approach for the City to deliver its operations over the long term, such as via a single operations centre or a central operations centre with a satellite site.

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4.6 PT04-06/25 Request for Speed Bumps on Southampton Lane, Mindarie - Updated Traffic Survey Results

File Ref:	3120V024 – 26/59843
Responsible Officer:	Director Assets
Attachments:	1
Previous Items:	AS06-09/25 - Response to Petition PT04-06/25 - Speed Bumps on Southampton Lane, Mindarie - Ordinary Council - 23 Sep 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 petition PT04-06/25, received at the meeting of Council held on 24 June 2025, requesting that the City take action to install speed bumps to improve safety in Southampton Lane in Mindarie following a further traffic survey carried out during December 2025 and January 2026.

Background

Council, at the meeting held on 23 September 2025 resolved:

"That Council:

1. *REQUESTS Administration to:*
 - a. *conduct a further traffic count in Southampton Lane in January 2026;*
 - b. *undertake a desktop analysis of any further potential traffic treatment option(s) for implementation in Southampton Lane to alleviate residents' concerns and report back to Council at March 2026 Ordinary Council Meeting; and*
2. *ADVISE the lead petitioner of its decision."*

A traffic counter was in place in Southampton Lane between 23 December 2025 and 28 January 2026. This report details the results of the traffic survey.

Detail

The petition advises the following:

"We are petitioning for the following:

1. *Installation of speedhumps on Southampton Lane to slow down traffic and enhance safety for residents.*
2. *Designation of Southampton Lane as a residents-only laneway, with appropriate signage and monitoring, to deter non local traffic using it as a bypass.*
3. *One way traffic only from South to North direction".*

Southampton Lane is a public road, 160m long constructed as a 6.0m wide laneway to provide rear access to residential lots on Alexandria View and Southampton Lane in Mindarie. A Laneway falls under the 50km/h built up area speed limit.

Refer to (**Attachment 1**) for a locality map showing the location of the laneway.

Traffic counts were undertaken from 23 December 2025 to 28 January 2026. The average daily traffic volume was 89 vehicles per day, with an 85%ile speed of 30.7Km/ hour. The vehicles travelling northbound had an 85%ile speed of 32.8km/hour, and 29.5km/hour southbound.

The counts showed that of the 89 vehicles per day using the laneway, 60 were travelling southbound and 29 northbound. There are three properties built north of the location of the counter, so the count demonstrates that vehicles exiting the car park are using the laneway in preference to Alexandria View.

Results showed that over the time that the count was conducted, a total of 26 vehicles out of the 2397 counted exceeded 50km/hour. Of these 8 were travelling northbound and 18 travelling southbound with 2 southbound vehicles recorded travelling between 60 and 70km/hour.

Making Southampton Lane one way, as requested, would require approval from Main Roads WA for the signage and line marking, however due to the low traffic volumes in the area and limited surveillance, it would be difficult to ensure compliance and could make the current situation more dangerous as residents would not be expecting non-compliant traffic.

There is no legislative provision to allow public roads to be signed as "Residents Only", so it would not be able to be enforced.

Consultation

No consultation has been carried out in response to the petition.

Comment

Assessment under the Local Area Traffic Management Policy gives a score of less than 10, indicating that the construction of traffic treatments is not warranted and the issues are a result of a minority of inconsiderate road users deliberately disobeying the road rules dictated by the Road Traffic Code 2000 and associated *Road Traffic Act 1974*.

While the City is responsible for building and maintaining safe roads, the WA Police has the responsibility of enforcing driver behaviour and compliance with the *Road Traffic Act 1974* and associated Road Traffic Code Regulations.

To deter this illegal behaviour, a second speed cushion, similar to the one installed adjacent to Number 20 Southampton Lane, could be installed approximately 60m along Southampton Lane adjacent to No 10 Southampton Lane, noting that community engagement would be required before this can be considered for installation.

Statutory Compliance

The *Road Traffic Act 1974* and associated *Road Traffic Code 2000* contain regulations regarding speeding vehicles and one way traffic. These regulations can only be enforced by the WA Police.

Strategic Implications

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

1 ~ A Safe City

1.2 - Make our streets feel safe and welcoming

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Low
Level 2 Corporate Risk	2.7 Traffic Management	
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

Policy Implications

The provision of the City's *Local Area Traffic Management Policy* apply to the issues noted in this report.

Financial Implications

The report does not recommend any infrastructure works in Southampton Lane, hence there are no financial implication associated with it.

Should Council consider and decide to install an additional pre-made speed hump, the cost of supply and installation is estimated to be approximately \$15,000.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- DOES NOT SUPPORT** the requested installation of traffic treatments, "Local Traffic Only" signs and implementation of northbound only One Way traffic restrictions on Southampton Lane, Mindarie as requested in the Petition PT04-06/25; and
- ADVISE** the lead petitioner of its decision.

Attachments:

1. [Attachment 1 Location Plan Southampton Lane](#) 25/309980



City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.

Southampton Lane
Location Plan

Date: 19/08/2025

Scale = NTS



4.7 PT 05-06/25 Request for Night Time Closure and Increased Security of the Public Boardwalk and Jetty at the South-West Corner of Mindarie Marina - Results of Public Consultation

File Ref:	3120V024 – 26/61929
Responsible Officer:	Director Assets
Attachments:	2
Previous Items:	AS07-09/25 - Response to Petition - PT05-06/25 Nighttime Closure and Increased Security of the Public Boardwalk and Jetty at the South-West Corner of Mindarie Marina - Ordinary Council - 23 Sep 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

Council, at the meeting held on 23 September 2025 resolved:

"That Council:-

1. *In response to Petition PT05-06/25 received at its 24 June 2025 Ordinary Council Meeting REQUESTS Administration to advertise the proposed timed closure of the pedestrian accessway for public comment in accordance with the requirements of the WA Department of Planning, Lands and Heritage;*
2. *SEEKS a further report to the March 2026 Council Meeting advising Council of the outcomes of the Consultation to determine whether timed closure should be supported; and*
3. *ADVISE the lead petitioner of its decision."*

Public consultation for the proposed timed closure of the boardwalk (**Attachment 1**) was carried out between 19 January 2026 and 6 February 2026.

This report details the results of the Consultation.

Background

As required in the Western Australian Planning Commission (**WAPC**) document *Procedure for the Closure of Pedestrian Access Ways – Planning Guidelines*, a local government should consult the community likely to be affected by the proposed closure (including all abutting landowners), then consider all responses before determining whether to close the public access way (**PAW**)

482 Letters were sent to residents within 400m of the boardwalk, signs were placed on the boardwalk to advise users of the proposal and feedback was sought using the Your Say Community Engagement Hub, advising that the City is considering closing the boardwalk at night to improve safety and security, with the proposed closure times 10:00pm to 5:00am in summer and 8:00pm to 5:00am in winter.

Detail

At the close of submissions, 138 submissions had been made, 49 in favour of the closure and 87 against, with two neither for nor against.

Many submissions made comments in support of their decision. The comments are included as **Attachment 2**.

In summary, those submissions in favour of the closure emphasised:

- antisocial behaviour;
- noise;
- vandalism;
- property damage;
- mess from fishing;
- late night disturbances; and
- threats to residents.

The submissions against the closure emphasised:

- the facility was provided to be used for general public access and the residents knew this when they bought or rented there;
- the closure could move the anti social behaviour elsewhere;
- many respondents had not witnessed anti social behaviour;
- the closure would impact the many legitimate users of the facility;
- other alternative routes are not accessible for mobility impaired users; and
- concerns of the precedent that this would set for other facilities across the City

Consultation

Submissions on the proposed part time closure were invited from 19 January 2026 to 6 February 2026 and could be made through the Your Say page or by returning a Survey Questionnaire included in the notification letter. The onsite signs included a QR code linked to the Your Say page.

Statistics show that the Your Say page was visited by 266 unique members of the public, with 94 submissions made through Your Say. An additional 44 submissions were made directly by email. The majority of these are separate submissions.

Comment

The Department of Planning, Lands and Heritage (**DPLH**) was contacted for its advice on whether it would consider the overnight restriction of access to a PAW. It was advised that this type of treatment is suggested in the WA Planning Commission document: "*Reducing Crime and Anti-Social Behaviour in Pedestrian Access Ways – Planning Guidelines*", demonstrating that, should Council make such a request, then this is a treatment that would be considered as part of the DPLH determination.

Given that the majority of submissions made were against the closure, the implementation of a nighttime closure is not recommended. Many submissions reiterated that this was a public area, provided an accessible route to view the Marina activities and that more enforcement was needed, as if implemented, the closure will likely move the anti-social activity elsewhere.

While an automatic gate could be installed at each end of the boardwalk to prevent direct access, this could be bypassed unless supplemented by additional barriers.

Statutory Compliance

While the City manages Pedestrian Access Ways, the DPLH approve any modifications to their function on behalf of the Minister of Lands. For the City to give authority to restrict access overnight to a PAW, the endorsement of the Western Australian Planning Commission is required prior to the proposal being referred to the Minister for Lands for final approval.

Strategic Implications

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

1 ~ A Safe City

1.2 - Make our streets feel safe and welcoming

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Community & Place		Manage

Policy Implications

Nil

Financial Implications

Financial implications relate to ongoing maintenance and/or other capital works measures that may be considered by Administration to assist in reducing antisocial behaviour. Such costs are not considered to be significant and can be absorbed by ongoing operational budget or recurring capital works programs.

Should gates be required, this can be included in a future years' annual budget. Depending on the extent of additional fencing required, the requirement for a power supply and the automation mechanism used, the anticipated cost of the gates is \$50,000.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **DOES NOT SUPPORT** the proposed timed closure of the Public Boardwalk and Jetty at the South-West Corner of Mindarie Marina as requested in Petition PT05-06/25; and
2. **ADVISE** the lead petitioner of its decision.

Attachments:

1. [Attachment 1 Location Plan Mindarie Marina Boardwalk](#) 25/309978
2. [Attachment 2 Mindarie Marina Boardwalk Feedback](#) 26/63368



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Mindarie Marina Boardwalk Location Plan

Date: 19/08/2025

Scale = NTS



Do you support			Comment or provide feedback on the proposed closure of Public Access Way	Are there any other comments or feedback you'd like to provide regarding this project?
es	No	Unsure		
	1		It is unfair to people who use the boardwalk. It is public property and should remain accessible to the public. While increased security is understandable, completely blocking access is not appropriate. When purchasing or renting the property, the potential for social disturbances should	
	1		20 signatures was all that was required for this amount of effort? Im sure if we got 20 signatures from other areas of Wanneroo about antisocial behavior it wouldnt get any movement like this. The boardwalk has cameras every 10 metres to restrict antisocial behavior but because this is an affluent area it needs a higher standard of protection? How is the restrictions going to be applied? Unsightly gates and who pays for it the rate payers of Wanneroo? A short term problem could be addressed by a security presence. Disagree to restricting access.	
1			Should be shut permanently due to fishing, leaving hooks, bait, rubbish, its disgusting. As an evening daily walker, shocking behaviour, feel for the residents with kids jumping on boats and all the fishing plastic bags - do more for the environment and close it to the public.	NO FISHING
	1		We don't want anti social behaviour moving to our street.	
	1		This has a negative impact on recreational (fishing) and public walkways, to be closed at that time of night (winter and summer times respectively). I see no benefit whatsoever apart for the residents that live nearby but do not have exclusive rights to these public pathways.	
1				anti-social behavior here is common.
1			We live in Southampton lane and the amount of problems we have had is actually making it extremely difficult to feel safe here. My kids do not want to walk our dogs because we are bombarded with drug addicts, fisherman who keeps us awake until 2am with their music and foul language, driving with their scooters on the walkway at 12 at night and breaking into our boat and stealing whatever they can! My dog nearly died because a rotten fish was left out and he ate it. I am deeply disgruntled with the people coming here and making a disturbance 24/7! This is my retirement home and we worked very hard to get here. This is unacceptable!	
1				
	1		Just put cameras to monitor behaviour and safety	
1			Anti social behaviour at night and personally witnessed damages to boats. I wouldn't want to live with people milling out the from of my house every	

1		Hello I write to formally object to the proposed closure of the walkway referenced above. I strongly disagree with the assessment supporting this proposal. It has been stated that approximately 20 households have signed a petition in favour of the closure; however, the proposal would restrict access to only 50% of the homes adjacent. This raises significant concerns regarding proportionality and fairness. The restriction of access to public infrastructure should be supported by clear and compelling evidence, particularly where the demonstrated level of community concern appears limited. If this reasoning is accepted, it establishes a troubling precedent. For example, would the car park adjacent to Ocean Falls Mindarie also be considered for closure due to instances of adverse behaviour? Applying such logic broadly risks the progressive loss of public spaces, rather than addressing the behaviour itself through appropriate measures. To my knowledge, there are no comparable public walkways in Perth that have been closed to the wider community on this basis. I am also unaware of any media reporting or publicly available evidence that substantiates the need for such a closure in this instance. It is further noted that the reported incidents of undesirable behaviour are said to have occurred during daylight hours over the summer period and involved young people fishing. Fishing isn't a lawful activity, and its presence alone should not be used as justification for restricting access to a public space. Where genuine antisocial or unlawful behaviour occurs, this should be addressed through existing enforcement mechanisms, as is the case elsewhere in the community, including reporting incidents to police. Given the seriousness of restricting access to public infrastructure, I request clarification on the evidence relied upon to support this proposal, including: •the nature and frequency of the reported incidents, •the specific times at which they occurred, and •whether police reports or other formal records substantiate the claims being made. Without clear, evidence-based justification, the proposed closure appears disproportionate and inconsistent with how similar public spaces are managed. It is also worth noting that there is significantly more adverse behaviour associated with patrons leaving Mindarie Marina at night than with a small number of people fishing during the day. By this logic, would the Marina be closed at 10:00 pm to address such behaviour? Public infrastructure should not be progressively restricted to create gated outcomes. As a constructive alternative, I suggest improved lighting and the installation of CCTV to address any genuine safety concerns while maintaining public access. <u>Not only visitors use this space, the local community takes great pride and enjoys this space.</u>	
1	1	I do not agree with the closure of this public walkway. I use it daily, and throughout the years I have lived here I have not witnessed any antisocial or dangerous behaviour, including at the times cited as problematic. Closing a public right of way is unnecessary and disproportionate. This is not South Africa; we do not live in gated communities, and restricting public access sets an unwelcome precedent.	I strongly do not agree with any closure.
1		The boardwalk never should have had the access and those houses have no privacy.	
1	1	It's a public access way. Residents do not own this space and should not block access.	
1		On several occasions I have witnessed antisocial behaviour, including loud and unruly behavior late into the night, on this jetty.	In general, regulations regarding fishing in the marina is ignored. Even the setting of crab nets in the channel, which is a danger and risk to boats entering or leaving the
1	1	I do not support this proposal. while i do not regular use this path at night there are occasions in the year, I have used this to access the marina from the nearby carpark. It is a present walk along the boardwalk and open and I do not consider it dangerous at all. The walk should be open to all people at all times of the day.	
1	1	This is not a solution to the alleged anti-social behaviour. All this will achieve, if anything, is to move the alleged behaviour somewhere else so it becomes other people's problem. This is public land that must not be gated for the sole use of a handful of private residents. Council must work with the police to address the actual issue which is the alleged anti social behaviour. Council should also look into providing more facilities such as toilets if that is also causing the alleged behaviour. This is a ridiculous band aid fix that is costly to the taxpayer, will not address the root issue, and beneficial to only a few residents.	
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1		Absolutely not, we go night fishing and it would be unfair to the public who pay rates. Are you going to block access to pathways in front of people's houses? I don't think so, how is this fair to the community using the boardwalk to night. The people who live there knew before purchasing the properties that it was a public	
1		My address has nothing to do with it. This proposal fails to say what the cost is as a rate payer. It therefore impacts me as we pay rates. Also, the residents in homes along other parts of the boardwalk will be impacted, as people will simply move there. Perhaps all residents should pay for security. Not the rate payer.	Anti social behaviour occurs everywhere. We live opposite a park with a carpark. From time to time we are woken by loud music from people in cars at night. If you approve this, it will set a precedent for parks and carols to be closed. I would like you all to really think about this and the potential cost. The mayor failed to think through the parking situation that has flowed from her deciding vote on
1		Looks good! Definitely support this idea	Definitely support this idea!
1		I don't believe the jetty should be closed at night, myself and my partner enjoy going for evening walks around the marina and feel that we should not be disadvantaged by having this jetty closed.	
1		The closing of this area will enable other residents to request similar closures based on the outcome of this. Other areas of the marina have been closed, without any planned reviews. This area was public access prior to the purchase of the properties and should remain as is. The section is question creates a walking loop that was implemented under planning and should remain, unless the shire is accepting responsibility for its lack of foresight in its approval proces. This is a policing issue, which the police need to manage. PS, we have numerous people throughout the year who use the path adjacent to my home to make their way from the beach. Whilst doing so, some of these individuals create antisocial behaviour issues. Any chance you can close the path?	This is a similar issue to the wonderful resident who moved opposite The Boat and then demands changes to opening hours. I lived close to this area for several years until I moved and used the area on a regular basis. I still occasionally walk this area in the evening and feel this 'project' is another example of the council pandering to the needs of self perceived entitled individuals.
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1		I am aware that there have been regular disturbances and anti-social behaviour on the public access way of the Mindarie Marina directly impacting the amenity of Southampton Lane residents. A strategy that will provide the residents with peace, quietness and improve the amenity of their homes would be the closure and increased security of the public accessway. I have personally experienced the loss of amenity because on a few evenings I have avoided the marina's accessways while I walked my dog because of anti-social behaviour in the area.	Some of the anti-social behaviour is evident with the exit of these late evening visitors as they race their cars up Shoreham Turn leaving the area. Shoreham Turn is targeted as a race track because Alexandria View has speed bumps that they avoid.
1		What is the safety and security risk on that boardwalk. Why should we pay for the closure of the boardwalk, when it was built for public access? What safety and/or security acts have been reported to the police that got to this idea of having the boardwalk closed off?	No other comments: the project should not be implemented
1		This has been public access for many years. The property owners knew this was the case when they bought the lots. It should remain a public access	Increase security but don't restrict access to the public.
1		This is a public walkway and needs to remain as such. Many residents walk around the Marina using the board walks and I don't believe closing this off at night will reduce any actual or perceived issues. The Marina is for all not just those who choose to live along this proposed closure. Boat pens appear to be secure and you will always get idiots who break the rules, but the majority of people respect the area and do no harm.	No
1		Jetty usually used by young families and should be available to all. We have not been made aware of any prior complaints or issues and often use that circuit for our evening walks.	The people who bought the blocks were aware the boardwalk was already there so why pander to the
1		We have relied on access to that boardwalk to take our elderly mother on late evening walks for years. It would be distressful to lose access to it.	
1		Albeit I'm not a Wanneroo resident, I use the boardwalk 7 days a week for fitness/dog walking at 6am each morning hence won't be impacted by the closure time window. I'm FULLY supported of this closure as I have seen anti-social behaviour to my own frustration (not to mention the mess the illegal pier fishermen leave behind at night or a regular basis). I honestly feel for the residents and hope you get this proposal over the line.	
1		This is a security issue. The pens are already fenced off unsuccessfully, why would anyone think fencing off more would be anymore successful? I also regularly walk that area at all times. Never had an issue....	Who related to the council has recently moved into one of these houses?

1		I do not support it because it will only shift the problem elsewhere. If you are proposing to shut this part of the boardwalk then why not shut the whole boardwalk otherwise other residents and boat owners will be impacted by facilitating the request for the minority group of residents.	
1		Should be available to all.	Should not be a private jetty even at night time
1		Because i take my nieces fishing at night on school holidays and it is unfair just because houses there complain about people fishing there no reason to stop a whole community and tax payers from enjoying something thay is public to use	I dont mind if sercuity walk along it but that no reason to stop everyone doing right thing they should have access just as much as next person
1		Sounds like a good idea. Such a shame that a few idiots spoil it for the majority.	Education maybe an answer
1		As a walker, dog walker and cyclist, I use PAWS in and around the Mindarie Marina precinct every day, if not twice a day. As I work in the city of Perth, myself (and several of my close by neighbours) wake very early (yes sometimes before 5am- especially in summer) to make the most of our beautiful amenities including this jetty/path. I have walked it almost daily for ten years (usually solo as a 49 yo female) and have rarely witnessed antisocial behaviour, in fact it's usually used by like minded people who are out enjoying our beautiful marina and surrounds which contributes to a sense of community belonging, encourages fitness and conversations and actually improves safety in the area due to having extra eyes/people walking through and about. I also on occasion will use this pathway to walk home after dinner or a night out at the Marina after 10pm, often to show off our stunning local environment to friends/family and visitors to the area. I am not opposed to extra security patrols or cameras but I think to close a beautiful public walkway for the benefit of the approximately 12 lots/households that front the jetty and boat pens is elitist and plutocratic, essentially taking away a beautiful, much enjoyed public amenity that contributes to a sense of community, for the benefit of a few. Further, the noise from the nearby boat ramp/launching facility is much louder than any people I've ever witnessed wandering by, and closing this jetty won't deter the small number of individuals reported to be causing an issue, it will just push them further along the boardwalk, in front of the many units fronting the marina, or into the parks, back lanes and nearby streets that do not have security patrols. Given the affluence of jetty residents/fronting houses, I'm sure they can invest in their own security systems, as I have done at my own home with cameras and alarm system (despite zero incidents of concern). I think to have gates and closing hours along this stretch of jetty would be a very poor reflection on what is a safe and vibrant public amenity that would also paint Mindarie and the City of Wanneroo in a sinister/unsafe light, Safety is important, I strongly support a nighttime closure.	I would be interested to know the cost and proposed method for blocking jetty access as I feel this could reflect very poorly on City spending and community safety.
1		I do not support the walkway closure for public access	
1		We have lived in Torquay Pass for over 3 years which is very close to the Marina and have witnessed very little to no Antisocial behavior in the area considered for closure just people enjoying the Marina , We walk this area pretty much every night for exercise . The area considered for closure is used by a lot people to Fish & Walk across , even with the no Fishing signs up . If you choose to live in a area like the Marina that has Public Access you shouldn't have the right to impede or impose unfair rulings .	
1		I'm against the proposal around reduced access. This is a public space and part of our local area for everyone to enjoy. It's not a private gated community. Other solutions need to be sort IF there is a problem e.g camera monitor or security. Part of buying in the Marina is the lifestyle that comes with it. Enforcing respectful behaviour teaches people how to act. Closing down areas only allows the actions to be taken somewhere else. Nothing learnt.	Commencing restricted access in one part of community could lead to requests for other areas. Do we really breed living in a community where everything is locked up and we are in fear of each other? Thank you for giving us the opportunity to give feedback and not just employing restrictions. Supporting largely youths that think playing in the Marina is fun, is a better investment for everyone's future.
1		Please don't close that access way, it was there long before those people moved in, I've been fishing there many times with my young sons, never seen or heard any problems with Safety or security. It's everyone's marina, blocking it off is not cool, what if there is a person in the water in distress and they can't be saved due to no	It's everyone's marina, not just a few rich landholders.
1		The community has walked along that deck at any time for ever it grants people easy access to get home easy and quickly from the marina let's people take in the views of the beautiful marina because i know a few people that love to walk before 5am. The only thing I agree on is putting more cameras for everyone's safety day and night.	

1	My mother is a wheelchair user and we frequent the boardwalk as part of a greater loop walk from Claytons Beach or from the marina car park numerous times per week, often at night and in all weather. There are limited accessible paths within the City that are beach / nature based so this loop path is of particular importance and is alternated with the Quinns Beach path every day of the week. We often visit in the evening to look for marine life a waterbirds. In the many years we have been visiting we have not seen any antisocial behaviour and based on the Ranger surveys and call outs it is a rare occasion. In short, this walk provides a significant amount of wellness value for my mother and I and the option to walk there anytime of the day or night is very important to us. While I can appreciate the residents concerns, I do not see how preventing people from the boardwalk after 10pm in summer or 8pm in winter will improve safety or security for the following reasons: - The general public can still fish, drink, swim, make excessive noise etc from the paved section adjacent to the wooden boardwalk so the Bristol Lane residents will be no better off. The public can also still park up and access the other end of the boardwalk and cause disturbance from there. - The majority of fishing is conducted before the proposed curfew hours so will not reduce that concern raised. - The number of callouts to the Rangers and the Ranger surveillance findings both confirm very low numbers of incidents so it seems very excessive to remove the evening amenity of the boardwalk to the broader public for so few incidences, especially when closing it won't actually prevent a reoccurrence. - There is easy access to the ground floor residents from the paved path - this will not be improved by closing the wooden boardwalk only. In summary, these residents have chosen to live in a location adjacent to a marina facility that is open till late with two pubs and restaurants etc so it is to be expected that there will be some noise impacts. There have been few incidents recorded and the proposed boardwalk closure will not actually achieve the objective of reducing any adhoc antisocial behaviour. Other measures that could be investigated to support the residents include: - Installation and monitoring of CCTV footage to better record and understand the issues and impacts	I understand that that the residents immediately adjacent are the most impacted, however please understand that the public amenity provided by the infrastructure at the marina is very appreciated and utilised by the broader community so our opinions should still hold significant weight too. Many thanks.
1	Dear Sir, Madam For more than 5 years residents living adjacent to this public boardwalk / jetty have endured an alarming and ongoing pattern of disruptive and dangerous behaviour, particularly during nighttime hours. These include: • Noise disturbances, alcohol and drug use, vandalism, theft, and property damage • Physical and verbal abuse, including threats to residents and targeting of individuals who speak out • Trespassing onto private properties, jetties and boats, as well as damage to property, boats, windows and solar panels • Disturbing late-night activity, such as flashlights shone through windows, intoxicated individuals roaming near homes, loud voices, music and toddlers left unsupervised • Reckless activity on the jetty involving e-scooters, motorbikes, trolleys, and throwing rocks and bottles • Environmental and safety concerns, including discarded fishing hooks, gear, urination, defecation and general littering • Poisoning of pets, targeted retaliation, and sleep deprivation contributing to serious mental health issues • Lack of safety barriers, rendering the boardwalk unsafe for unsupervised children and families at night. There is no legitimate need for public access to this boardwalk between sunset and sunrise. A pedestrian pathway next to the break wall already provides a safe alternative for those wishing to move around the marina. Thank you sincerely Johann Willemse	
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1	My wife, kids and I all regularly (roughly weekly) use this area for fishing as it is the only jetty safe for younger children to fish from at night within the area. While we predominantly leave before these proposed times, there are still many occasions this would affect us and there are plenty of other users still on the jetty when we leave. The owners of the houses along this stretch were all aware this was a public space when they bought their, it is unreasonable to put the wants of a tiny minority over the wants of the	
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1		We walk this section of the marina nightly and this closure will directly impede our use of our local facilities. The main reason we live at Mindarie Marina is to have use of the facilities available, the boardwalk being part of that. Cutting that area off will inhibit my mobility. Being fairly hilly the surrounding streets are difficult for me personally to walk, as it's all steep and uphill. I can't use the stairs at Southampton lane they are also steep and I'm in danger of falling. I have hip, ankle and lower back issues with nerve impingement which makes it very difficult to stair or hill climb. Walking down and around the jetty up the ramp at Alexandria is really the only route I can safely take without too much fear of falling over. I've done this for over 10 years. The ramp at Salford is not very user friendly and results in a steep climb. You already removed the ocean view (I know it had to be done) please don't remove my walk entirely. I'm presuming the reasoning for the proposed closure is the unauthorised fishing and youths jumping on the boats and being anti social. Whilst I understand this is an issue, it's not going to stop it happening. Maybe tackle the problem with consequences for those doing wrong and not impose consequences on everybody, we did nothing wrong.	
1		Against any closure of a public area in general.	
1		On the public boardwalk during night time hours, there is an alarming pattern of disturbing and dangerous behaviors. Night time noise disturbance of vandalism, theft, property damage, intoxicated individuals. Trespassing onto private property Physical and verbal abuse Reckless activity - throwing of rocks and bottles, scooters Environmental concerns - urination and defecating, rubbish, discarded fishing hooks on boardwalk and private property	There is no legitimate need for public access to the boardwalk between sunset and sunrise. A pedestrian pathway next to the break wall already provides a safe alternative in getting around the marina.
1		Gathering of rude misbehave teenagers drinking, swearing, swimming, loud music. It definitely will have an impact on the selling of property at the Marine	View around there is beautiful, but not if you step on rotten fishbait, hooks and dog...
1		This is a public area accessed by rate payers of the city. Residents were aware of the boardwalk and the close proximity to venues serving alcohol when purchasing their property's. They should accept the fact there may be noise and some antisocial behaviour associated with living in close proximity to these Venues. Adding gates will only move the antisocial behaviour to in front of the apartment complex and other nearby areas. Restricting access to the public will not solve the issue at all. Maybe some more should be done by the Venues and local police to address the antisocial behaviour instead of wasting tax payer money on installing automated electric gates restricting us from a public area that we pay for and use regularly.	
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1		I support this but only if tax payers money is not used to erect, maintain and enforce.	
1		I do not agree with this proposal. I would like to see more security cameras throughout the neighbourhood and connected to the police headquarters and more police patrolling these areas.	
1		Yes, I support this proposal wholeheartedly. Local hooligans have absolutely no respect for people or property.	Life on the marina is being made unbearable by young hooligans who have no respect or regard for the local residents, their property, and also visitors who come here to enjoy our beautiful marina. It's not only during the evening and night, but during the day also. We need police/rangers patrolling to curb the outrageous behaviour that occurs here. Get rid of the e-bikes and e-scooters.

	1	Mindarie Marina should be accessible for families and members of the community for recreational purposes. Our concern is that if this section is gated off this may set a precedent leading to other areas of the boardwalk being gated to the point where boardwalks won't be accessible. When purchasing these properties the public access would have been noticed. The incidences of poor behaviour can be at any time of the day and perhaps the real issue is improving security for the safety of all residents and members of the public. This proposal only targets one small area whereas security is of concern to everyone.	Would love to see increased security!
1		Sign indicated feedback period was open until 6 February but signage has already been removed (unsure who by). Majority of the Feedback on local community page did not support the proposal and it is possible signage has been removed to discourage feedback - community usage of this area would be high at this time due to school holidays so opportunity to receive good response was there.	
1		This is a public access way and should stay open at all hours, it's not going to add any safety to the area If you're concerned put cctv up	
1		The boardwalk is a place I regularly walk along in the evenings. I walked here a lot with a close family member who recently passed away so the boardwalk is even more significant to me and I now come here to be closer to her as she loved this area particularly as a night time walk. We would always look for fish, stingrays, starfish and watch the birds. In all the times I've been here I've never seen any antisocial behaviour or felt unsafe.	If there are concerns about security, can the solution be CCTV instead of prohibiting access to a public space. It would be really appreciated to be able to access the boardwalk in memory of my family member at the times we went there together in the evenings.
1		It's a public area, mostly used for fishing at night. The residents that live near this section were fully aware there was a board walk at the front of their house when purchasing.	The board walk should remain open at all times. Closing 1 section will not stop anti social behaviour. There are only 8 houses which back onto this section. Too much time and money being wasted by the council about closing this.
	1	We have lived in the apartments now for 7 months and we have seen quite a bit of anti social behaviour - kids jumping fences and swimming in owners pools, the older generation being attacked verbally and physically because they dare to stand up to these 10 year olds that are causing damage to boats and property. I believe there does need to be more security patrols to ensure that this behaviour is kept to a minimum, however I'm unsure whether a gate will actually keep these kids out.	
1		Yes if it is going to deter the undesirable's entering late at night.	
1		Our preference is for the boardwalk to remain open to everyone. We think it would be a shame to impose a closure.	
1		I use this walkway regularly to walk, exercise my dog	
1		I reject the closure, as we often walk that route in the evenings.	
1		Public access is public access, this is silly.	
1		We moved from Sorrento because of this beautiful marina. We love walking along the boardwalk in the evenings especially after enjoying the pubs / restaurants. 100% object!	If there are security issues spend money on the cause and don't penalise your law abiding ratepayers!
	1	This area is a public use space, and its purpose is to be enjoyed by the community. Residents who chose to purchase homes or apartments in this location would reasonably have been aware that public activity, including people gathering and socialising, occurs here. Complaints about noise should be considered in that context. Public land is not intended to be treated as a private extension of neighbouring properties. The idea that this space should be effectively privatised through complaints or restrictions runs counter to the principles of public access and shared community use. The land in question is public and will remain so. In my observations, the people using this space are predominantly young people and families fishing, relaxing, and spending time together. At a time when screen dependency is increasing and family connection is declining, it is encouraging to see people engaging outdoors, building relationships, and participating in healthy, social activities. This use of the space is positive, appropriate, and aligned with the intent of public land. I strongly believe it should continue to be supported rather than discouraged.	I would also like clarification on how many individuals have formally raised complaints or signed petitions regarding this issue, particularly when considered against the large number of people who regularly use and enjoy this area without concern. It is important to understand whether this matter reflects a broad community issue or the concerns of a small number of vocal individuals. Decisions that significantly alter the use of a public space should be based on representative community feedback, not disproportionately influenced by a limited group, especially when many families and community members may not be aware that feedback is being sought or feel no need to complain. Any changes should carefully consider the interests of the
1		This should be a public access way 24/7	
	1	Perople who have bought or built around the marina are aware of the location where they live and the pedestrian access on the boardwalk. It's unfair to the general public that a select few residents want restricted access to the boardwalk.	
1		I rent at 90 Alexandria View, Mindarie and own 96 Alexandria View. There is too much disruption and chaos late at night with bored teens and drunk and high individuals late at night coming from the Marina (also latenight fishermen fishing off the rocks on Alexandria View road). I support all/any	N/A

1	This is a public walkway and always has been a public walkway The residents living facing this walkway were 100% aware that the walkway was open 24/7 to all members of the community when they purchased land or property in this vicinity Please explain what the council perceives is the 'safety' issue along this walkway as compared with all the other public walkways around the marina This is a public walkway and ought to remain available to all community members 24/7. The whole community pay annual rates for the council to maintain facilities such as this public walkway If there is a perceived safety and security issue then the council needs to implement a complete closure of the marina complex for the times proposed for this one area or improve security. This proposal is elitist and is not in keeping with the Mindarie vibe. Let's close the whole thing, pubs restaurants and shops fence it off and allow these elitist to live in an exclusive bubble. This does not fit into the Australian way of life	I want to be informed off all progress with this proposal I want to know the exact safety issues as if safety is this serious as a resident of the marina I need to be made aware of the issues and that the council has a risk mitigation strategy
1	This walkway is part of my daily exercise route and one I'm very fond of. My walks take place either early morning or late evening, this change would therefore impact me directly. I pass many local residents on my walks, the majority familiar faces who also enjoy walking via this route. Whilst I sympathise with the local residents regarding the reported antisocial behaviour taking place (I would be keen to see the report on such instances) I don't believe a nimby approach will resolve this, it will simply push this elsewhere, to become someone else's problem. Surely a better solution would be to increase police presence in the area during hours of such occurrences, and for the police to investigate why this is taking place, as well as looking to better educate those taking part, with the hope of them making better choices moving forward. I don't believe penalising the Community is the right solution, therefore I am against closing the walkway.	
1	I have witnessed anti-social behavior here on many occasions.	I have witnessed anti-social behavior here on many
1	I am a resident in Southampton Lane. As a mother of teenage children I fully support the night closure. The anti social behaviour and foul language that my family is exposed to, is very concerning. There is no consideration for the neighbourhood with loud music being played, screaming of foul language, speeding by e-scooters on the boardwalk frequently after 11pm at night. There is no valid reason for community access for the late night hours proposed and the proposed closure will greatly improve the conditions and safety for the residents. Thank you.	
1	I am writing to express my strong support for the proposed closure of Public Access Broadwalk Jetty Southwest Corner of Mindarie Marina. Mindarie. I believe this measure is crucial for ensuring the safety and security of the local residents and all who visit the marina. By restricting access, we significantly reduce the risk of accidents, trespassing and potential criminal activity, thereby protecting the wellbeing of the community. Furthermore, this closure will help maintain a secure environment for families, residents, and visitors who frequent the area. It will also contribute to preserving the peaceful and enjoyable atmosphere of the marina, benefiting everyone in the vicinity. I appreciate the City of Wanneroo commitment to the safety and security of its residents and look forward to the positive outcomes that this decision will bring. Thank you for your attention to this matter. Yours	The closure aligns with the community's interest in maintaining a secure and well-managed public space.
1	Blocking families from enjoying the marina. If there is security and anti social behaviour then place CCTV up. Mindarie is becoming more limited on being a family friendly area and ive always said a wa is a family friendly state but little this like this just don't have any merit to shut down entire space.	For only less than 10 properties whom say that have security c9ncerns put up CCTV first and if it becomes a more issue of what they are asking then come back to doing this action again. But don't go straight away taking a
1	My kids use the boardwalk for fishing and have only ever seen friendly behavior from users. I believe it will take up more recourses to police the closure than it will do good.	
1	With rangers saying they have attended the area since 2022 and have not reported the same level/ frequency of anti social behaviour. There seems to be a disconnect in severity of the issue between the 20 residents that signed the petition. Besides sighting a couple shared videos on social media from what appears to be a few loud voices, that appear to be residents, I personally haven't witnessed this behaviour on a regular basis and I attend the marina frequently. This is a public space not a residential boat ramp. If the same anti social behaviour was "regularly" occurring at a park we do not gate off the park so only the effected residents surrounding the park have access after certain hours. Gated parks for private building and are paid for in its entirety including infrastructure and maintenance by those that own it. I believe this sets a dangerous precedent and in its nature is elitist.	
1	I do not support this, you are policing a public area. You will also be added costs to the council in terms of capital works, and on going maintenance. When the council already charges a huge amount for rates and maintenance in the council is not great, this money could be used in a much better way!	
1		

1		The direct access to and from the Marina via the jetty and boardwalk provides a safe and secure route ,especially when alone, rather than through the car park and surrounding streets if no one is around and all the living areas are to the rear of properties. Closing the boardwalk and jetty would negatively impact the people living in and around Bristol Lane and also has the potential to negatively impact the value of the properties. Local residents should not be disadvantaged to manage those who merely 'visit' the board walk and jetty.	The people who purchased and/or rent property along this boardwalk done so in the knowledge that there was a public Jetty and boardwalk. The local residents should not be disadvantaged in an attempted to manage/prevent others, who don't live in the surrounding properties, from accessing the boardwalk and
1		Don't think that pandering to 20 of the richest residents in the council is justified. This public walkway should remain public and council should not be footing the bill for installation of gates that will not resolve social issues - other solutions are needed for that. The figures reported of ranger callouts and the Rangers' own reports of minimal anti-social behaviour further support not needing to implement this closure.	Council also need to be conscious that reacting to requests for closure of facilities due to anti-social behaviour may set a precedent and result in further requests for closure of other facilities e.g. if other streets or parks or walkways experience antisocial behaviour will we look to close them also? I just don't think this plan is tenable across the whole city, so why should just a minority, who have multi-million dollar houses on the
1		Locking up and blocking access to any part of our marina is not a solution to fixing social issues created by kids. The board walk was built before any of the houses for locals to access. The few residents demand for a locked gate with Barb wire should of considered this before they purchase in the marina. Shire Security patrols and Police attendance is the solution to keep the entire Rate payers safe. Not gates and Barb wire.	Locking us out is not a answer to fixing public crime. Improve Security patrols and Police response
1		Statement in Support of Night Closure of the Boardwalk As a long-term resident whose home directly overlooks the boardwalk, I strongly support its closure during night hours. Over the past seven years, my household has been repeatedly subjected to abuse, threats, and antisocial behaviour from individuals frequenting the boardwalk late at night. Despite the prohibition on carrying knives in public under the Weapons Act 1999 (WA), as amended in 2000 and 2024, the practice remains prevalent along the boardwalk. Enforcement of these provisions appears limited, and individuals often carry knives and other implements under the guise of "fishing" activities at all hours. Many of these individuals appear intoxicated, under the influence of drugs, or otherwise impaired, which heightens the risk to residents and visitors. On numerous occasions, we have contacted emergency services via 000. Police responses are necessarily prioritised, meaning our immediate safety cannot be guaranteed. This ongoing situation creates a persistent risk of violence and intimidation for residents. Under Regulation 36 of the Work Health and Safety (General) Regulations 2022 (WA), which operate in conjunction with the Work Health and Safety Act 2020 (WA), risks to health and safety must be managed in accordance with the hierarchy of controls. Closing the boardwalk at night would constitute a practical application of elimination, isolation, and engineering controls, thereby addressing the risk at its source. The Act also imposes a strict duty of due diligence on officers of relevant entities, requiring them to ensure risks are properly managed. Failure to do so may expose officers to liability under Category 1 or Category 2 offences, depending on the severity of the breach. In addition to the threat of physical violence, the boardwalk currently lacks adequate barriers to prevent accidental falls into the water, creating further safety concerns. The combination of antisocial behaviour, intoxication, and inadequate infrastructure compounds the risks faced by the community. In summary, I fully support the closure of the boardwalk at night as a necessary measure to protect residents, visitors, and the broader community.	
1		The whole board walk needs closing , not a half measure benefiting a few.	
1		I believe the residents are entitled to security for their jetty's and boats. Other residents of the Marina don't have the public accessing their properties.The same should be applied for all. Although the results of the security audit is very low.	Shore based fishers maybe upset by the closure not being able to access the jetty.
1		While I appreciate that it must be annoying for those local residents, to block something like this is the equivalent of blocking a footpath or a road which would never be entertained. It is our marina, these few houses do not own the boardwalk. I get woken most Friday and Saturday nights as people walk back to their homes after a night down at the marina. They will at times push things over and leave things on my lawn etc. no way would you entertain blocking that footpath. All that will happen if this proposal proceeds is for the behaviour to be shifted further along, and what will you do then, block that boardwalk and footpath and access. Get the behaviour of the offenders addressed and that will sort things out.	I do not think that people living there should have their feedback more heavily weighted. The marina is our marina and is owned by the community not them.
1		It's a public space. Owners/tenants were aware of this when they chose to live there	
1		We should be able to enjoy the Broadway anytime night or day and who is going to make sure its open or closed this is just for the residents overlooking the jetty so no way	

1			
1		I write to formally object to the proposed closure of the walkway referenced above. I strongly disagree with the assessment supporting this proposal. It has been stated that approximately 20 households have signed a petition in favour of the closure; however, the proposal would restrict access to only 50% of the homes adjacent. This raises significant concerns regarding proportionality and fairness. The restriction of access to public infrastructure should be supported by clear and compelling evidence, particularly where the demonstrated level of community concern appears limited. If this reasoning is accepted, it establishes a troubling precedent. For example, would the car park adjacent to Ocean Falls Mindarie also be considered for closure due to instances of adverse behaviour? Applying such logic broadly risks the progressive loss of public spaces, rather than addressing the behaviour itself through appropriate measures. To my knowledge, there are no comparable public walkways in Perth that have been closed to the wider community on this basis. I am also unaware of any media reporting or publicly available evidence that substantiates the need for such a closure in this instance. It is further noted that the reported incidents of undesirable behaviour are said to have occurred during daylight hours over the summer period and involved young people fishing. Fishing isn't a lawful activity, and its presence alone should not be used as justification for restricting access to a public	
1		Where genuine antisocial or unlawful behaviour occurs, this should be addressed through existing enforcement mechanisms, as is the case elsewhere in the community, including reporting incidents to police. Given the seriousness of restricting access to public infrastructure, I request clarification on the evidence relied upon to support this proposal, including: •the nature and frequency of the reported incidents, •the specific times at which they occurred, and •whether police reports or other formal records substantiate the claims being made. Without clear, evidence-based justification, the proposed closure appears disproportionate and inconsistent with how similar public spaces are managed. It is also worth noting that there is significantly more adverse behaviour associated with patrons leaving Mindarie Marina at night than with a small number of people fishing during the day. By this logic, would the Marina be closed at 10:00 pm to address such behaviour? Public infrastructure should not be progressively restricted to create gated outcomes. As a constructive alternative, I suggest improved lighting and the installation of CCTV to address any genuine safety concerns while maintaining public access. Not only visitors use this space, the local community takes great pride and enjoys this space.	
1		To whom it concerns There is no need to close this boardwalk as we live in the apartments at the South end of this boardwalk and experience no problems at night Thanking you - Ph 0451822498	
1		I am writing to formally express my objection to the proposed night-time closure of the boardwalk and jetty at the west corner of Mindarie Marina. This area is a public space and I strongly believe members of the community should retain the right to access it at all times. The boardwalk and jetty are used by many residents for recreation, exercise, and general enjoyment of the marina environment, including during the evening.	
1		My property directly adjoins Mindarie Marina and in the time I have lived here, I have not experienced any security-related issues originating from public use of the boardwalk or jetty. I regularly walk in the marina at night and have never observed any behaviour or circumstances that would justify the need for closure. As there is no demonstrated security threat to surrounding properties and noting that it is a public access area, I do not support limiting community access during night hours.	

	1	1. Please can you advise of the reasoning behind the closure. With only 3 CRM's been submitted there are many more antisocial areas that need addressing and historically have been a problem well before this problem area. 2. Who pays for the upkeep of the jetty now and who will cover the cost of closure and ongoing costs. Regards, Russell Driver, 0414854173	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan. I have witnessed numerous occasions of antisocial behaviour on the boardwalk at night.	
	1	I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan. I strongly disagree with the proposal as a constructive alternative, could there be improved lighting and CCTV installed to address any genuine safety concerns while maintaining "Public Access".	
1		My concern is the problem of fishing will just be moved to the front of 1 Tacoma Lane. Can security also monitor the non fishing area around 1 Tacoma Lane?	
	1	I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan. You purchase houses with local access - unfortunately you know what you are getting. Owners upgrade own security at their cost.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	I would like to submit my vote NO to the nighttime closure - PH 0410329029	
1		I support the Proposed Night-Time and Increased Security of Pedestrian Accessway Boardwalk and Jetty South West Corner Mindarie Marina subject to changes as outlined above.	
1		I support the proposed timed closure of the pedestrian access way in accordance with WA Department of Planning, Lands and Heritage requirements	
	1	Please see attached regarding the proposed walkway closures, note that I strongly object there closures. I strongly object this proposal, I regularly have evening and morning walks around the Marina area. My walking experience have only ever been met with other walkers expressing good wishes. Not Noise.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan. I think this will be a positive result for everyone, living and visiting the Marina. Will assist in improving safety and bad behaviour in the whole area.	
1		I would also support a similar proposal for the South-Eastern boardwalk and marina due to the number of incidents that occur in that sector including foul language, bashing glass / bottle smashing, hoon on fast bikes (supposedly not allowed on the marina) and lurid behaviour.	
	1	Residents purchasing homes in that area are fully aware of boardwalk and the public access. I sometimes use the boardwalk for exercise early in the morning and would like access at all times. The potential cost to tax payers for gates / security will be too much! I use this area every single day and have not seen/heard any concerning incidents.	
	1	I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
		Yes Please! The anti-social behaviour is relentless. Need a BIG sign banning SWIMMING & FISHING!	

1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
		Can we also close the car park on Alexandria View / Claytons Beach. Anti social behaviour every night. From 6pm till 2 am. Can we make Glensanda Way one way - constant traffic hoons at night	
1		I support the Proposed Night-Time and Increased Security of Pedestrian Accessway Boardwalk and Jetty South West Corner Mindarie Marina subject to changes as outlined above.	
		Increased security to enforce existing regulations at the boardwalk. No restriction to access.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	Complete waste of time & money and takes the price of our apartments own. Plus its right outside our ground floor apartment. We don't want to be looking at a fence either.	
1		As a resident of Southampton Lane I welcome the gated area for personal health and safety and security reasons. To have an uninterrupted nights sleep without worrying about unruly behaviour from some of the undesirable locals on scooter, e-bikes, and motor bikes. Abusive drunken behaviour from unruly fishermen in the middle of the night is also a weekly occurrence to have restricted hours of access would make our lives normal! Like everyone else enjoys in Mindarie. Thanking everyone for consideration	
	1	There is no anti-social behaviour at night at the south end of the boardwalk. The fisherman at the north end of TLC Boardwalk will climb around any gate and continue fishings	
	1	I am opposed to restricting freedom of movement for all residents of the area.	
	1	I do not support it. It is for families to use for fishing. Everyone rates go towards maintaining it. If you choose like I did to live near a hotel that's your fault. There is not much people can do without costing them money. Owners of the boardwalk do not own it. No other marina have closed off areas which cannot be utilised.	
1		I am an owner occupier of property Southampton lane and what we have had to endure at times from bored teens that have no respect for elders or their properties is getting out of hand!	
		Residents are too cautious to deal with these unlawful type particularly in crowds and the electric e scooters and dirt bikes engaging in activities up and down the boardwalk is affecting the health and well being of myself and husband and other residents that are unable to get a full nights sleep at times.	
		Unfortunately security police and Rangers are not at hand when these ungodly hour incidents are occurring?	
		We are not asking for permanent closure of the boardwalk just merely certain hours to ensure the night time safety of the residents on this street as it's just getting out of order at times and a health and safety factor to residents of Southampton Lane.	
1		Change closure times. Winter 6pm to 5 am. Summer 8pm to 5am. Why would people want to be on the boardwalk in hours of darkness "up to no good"	
	1	I am opposed to restricting freedom of movement for all residents of the area.	
		I vote no to closure. It would be good if all residents of Mindarie were notified. The closure should not be done for the following reason - that is for public use not private. Families walk, fish, etc on the boardwalk. No other Marina has closed off and locked gates because of a handful of owners. You choose to live there, you must expect people to walk past. You are opposite a pub aswell. Many families will walk to icecream shop, coffee shop after a stroll or fishing. You are jeopardising business as well. Without the cost factor of gates and being opened and closed. Emergency services also might need to use the boardwalk if there	
	1	I am opposed to restricting freedom of movement for all residents of the area.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	I DO NOT support the proposed Night-Time closure and increased security of pedestrian Accessway Boardwalk and Jetty South west Corner Mindarie Marina as indicated on Location Plan	
		I would like the boardwalk to remain as a public access area for all residents and visitors. Any monies available should be used for all rate payers for facilities or activities for the wider population.	

1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	Closing Times should be summer 8pm to 8 am. Winter 6pm to 7am. Why would anyone be there in the hours of darkness "only to do no good" I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
		For more than 5 years residents living adjacent to this public boardwalk / jetty have endured an alarming and ongoing pattern of disruptive and dangerous behaviour, particularly during nighttime hours. These include: • Noise disturbances, alcohol and drug use, vandalism, theft, and property damage • Physical and verbal abuse, including threats to residents and targeting of individuals who speak out • Trespassing onto private properties, jetties and boats, as well as damage to property, boats, windows and solar panels • Disturbing late-night activity, such as flashlights shone through windows, intoxicated individuals roaming near homes, loud voices, music and toddlers left unsupervised • Reckless activity on the jetty involving e-scooters, motorbikes, trolleys, and throwing rocks and bottles • Environmental and safety concerns, including discarded fishing hooks, gear, urination, defecation and general littering • Poisoning of pets, targeted retaliation, and sleep deprivation contributing to serious mental health issues • Lack of safety barriers, rendering the boardwalk unsafe for unsupervised children and families at night.	
1		For more than 5 years residents living adjacent to this public boardwalk / jetty have endured an alarming and ongoing pattern of disruptive and dangerous behaviour, particularly during nighttime hours. These include: • Noise disturbances, alcohol and drug use, vandalism, theft, and property damage • Physical and verbal abuse, including threats to residents and targeting of individuals who speak out • Trespassing onto private properties, jetties and boats, as well as damage to property, boats, windows and solar panels • Disturbing late-night activity, such as flashlights shone through windows, intoxicated individuals roaming near homes, loud voices, music and toddlers left unsupervised • Reckless activity on the jetty involving e-scooters, motorbikes, trolleys, and throwing rocks and bottles • Environmental and safety concerns, including discarded fishing hooks, gear, urination, defecation and general littering • Poisoning of pets, targeted retaliation, and sleep deprivation contributing to serious mental health issues • Lack of safety barriers, rendering the boardwalk unsafe for unsupervised children and families at night. There is no legitimate need for public access to this boardwalk between sunset and sunrise. A pedestrian pathway next to the break wall already provides a safe alternative for those wishing to move around the marina.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
1		I support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	I do not support the proposed night-time closure and increased security of Pedestrian Accessway Boardwalk and Jetty South-West Corner Mindarie Marina as Indicated on Location Plan.	
	1	By closing the pedestrian boardwalk & jetty South-West Corner, the "Person's" will migrate to other marina walk-ways anemely, the area directly in front of our apartments. Fines would be more effective.	
49	87	2	

4.8 Petition PT01-06/25 Closure of Public Access Way, Rupara Circle, Quinns Rocks - Results of Public Consultation

File Ref:	3120V024 – 26/63524
Responsible Officer:	Director Assets
Attachments:	3
Previous Items:	AS05-09/25 - Response to Petition - PT01-06/25 Closure of Public Access Way, Rupara Circle, Quinns Rocks. - Ordinary Council - 23 Sep 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 the outcome of community engagement in relation to the closure of pedestrian accessway between Rupara Circle and Marmion Avenue.

Background

Council, at the meeting held on 23 September 2025 resolved:

That Council:

1. *REQUESTS Administration to commence the process for the closure of the pedestrian accessway between Rupara Circle and Marmion Avenue, as shown in Attachment 1;*
2. *REQUESTS Administration to investigate Crime Prevention Through Environmental Design (CPTED) improvements, including lighting and sightline upgrades, and report back to Council at March 2026 Ordinary Council Meeting; and*
3. *ADVISES the lead petitioner of its decision.*

Community engagement for the proposed closure of the Pedestrian Access Way (**PAW**) was carried out between 2 February and 20 February 2026.

This report details the results of the Consultation.

Detail

The PAW is located at the northeastern corner of Rupara Circle and connects Rupara Circle to the shared path along the western side of Marmion Avenue. The PAW runs between 30 Rupara Circle and the City's Drainage Sump. Lot 30P Rupara Circle is approximately 32 metres long and 8.0m wide and is a dedicated Pedestrian Access Way. Refer to **Attachment 1** for a locality map showing the location of the PAW within the road network.

As required in the Western Australian Planning Commission (**WAPC**) document *Procedure for the Closure of Pedestrian Access Ways – Planning Guidelines*, a local government should consult the community likely to be affected by the proposed closure (including all abutting landowners), then consider all responses before determining whether to request closure of the PAW.

871 Letters with a feedback form were sent to residents within 400m of the PAW and feedback was also sought using the Your Say Community Engagement Hub, advising that the City is considering closing the PAW.

At the close of submissions, 43 submissions had been made, 21 in favour of the closure and 22 against.

Many submissions made comments in support of their decision. The comments are included as **Attachment 2**.

In summary, those submissions in favour of the closure emphasised:

- antisocial behaviour,
- noise,
- mess from shopping trolleys, drug use,
- late night disturbances and
- no footpath on Rupara Circle, requiring users to walk on the road

The submissions against the closure emphasised:

- the PAW was provided to be used for public access and the residents knew this when they bought or rented there,
- they regularly used the PAW, and closure would require them to walk further and use paths on busier roads
- the increased distance would make using a car for the journey more attractive
- the closure could move the anti-social behaviour elsewhere,
- the closure would impact the many legitimate users of the facility.

Consultation

Submissions on the proposed closure were invited from 2 February to 20 February 2026 and could be made through the Your Say page or by returning a Survey Questionnaire included in the notification letter.

Statistics show that the Your Say page was visited by 64 unique members of the public, with 28 submissions made through Your Say. An additional 15 submissions were made directly by email. The majority of these are separate submissions.

Comment

While the results of the public consultation were not conclusively for or against the closure, they do demonstrate that the PAW is used by many residents to access the bus stops on Marmion Avenue and to access the shopping centre on the eastern side of Marmion Avenue.

It is therefore considered that the PAW should remain open, but that Administration should investigate and implement suitable measures to assist in reducing or addressing any ongoing antisocial behaviour within the PAW.

The PAW has good visibility from Rupara Circle which promotes passive surveillance, as shown in (**Attachment 3**).

The PAW is maintained by the City's contractor every three weeks, with rubbish picked up and vegetation trimmed as required. Should shopping trolleys be found, the contractor arranges for collection by the local supermarket.

To further improve the passive surveillance additional measures can be implemented including;

- Under pruning of shrubs at the eastern end of the PAW to improve passive surveillance from Marmion Avenue,
- An additional streetlight could be installed within the road reserve at the western end of the PAW at an estimated cost of \$12,000,
- Solar powered bollard lights could be installed along the PAW at an estimated cost of \$40,000. Both would require engagement with neighbouring property owners.

Statutory Compliance

While the City is responsible for management of a PAW and Council may support its' closure, the permanent closure of a PAW requires the endorsement of the Western Australian Planning Commission prior to referring the proposal to the Minister for Lands for final approval.

Strategic Implications

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

1 ~ A Safe City

1.2 - Make our streets feel safe and welcoming

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	7.0 Disaster & Crisis	Medium
Level 2 Corporate Risk	7.3 Safety of Community	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Community & Place		Manage

Policy Implications

Nil

Financial Implications

Financial implications relate to ongoing maintenance and/or other capital works measures that may be considered by Administration to assist in reducing antisocial behaviour. Such costs are not considered to be significant and form part of the annual operating budget or recurring capital works programs.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **DOES NOT SUPPORT** the closure of the pedestrian accessway between Rupara Circle and Marmion Avenue (Attachment 1), as requested in the Petition PT01-06/25;
2. **REQUESTS** Administration to investigate and implement further suitable measures to assist in reducing or addressing any ongoing antisocial behaviour within the pedestrian accessway, noting that some of which may require consideration under the City's Capital Works Program; and
3. **ADVISE** lead petitioners of its decision.

Attachments:

- | | | |
|--|---|-----------|
| 1.  | Attachment 1 Location Plan - Rupara Way PAW | 25/258947 |
| 2.  | Attachment 2 Rupara Circle PAW Feedback | 26/69608 |
| 3.  | Attachment 3 Rupara Circle PAW Streetview | 25/258980 |



City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.

Rupara Circle PAW

Date: 15/07/2025

Scale = NTS



Quinns Rocks - Proposed Closure Of Public Accessway In Rupara Circle

Do you support the project?			Comment or provide feedback on the proposed closure of public accessway
Yes	No	Unsure	
1			
1			I provide support to this proposal. I was previously a resident of Rupara Circle and I think the closure of this accessway will keep the street safer.
1			I support the closure of the Public Access Way, Rupara Circle for the following reasons; 1.Rupara Circle has four right angle bends and no pedestrian path. Pedestrians are forced to walk on the road. I myself have been almost knocked down by a vehicle on a blind bend. No responsible Council should have a path which forces pedestrians to walk on the road. This is a safety hazard. 2.The assumption that this is a quiet street hence no footpath is incorrect. Some houses have five or six cars, there are caravans, boats and lorries. Consequently walking down the street you invariably encounter a car. 3.There is a safe alternative route on a major pathway on a well-lit road which is of similar distance. 4.Over the years there has been an increase of antisocial behaviour in the residential street including late at night. I personally had a side window of a classic car smashed causing \$500 of damage. 5.The walkway is used as a dumping ground for litter and supermarket trolleys and has no light making it unsafe. It also is constantly vandalised with graffiti on its walls. 6.The pathway is rarely used by residents of the street
	1		Please, take a good look at the bush areas between the footpath and fence all along Marmion Avenue from Duyfken Road to Lukin Drive; you will see rubbish, shopping trolleys and signs of drinking, substance use and even encampments. Closure of the Rupara Circle pedestrian accessway, a very convenient way for people to access Coles and other nearby shops and a shortcut for young people to go back and forth to their schools, will not resolve the social (anti-social) issue described in the proposal. There has to be a better answer.
1			
1			Reduce antisocial behaviour and associated noise

	1	I am strongly opposed to the closure of this public access way. I use this access way to go for my walk each day and to go to walk to the shops. My wife and I walk through the access way to the local restaurants and pub rather than having to take our car. The loss of this access way would impact our daily lives. From my observation lots of people, including mothers with prams and young children as well as elderly people from Rupara Circle regular use the access way. I don't have any issues with people accessing this route. In the 4 years we have lived here there have been only a couple of occasions when I have been aware of any issues or noise from pedestrians. If we lose this access way it will be more difficult for us to walk rather than take the car. I believe the benefits of the location of this access way far outweigh any minor issues. Regards John Fuge
	1	We do not support the closure of the walkway. We use it for our daily walks and I use the walkway to go to the local shops. We moved here four years ago and one of the benefits of moving to this street was the ease of access to the bus stop and shops thus reducing the need for us to use our car. This was an important consideration now we are retired. We hope Council will take our wishes into consideration. Regards Julie and John Fuge
	1	Lived here for 20 years and had very little trouble with the alley way and I live one house from it. There is zero need to close it
	1	There is no need to close this useful access way

			This is going to result in shifting the cited petition concerns into other areas and not actually solve the core issue. It will additionally increase pedestrian, cyclist and e-rideable traffic along streets with more vehicular traffic. This needs to be dealt with in other ways which directly address the cause of these concerns such as increased policing, CCTV cameras etc. NOT closure of a pedestrian walkways which will just move the problem along. This pedestrian access walkway was placed there for legitimate pedestrian use, and by closing it, it removes this as a viable walking path, inconveniencing its users, who for the majority have done nothing untoward. Additionally, it will ultimately set a precedent for other residents who have houses near with similar pedestrian access walkways (such as Sellar Elbow, Wedgetail Ramble, Quintal CT etc.) further negatively impacting the ability to commute around the area without a car. We should be encouraging this mode of transport by making these routes safer, not removing them. I would also be concerned that pedestrians will hop the wall at the drainage site, resulting in potential injuries as they walk through the dangerous drainage area in order to cut some time off their journey - especially the many school children who legitimately make use of this path. I strongly disagree with this proposal and feel it would impact the whole community to make a few residents happy who purchased their properties when the walkway already in place.
1	1		This area has become a dumping ground for shopping trolleys and other rubbish, the proposed closure will hopefully take away this probl

		As long term residents of 46 Rupara Circle we are Horrified at the thought of losing the accessway, closure of this accessway would greatly inconvenience me as I do not have a drivers licence and frequently use the accessway to get to the various shops, Doctors and public transport as do many school children, the elderly and other pedestrians, dog walkers, etc. The accessway was one of the positive perks when we purchased our home almost 12 years ago. Having to detour another way around would take considerably more time and greatly increase myself/pedestrians need to bypass many more driveways increasing the risk of an altercation with vehicles due to the heavier foot traffic, also there are no footpaths in this circle, the safest option for myself is to walk 3 houses down to the accessway footpath. For any residents/Family in the street, that are in a wheelchair, mobility scooter or pushing a pram it would be extremely difficult/dangerous for them to exit Rupara circle near the Mutiny terrace roundabout on the blind corner as there is no footpath, so people are forced to travel on the road, cars turn into Rupara Circle quite quickly leaving no time for said persons to get off the road, having the accessway greatly reduces the risk of someone being hit by a vehicle. My elderly mother with Dementia stays with us sometimes, she has mobility and heart issues and requires a wheelchair for certain distances as she cannot walk far,(she holds an acrod permit) with the accessway I can take her out in the wheelchair, however without the accessway I would not be able to do this as it would be too dangerous attempting to exit / enter Rupara circle. We also have concerns for our safety, if there were to be an emergency requiring evacuation of our circle for whatever reason, eg: Fire, Gas leak etc without the accessway our family would have only one escape route out of the street. We also have concerns regarding how the accessway would be enclosed, we are aware of people entering and loitering in the enclosed sump area, so the same problem could occur with an enclosed accessway creating more areas for people to hide, in turn encouraging unsavoury types and antisocial behaviour, we could verywell end up having homeless people residing in what was the accessway. We would like to suggest it would be more productive to clear the accessway of all trees/ vegetation and install adequate lighting which would likely deter certain types of people from using it, currently the accessway is very dark at night and the trees/vegetation provide too much cover, this can encourage antisocial behaviour. We are aware that some of the residents of Rupara Circle that are unhappy with the accessway actually have no need for it and dont use it, they just want it closed because they dont like the people that pass by their homes, but Im sure the people that find it beneficial would greatly outweigh those that dont. We would appreciate that you consider our concerns and suggestions. Kind regards Belinda Francis and Damian Howell
	1	

		I completely agree with the proposal. I have witnessed the anti-social behavior, from people using the walkway as a cut-through, on numerous occasions. It is particularly unsettling when this anti-social activity occurs during the hours of darkness. The yelling and language used by some late night passersby not only disturbs my sleep, but also my feelings of safety in my own home. For this reason I have installed cameras on my property as these passersby have made me feel unsafe. These cameras have caught images of people walking onto my property to use my hosepipe, for what I can only assume to be for drug-taking purposes. I have also witnessed drug-deals occurring in the street in broad daylight. Although my property is at the other end of the street, members of the public pass my house whilst exiting the street after using the walkway. I live on a corner block and people often cut across the corner, bringing them close to the house and breaking retic sprinklers on occasion. The graffiti reappears regularly, as does the rubbish, including broken glass bottles. On occasion it would appear that some of the items have been stolen and dumped down the walkway. I used to use this walkway myself, but I do not feel safe doing so any more. In addition to the points raised in the proposal I would like to add that, there are no footpaths around Rupara Circle, therefore members of the public must either walk in the road or across homeowners property. I thank you for considering this proposal and asking for community feedback.
1	1	
	1	Work on the criminality problem. Close the Road wont fix It. Council should solve the problem at source not expecting that closing a road would help.

	1	It is concerning that residents feel the need to submit a petition simply to ensure basic safety in their own neighborhood. The City of Wanneroo is definitely lacking in protecting its citizens, and this concern is widely shared within the community. Relying on petitions to address such issues is both surprising and, frankly, illogical. Instead of redirecting people engaging in anti-social behavior or criminal activity, the focus should be on effectively addressing drug abuse and criminal behavior at its source. Residents deserve to feel safe in their homes and public spaces without having to campaign for measures that should already be a priority for local authorities.
	1	I'm sure there are other more pressing issues that need attention! I find the resources used and the cost to be offensive. How about fixing the roads and footpaths from trees planted in stupid places, that their roots cause more trouble in the future. Some of the footpaths look like a lawsuit waiting to happen. In the future think, is this tree going to cause issues in the future. And to think that an access way that has nothing wrong with it, but to get kids to school quicker or people to the bus quicker, is forefront and centre, if you think there is nothing more pressing then, I'm sure a drop in rates no-one will complain about!!
1		
1		This area has been a constant eyesore for years, graffiti, abandon trolleys. I have witnessed trolleys being pushed from Coles Brighton then abandon at the entrance way. I feel for the residents who live in the area. Thank you for your notification of the survey sent out to the residents of the area, I might add that a little more attention to detail should be noted with one of the attached pages. Petition PT01-06/25, the fourth paragraph states Broadwalk Mindarie when in fact we are talking about Rupara Circle. Then Rupara Circle is mentioned as Kupara Circle. A little more care when cutting & pasting within a document for official use.
	1	It will direct unnecessary traffic (including pedestrian traffic onto Hampshire Drive and Mutiny Terrace. This will negatively impact the residents on both these streets, as it is already a vehicle thoroughway. Hampshire Drive as it stands, and the dangerous entry and exits to Marmion drive, do not need any more complexity added with pedestrians, bikes, scooters added to the mix.
1		
1		I would like the alley to close as it is currently used as a gathering place for people who disrupt the area with noise and bad behaviour and leave behind drug paraphernalia. There is recurrent graffiti and mess left behind. Trolleys are left there as well as rubbish. I would feel much safer knowing these people are not meters away from my house

	1	I object to the proposed project as the path provides a safe, vehicle-free alternative to busier main roads, and its closure would force pedestrians and young children on bikes into less safe or more busier roads. It's also a shortcut to the nearest shops & bus stops.
1		I support it, I think it will make the street and young families a lot safer
	1	I use this pathway regularly. It makes it easier to catch public transport from Marmion Avenue, to go shopping at Coles Butler and to go walking in the park.
1		
1		Close it. I would hate to be a resident in that area with that footpath access to Marmion Avenue.
	1	I do not support the Proposed Closure of Public Access Way from Kupara Circle to Marmion Avenue Quinns Rocks as indicated on location plan.
	1	I live one house away from the alley on Rupara Circle. There is no need to close it. Please do not close the public access on Rupara Circle.
	1	I do not support the Proposed Closure of Public Access Way from Kupara Circle to Marmion Avenue Quinns Rocks as indicated on location plan.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
	1	The public access way is the only access our family has to the bus stop. Please do not close the access.
	1	The public access way provides a useful purpose for people who want to walk to and from the shops. If people are discouraged from walking they will just drive a car.
	1	I do not support the closure. Many older people and those without cars use the walkway to access Marmion Ave and the local shops and bus stop. There was previously some antisocial behaviour from people coming through the walkway but this has not occurred for several years.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan.
	1	I do not support the Proposed Closure of Public Access Way from Kupara Circle to Marmion Avenue Quinns Rocks as indicated on location plan.
	1	I do not support the Proposed Closure of Public Access Way from Kupara Circle to Marmion Avenue Quinns Rocks as indicated on location plan. There has been significant increase of human and e-bike traffic on Mutiny Terrace and anti-social behaviour as a result. The proposal will make it worse.

1		I support the Proposed closure of public access way from Rupara Circle to Marmion Ave, Quinss Rocks as Indicated on Location Plan. Stop the kids & drunks coming home on Rupara & throwing stones at the house.
21	22	



Attachment 2 – Rupara Circle Pedestrian Access Way – View from Rupara Circle

(Source Google Maps April 2024)



Attachment 2 – Rupara Circle Pedestrian Access Way – View from Marmion Avenue

(Source Google Maps April 2024)

Infrastructure Capital Works

4.9 Girrawheen Hub Redevelopment Update

File Ref:	42326V003 – 26/30338
Responsible Officer:	Director Community & Place
Attachments:	Nil
Previous Items:	CP04-02/20 - Future Direction of Girrawheen Hub - Ordinary Council - 10 Feb 2020 7:00pm CP01-08/23 - Girrawheen Hub Redevelopment - Community Engagement - Ordinary Council - 15 Aug 2023 6:00pm CP05-05/24 - Girrawheen Hub Redevelopment Concept Plan - Community Engagement Outcomes - Ordinary Council - 21 May 2024 6:00pm AS03-02/25 - Girrawheen Hub Precinct Redevelopment - Project Update - Ordinary Council - 25 Feb 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 an update on the Girrawheen Hub Redevelopment project to proceed to tender for construction.

Background

The Girrawheen Hub Precinct is located at 13 Patrick Court, Girrawheen and includes the Girrawheen Hub, Girrawheen Library, the Girrawheen Koondoola Community Centre (**Seniors Centre**) and a community garden.

In 2016, the City of Wanneroo (the **City**) assumed responsibility for the management of the Girrawheen Hub when the previous tenant vacated the site. In 2018, the City adopted a phased approach to activate the wider Girrawheen Hub Precinct, encompassing the Library, Community Centre and Hub, through the development of the Girrawheen Local Area Plan and Girrawheen Place Activation Plan.

To provide direction for the ongoing development of the Precinct, at its 2020 February meeting (CPO4-02/20), Council noted a budget allocation to be listed in the 2020/21 and 2021/22 financial years budget to support the investigation into the rebuild, renew or upgrade of the Girrawheen Hub as a precinct model. In late 2021, the City engaged community planners, Complete Community Solutions Strategic (**CCS Strategic**), to prepare a masterplan for the redevelopment of the Girrawheen Hub Precinct.

Council considered the two masterplan options at its meeting in August 2023 (CP01- 08/23) and endorsed the Option 2 Concept Plan from the Girrawheen Hub Master Plan for the purpose of undertaking community consultation commencing later in 2023 and subsequently resolved to proceed with the option 2 through CP05-05/24 Girrawheen Hub Redevelopment Concept Plan - Community Engagement Outcomes given the strong level of support for the concept plan received during community engagement.

In November 2024 (AS01-11/24) Council accepted the tender submitted by Carabiner Architects Pty Ltd and in February 2025 (AS03-02/25), Council:

“ENDORSES the revised concept plan, as shown in Attachment 2, for a single storey facility to be further refined for the purposes of stakeholder engagement and subsequent completion of the detailed design of the Girrawheen Hub Redevelopment.”

Detail

The Project Team completed the key milestones of the project as follows:

- Revised Concept Design - 24 March 2025;
- Schematic Design - 19 May 2025;
- Detailed Design - 25 July 2025; and
- Construction Tender Documentation - 06 October 2025

Construction Tender Documentation incorporates previously approved stages, feedback from stakeholder engagement, current operations of the existing library, seniors and community hub facilities, and feedback from the City’s Design Review Panels of 24 April 2025 and 24 July 2025.

Pre Tender-Estimates for construction costs have been updated in the project cost plan which is in line with the proposed budget funding detailed in the financial section of this report.

Following Council’s consideration of this report, it is recommended Administration proceed directly to the market for tender for the construction stage of the project on the following timeline:

Activity	Start	End
Procurement for construction	March 2026	August 2026
Construction Period (18 Months)	August 2026	April 2028
Practical Completion		April 2028
Commissioning and Go-Live	April 2028	May 2028

Consultation

In accordance with the City’s Community Engagement Policy, Administration undertook community engagement on the proposed concept plan from 30 March 2025 to 12 May 2025, which was endorsed by Council at the February Ordinary Council Meeting (AS03-02/25 refers).

The feedback received from concluded stakeholder engagement highlights the importance of designing for accessibility and functionality, especially to accommodate elderly patrons and individuals with accessibility needs. Feedback has been incorporated in the construction documentation, where practicable.

Comment

The Girrawheen Hub Redevelopment project has been a priority project of the City since the completion of the Master Plan in 2023. The project formed a key part of the City’s Advocacy Plan and whilst all efforts have been made to seek additional funding from State and Federal Government, the project is in a position where additional funding consideration is required to be made by the City to ensure the delivery of this critical community infrastructure facility project, and provide services and opportunities for a wide section of the community in the Girrawheen and wider area.

Statutory Compliance

Nil

Strategic Implications

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

4 ~ A Connected and Liveable City

4.2 - Build resilient places for people and nature

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Chief Executive Officer & Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets & Director Planning Sustainability		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 Assets & Director Planning Sustainability		Manage

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

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.2 Procurement	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
General Counsel		Manage

The risk relating to the issues contained within this report has been identified and considered in the City's Strategic and Corporate risk registers. Administration has developed action plans to manage these risks to support existing management systems.

Policy Implications

The following City policies are relevant to the Girrawheen Hub Redevelopment Project:

- City of Wanneroo Community Engagement Policy.
- City of Wanneroo Leasing Policy.

Financial Implications

The Girrawheen Hub redevelopment project is listed on the recently adopted Long Term Financial Plan (**LTFP**), with total funding for the project at \$30,056,000 (inclusive of monies already spent). Of this, \$5.5m of Federal Government grant funding promised, through a 2025 Federal Election commitment.

In April 2025, Administration submitted applications for the Federal Government's Urban Precincts and Partnership Program for both the design and delivery stages of the project to the total value to \$15.5m. In January 2026, the City was notified that both applications were unsuccessful.

With the funding applications unsuccessful, Administration has reviewed the Long-Term Financial Plan and the draft Capital Works Program for 2026/27. The review outcomes will form part of the 2026/27 Budget preparation before its adoption. The review undertaken so far has indicated that the \$15.5m can be funded from:

1. Various reserve funds (Asset Replacement/Enhancement Reserve, Coastal Infrastructure Reserve, Strategic Projects /Initiatives Reserve and Neerabup Development Reserve); or
2. Single reserve (\$15.5m from Neerabup Development Reserve).

Depending on the extent to which the Neerabup Development Reserve is utilised, the City may need to borrow funds to commence the Neerabup development project. Given the commercial nature of this development, accessing a debt facility of some description is considered appropriate.

Subject to Council's decision on the recommendations made in this report, the final reallocation of funds across the reserves restricted by Council will form part of the 2026/27 Budget for Council's consideration.

It is therefore proposed that the City proceeds with tendering to procure a principal contractor for the construction of PR-4335 the Girrawheen Hub Redevelopment Project, on the basis that the tender award will be subject to the allocation of funds for this project in the 2026/27 Budget and listed in the next draft Long Term Financial Plan to suit the project cash flow requirements.

Further, Administration has met with Lotterywest to present the anticipated social outcomes of the Girrawheen Hub. Discussions have been positive and constructive, and Administration intends to lodge a grant application valued between \$2.7m and \$3m, subject to further clarification with Lotterywest on eligible and compliant funding items.

Voting Requirements

Simple Majority

Recommendation

That Council AUTHORISES Administration to proceed with tendering to procure a principal contractor for the construction of PR-4335 the Girrawheen Hub Redevelopment Project, on the basis that the tender award will be subject to the allocation of funds for this project in the 2026/27 Budget and listed in the next draft Long Term Financial Plan.

Attachments: Nil

Parks & Conservation Management

4.10 PT01-11/25 - Response to Petition - Deterioration of Verges and Smaller Parks - Alkimos Beach and Alkimos Vista

File Ref: 37807V002 – 25/474872
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 petition PT01-11/25, received at the Ordinary Council Meeting held on 25 November 2025 regarding the maintenance of verges and smaller parks within Alkimos Beach and Alkimos Vista.

Background

Alkimos Beach and Alkimos Vista estates (refer **Attachments 1 and 2** for the areas) are master planned communities featuring landscaped verges, roundabouts, and public spaces. The precinct comprises a combination of fully developed residential lots and areas of land that remain under development.

Detail

Landscaped verges, roundabouts, and public spaces are maintained by the City of Wanneroo and Stockland. Maintenance responsibilities and service levels are defined by the City's approved standards and developer agreements.

The petition contains 346 signatures (12 who identified as residents) requesting Council consideration of resident's concerns regarding the deteriorating condition of verges and smaller parks throughout Alkimos Beach and Alkimos Vista.

Consultation

Administration has met onsite with the petitioner and land developer Stockland prior to the petition being submitted.

The meeting between Stockland, the City, and the Alkimos Beach Progress Association focused on addressing concerns regarding the condition of verges, roundabouts, and public spaces in Alkimos Beach and Alkimos Vista. Key topics included landscaping delays, mulch replenishment, weed management, dead vegetation, and the maintenance of disconnected verges. Stockland confirmed that certain roundabouts, such as Mirabilis Avenue and Shellharbour Promenade, are scheduled for landscaping in 2026, and mulch top ups will occur after civil works are completed. The City reiterated that streetscapes under its control are maintained 17 times annually in line with approved service levels and provided updates on the Streetscape Service Review.

Additional matters discussed included amenity improvements such as updating restroom signage to unisex, installing bins and dog waste facilities, and reviewing safety concerns at Bathers Park and Leatherback Park. Stockland advised that coastal erosion at Bathers Promenade beach access is being addressed through engagement with a coastal engineer. Both Stockland and the City committed to ongoing collaboration to align maintenance standards and ensure consistent presentation across developer and council managed assets.

Comment

The City and Stockland will maintain ongoing coordination on interface areas and handover of public open space, streetscapes and corridors to ensure aligned maintenance standards. Operational constraints such as seasonal weed growth will continue to be managed within existing service levels.

During site inspections it was identified that a number of residential verges throughout Alkimos Beach and Alkimos Vista estates were overgrown and not regularly maintained by residents. The City's Service Review – Manage and Maintain Streetscapes, endorsed by Council in February 2024, determined that the property owner is responsible for maintaining the verge area situated between their property boundaries and kerbs (front and sides). The service levels identified in this review ensure consistency in the maintenance of verges and clearly define the responsibilities of the City in streetscape maintenance.

Under the North West Corridor Water Supply Scheme (**NWCWSS**), irrigation of streetscapes is not permitted due to water allocation restrictions. This constraint limits the ability to sustain high quality vegetation in these areas, requiring reliance on drought tolerant species and alternative water efficient landscaping practices.

Current maintenance activities align with Council approved service levels, including a 17-times per year streetscape schedule. The City will continue to apply these service levels to verges, roundabouts, and associated public realm assets within its control, and will incorporate disconnected verges from elevated lots where they meet inclusion criteria. The City will also continue routine inspections to verify compliance and will action rectification within standard timeframes where deficiencies are identified.

Statutory Compliance

NA

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	6.0 Environmental Management & Climate Change	Medium
Level 2 Corporate Risk	6.2 Environmental Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
		Manage

Policy Implications

Nil

Financial Implications

Parks and streetscape maintenance is funded from the annual operational budget.

Voting Requirement

Simple

Recommendation

That Council REQUESTS Administration to:-

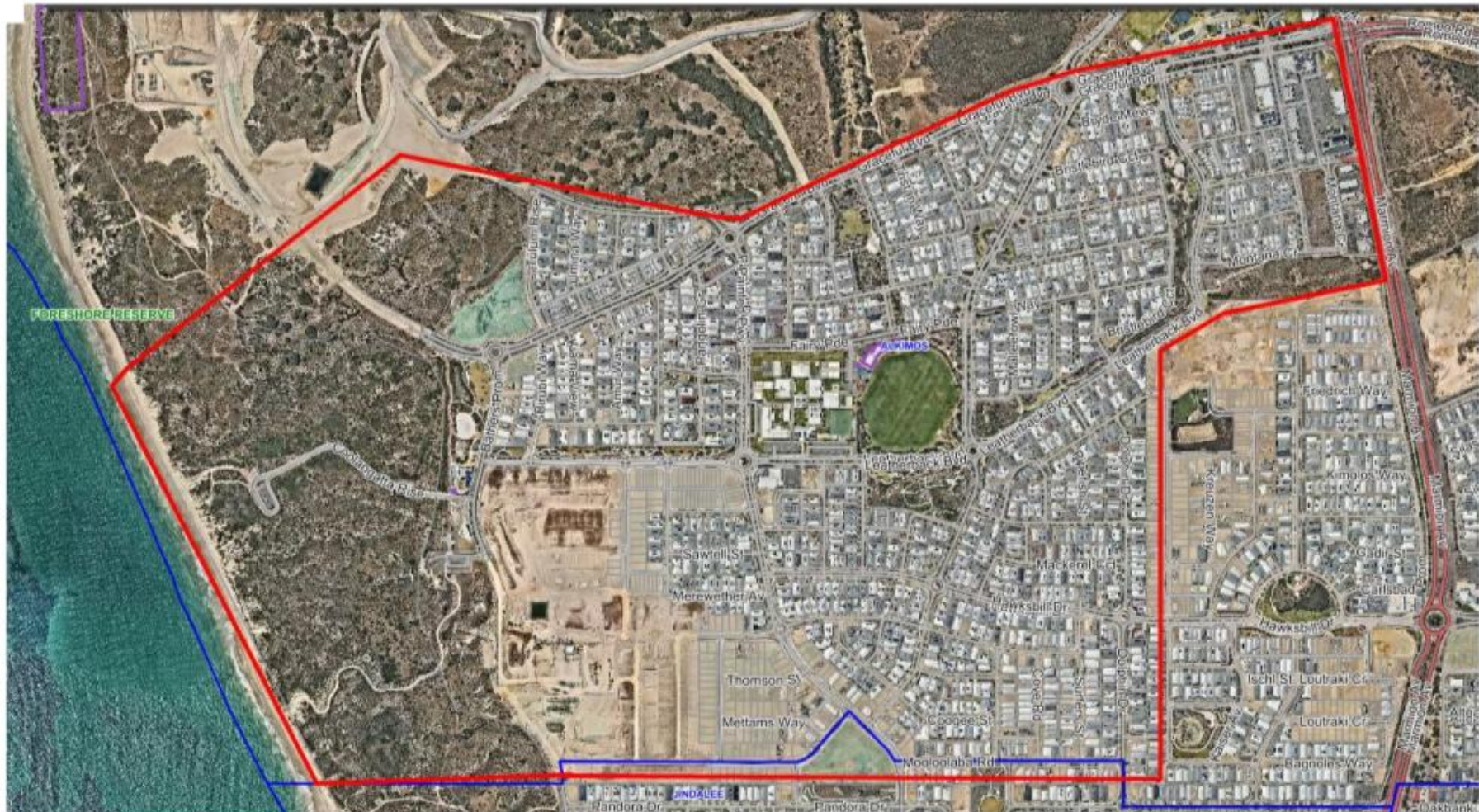
- 1. CONTINUE to work with the Land Developers to ensure consistent maintenance standards, in accordance with Council endorsed service levels, are applied across areas maintained by the City and Land Developers;**
- 2. CONTINUE to educate residents on verge maintenance requirements across the City; and**
- 3. ADVISE the lead petitioner of its decision.**

Attachments:

- [1](#) [Alkimos Beach Estate February 2026](#) 26/77342
- [2](#) [Alkimos Vista February 2026](#) 26/77198

Alkimos Beach estate

205 ha



Alkimos Vista

Area size = 48.6 ha



4.11 PT04-11/25 - Response to Petition - Proper Maintenance of Picasso Park, Alkimos

File Ref: 37807V002 – 25/474916
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 PT04-11/25, Received at Council meeting held on 25 November 2025 regarding the maintenance of Picasso Park, Alkimos.

Background

Picasso Park, Alkimos (**Attachment 1**) was constructed by Lendlease as part of their Alkimos Vista residential Development. Practical Completion was awarded by the City in April 2022. The site was maintained by Lendlease until October 2024 prior to the handover to the City. The City is now responsible for maintenance of Picasso Park.

Detail

The petition contains 100 signatures (100 who identified as residents) requesting Council to request consideration of taking immediate action to ensure the proper maintenance and upkeep of Picasso Park, Alkimos as the condition of the grassed area pose safety risks and diminishes the park's usability for recreation, relaxation, and community activities.

Maintenance of Picasso Park is undertaken by the City as per the Council endorsed service levels, with ground water use governed by Department of Water and Environmental Regulation (**DWER**) ground water licence allocations set in accordance with the Northwest Corridor Water Supply Strategy (**NWCWWS**).

Consultation

Administration has had previous contact with the lead petitioner regarding the condition of Picasso Park following the irrigation failure in February 2025.

Comment

Picasso Park is maintained in accordance with Council endorsed service levels, receiving 17 scheduled services per annum, consistent with maintenance standards applied across passive parks within the City.

During the summer of 2024/25, the park experienced an irrigation electrical fault within the irrigation cabinet, which resulted in a significant decline in turf condition. Following the repair of the irrigation system, the City engaged an independent turf consultant to conduct soil and leaf nutrient testing, as well as irrigation performance assessments. Based on these investigations, a comprehensive turf management plan was developed and is currently being implemented to support recovery. Since the commencement of this program, noticeable improvements in turf coverage and colour have been observed, and the City will continue to monitor progress to ensure the park remains safe and suitable for community use.

Picasso Park is also situated within the NWCWSS area, an approximately 9,000-hectare zone extending from Quinns Rocks to Yanchep that supports future urban growth. Developed in response to declining rainfall and shrinking groundwater recharge since the 1970s, the NWCWSS was established to ensure fair and sustainable allocation of limited shallow groundwater supplies for public open spaces and sporting fields, while protecting environmental assets and reserving remaining volumes for potable public water supply. The NWCWSS was prepared by the Western Australian Government through the DWER, working with the City of Wanneroo and other corridor stakeholders. The strategy's groundwater schedule, setting how much water individual developers and future licensees can access from the Quinns, Eglinton and Yanchep sub-areas, was developed in conjunction with the City and stakeholders

Under this strategy, irrigated turf areas in new northern suburbs, including Alkimos, are subject to reduced groundwater allocations (from a standard of 7,500 kL/ha/yr to 6,750 kL/ha/yr) to balance recreational needs with conservation objectives. Picasso Park's maintenance and recovery activities align with these regulations, and despite the constrained water allocation, the City has implemented a turf management plan designed to optimise irrigation efficiency and promote park recovery within the permitted usage limits. Refer **Attachment 2** for photos showing the current condition of Picasso Park.

Statutory Compliance

Nil

Strategic Implications

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

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of strategic objective goal 4, we will accept a Medium level of risk. 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	6.0 Environmental Management & Climate Change	Medium
Level 2 Corporate Risk	6.2 Environmental Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

Policy Implications

Nil

Financial Implications

Implementation of the turf management plan and maintenance of Picasso Park is funded from the annual operational budget.

Voting Requirements

Simple

Recommendation

That Council:-

- 1. ENDORSES the Administration's approach to implement a turf management plan to rehabilitate Picasso Park turf areas and maintain it in accordance with the Council endorsed service levels; and**
- 2. ADVISE the lead petitioner of its decision.**

Attachments:

- | | | |
|---|--|----------|
| 1  | <i>Picasso Park Alkimos Aerial</i> | 26/77172 |
| 2  | <i>Picasso Park Site Photos 27 February 2026</i> | 26/77173 |



Picasso Park, Alkimos



Community & Place

Place Management

4.12 Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes

File Ref:	45803V002 – 26/29652
Responsible Officer:	Director Assets
Attachments:	5
Previous Items:	CP01-02/25 - Yanchep Lagoon - Preliminary Foreshore Management Plan - Ordinary Council - 25 Feb 2025 6:00pm CS05-04/24 - Old Yanchep Surf Club Site - Agreement for Lease and Ground Lease - Ordinary Council - 23 Apr 2024 6:00pm CP06-08/19 - Yanchep Lagoon Master Plan - Final - Ordinary Council - 27 Aug 2019 7.00pm

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 outcomes of the Yanchep Lagoon Foreshore Management Plan (**FMP**) community engagement and endorse the subsequent submission to the Western Australian Planning Commission (**WAPC**) for consideration.

Background

In February 2025 Council considered CP01-02/25 Yanchep Lagoon Preliminary Foreshore Management Plan (**PFMP**) and resolved as follows:

“That Council:-

- 1. ENDORSES the Yanchep Lagoon Preliminary Foreshore Management Plan Concept included at Attachment 2 to form the basis for the development of a full Foreshore Management Plan for future consideration by Council, ahead of formal submission to the Department of Planning, Lands and Heritage and Western Australian Planning Commission; and*
- 2. LISTS the sum of \$300,000 for consideration as part of the 2025/26 operational budget to finalise the Yanchep Lagoon Foreshore Management Plan.”*

Tender 25059 for the Provision of Consultancy Services for Yanchep Lagoon Foreshore Management Plan & Services Upgrades was advertised on 5 March 2025 and closed on 4 April 2025. The City subsequently engaged consultants UDLA to undertake the FMP.

Detail

The FMP for the Yanchep Lagoon Precinct (**YLP**) has been developed in accordance with the Yanchep-Two Rocks District Structure Plan, the 2007 Yanchep-Two Rocks Foreshore Management Plan, and State Coastal Planning Policy SPP 2.6 and responds to a request from

the Department of Planning, Lands and Heritage (**DPLH**) during the 2019 Yanchep Lagoon Master Plan.

The FMP provides guidance on the design for the YLP and identifies opportunities and constraints, including coastal hazards, vegetation, transport, and commercial opportunities, to inform future planning and development and is intended to be submitted to the WAPC for endorsement before being implemented by the City.

The full FMP report is provided under separate cover and also available on the City's Your Say page (**Attachment 1**).

The FMP concept for the Yanchep Lagoon Precinct (**Attachment 2**) builds on the 2024 PFMP and its five sub-precincts:

- The Homestead;
- The Lagoon;
- The Settlement;
- The Dune Park; and
- The Promenade.

This represents a step towards realising the 2019 Yanchep Lagoon Masterplan's vision, incorporating key design moves and more detailed plans for each sub-precinct. It aims to refine and implement the strategic objectives set out in the original Masterplan while addressing current site conditions and critical planning requirements including coastal adaptation, impacts on the existing environment and development control measures.

Key elements of the Foreshore Management Plan are as follows:

Pedestrian Connections

The pedestrian connection strategy aims to establish a hierarchy of walking routes and loops throughout the precinct, providing safe, clear pathways that offer diverse experiences (**Attachment 3**).

Primary connections will include Principle Shared Path (**PSPs**) along the full length of Brazier Road and Capricorn Avenue, ensuring efficient and safe movement for both pedestrians and cyclists.

Secondary connections include an off-street boardwalk trail, linking the Homestead to the Settlement, with potential for future extension north to Capricorn Beach.

Additionally, a network of tertiary walking loops will be introduced through Dune Park, improving access between Brazier Road (east), Fisherman's Hollow, the Promenade, and the Settlement. Two iconic exercise staircases will connect the Lookout to Fisherman's Hollow and the Settlement, appealing to both hikers and runners and enhancing the precinct's recreational appeal.

Cycling and E-transport Connections

The FMP seeks to align with the City of Wanneroo Active Transport Plan, which aims to create a safe, connected, and reliable active transport environment that is attractive to all potential users (including walking, bike riding (including eBikes) and eRideables); providing a credible alternative to driving a car for local trips.

The FMP proposes a comprehensive and safe PSP network, to encourage the desired shifts in travel behaviour (**Attachment 4**).

Vehicle Connections

The FMP focuses on reducing the dominance of vehicle infrastructure to improve parking efficiency and increase space for pedestrians. A key design change involves narrowing the entire length of Brazier Road (south) and converting part of it to one-way traffic in the north-to-south direction. By reducing the road width, pedestrian space can be expanded, and angled parking bays are introduced, decentralising parking and orientating it to capture coastal views (**Attachment 5**).

Currently, Brazier Road consists of approximately 60% vehicle infrastructure and 40% pedestrian/landscape space. The proposed design reverses this ratio, dedicating 60% of the space to pedestrians, while contributing to the provision of 105 net new parking spaces throughout the precinct, through effective use of existing space.

In collaboration with Perth Transport Authority (**PTA**) a trial of the amendment of existing bus route 494, which improves connection between the Lagoon and both Yanchep and Eglington train stations, while allowing the route to cater to more residential areas within the surrounding precinct. PTA will consider the data from the trial when determining whether this could be a permanent or seasonal solution.

Development

Several new buildings have been proposed to broaden the range of options within the precinct and meet the growing needs of the community. The FMP prioritises development that enhances sense of place over purely economic outcomes, a sentiment strongly supported by both the community and government reference groups. To minimise environmental and coastal impacts, the FMP clusters development within specific nodes in each sub-precinct, aiming to offer diverse experiences while giving each sub-precinct a distinct purpose and character (**Attachment 2**).

The following tables summarise the development proposed by the PFMP and net commercial floor space expected within the precinct.

Sub Precinct	Type/Purpose	Existing/Proposed	Sqm
The Settlement	Beach Bar (2A)	Proposed	535
	Be Our Guest Holdings (BOGH) Development*	Proposed	550
The Promenade	Orion Café	Existing	265
	Bespoke Retail (3A)	Proposed	300
Dune Park	Café & Toilets (5A & 5B)	Proposed	135
		Total	1785

*Development on Old Surf Life Saving Club site has been negotiated by the City ahead of the FMP.

It should be noted that although the tourist accommodation component of the 2019 Masterplan has been removed from the PFMP and subsequent FMP on the basis of coastal vulnerability and environmental impact, the development of short-stay accommodation is still being investigated by the City within other locations adjacent to the lagoon precinct.

Rehabilitation and Conservation

The FMP seeks to enhance the overall quality of vegetation within the precinct by focusing on the restoration of areas classified as 'completely degraded,' and 'degraded,' in line with the recommendations of the preliminary Environmental Management Plan. To safeguard the integrity of 'very good' and 'excellent' vegetation and associated habitats, two conservation areas have been proposed where public access will be restricted, and active management weed/pest management will occur (**Attachment 6**).

Implementation

The implementation of the FMP will be staged in line with funding available for the various aspects and will likely be grouped as follows:

- Services upgrades (Stages 1 + 2). The delivery of these works is already funded and planned for 2026/27 with construction for Stage 1 – Brazier Rd currently underway. Stage 2 provides services to the northern section of the lagoon and Capricorn Avenue.
- Civil Works / Parking Upgrades. These works are also funded and detailed design and planning are underway for delivery in 2026.
- Public Works to be delivered by the City. Examples of these include the boardwalk linking The Settlement and Mary Lindsay Homestead, and walkways / lookouts at Dune Park.
- Works to be delivered by private developer(s). Examples of these include the Beach Bar at The Settlement and the Family Café at Fisherman's Hollow, noting that these works could be staged to separate public works for the City to deliver and thus increase market interest.

Consultation

Community involvement in the urban design process is essential to capture expectations and regimes to protect this unique coastal area. Building on the momentum of previous engagements undertaken for the Yanchep Lagoon Masterplan 2019 and Preliminary Foreshore Management Plan, the engagement phase for the FMP was about listening, reflecting, and ensuring the final outcomes are grounded in community insight and shared ownership for final endorsement. Both previous stages were progressed with input and collaboration from local Yanchep residents and wider stakeholders and subsequently adopted and accepted by the State Government and Council to be finalised through a final Foreshore Management Plan. The Plan aims to create a sustainable coastal hub that features improved beach access, public spaces, boardwalks, and amenities. Yanchep residents expressed a vision for sensitive, low impact development that *"Keeps it Natural, Local, Special, and Simple"*.

A summary of the overall engagement processes is provided below.

Previous: Yanchep Lagoon Master Plan

Dates: 01/10/18 to 09/01/19

Purpose: to encourage community interest in the YLP Masterplan project - to establish a Place Vision Blueprint for future development. RobertsDay facilitated a collaborative place and design process, which featured online engagement, an intensive program of interactive workshops, and a Community Open House. It featured various avenues for open and transparent conversation upfront, and a collaborative approach that put people first. The final Master Plan was unanimously supported by City Administration, Elected Members, community and stakeholders.

Participation:

- 70 stakeholders participated in a 2-day planning design forum;
- 298 survey responses;
- 15,000 + views in Your Say;
- 5,000 + visitors; and
- 11,479 combined reach in social media.

Previous: Yanchep Lagoon Preliminary Foreshore Management Plan

Dates: 14/08/24 to 16/10/24

Purpose: to consult with key stakeholders and the broader community on the PFMP, acknowledging prior input, sharing updates, and gathering feedback to inform finalisation. The PFMP translates the expressed community vision into more detailed implementation plans for the Lagoon's improvement.

Participation:

- 538 views in Your Say;
- 404 visitors;
- 22 contributors;
- 128 document downloads;
- PFMP Community Workshop and Community Working Group Meetings; and
- Government Agencies Workshops.

Current: Yanchep Lagoon Foreshore Management Plan

Targeted consult dates: 01/08/25 to 19/12/25. Public consult dates: 19/12/25 to 08/02/26

Purpose: to listen and reflect to ensure the final outcomes were grounded in community insight and shared ownership for final endorsement. It was to re-engage with key stakeholders, community reference group members, and the broader community on the final draft FMP.

Participation:

- 2,721 views in Your Say;
- 1,787 unique visitors;
- 90 contributors;
- 2,309 document downloads; and
- 21 additional non-duplicate unique submissions (contributors) direct through community engagement communications.

Engagement was undertaken with:

- Previous participants in the Yanchep Lagoon Master Plan and PFMP process;
- PFMP and YLMP project subscribers on 'Your Say';
- Yanchep residents and stakeholders;
- Broader suburb residents, ratepayers and visitors (e.g. Two Rocks, Alkimos, Eglinton);
- Community and Advisory groups: Two Rocks Yanchep Residents Association, Two Rocks Yanchep Cultural & Arts Network;
- City of Wanneroo Community Reference Groups: Ni Kadadjiny Koort and the Disability Access and Inclusion Advisory Group;
- Department Planning, Lands and Heritage;
- Landowners/Lessees in or adjacent to the precinct; and
- Aboriginal Knowledge Holders and Traditional Custodians.

Engagement activities included:

- Web Page, Social media and Your Say updates;
- Letter box drops with 706 letters posted on 17/12/25 to residences within a 400m radius;
- Signage on site x 3 from 19/12/25 to 08/02/26; and
- Noting that while there was no statutory requirement to publicly advertise the FMP, the Your Say campaign was undertaken and extended to seven weeks instead of standard three weeks. This was strategically held over the peak season and summer school holiday period to ensure capture of holistic responses and provision of additional time for review.

At the conclusion of the engagement period, there were 1,787 unique Your Say page visitors, resulting in 111 contributions (provided feedback or comment).

Of the 111 contributions:

- 61 (55%) were not opposed:
 - 30 (27%) positive;
 - 14 (12.6%) mixed/conditional;
 - 17 (15.3%) neutral or not defined
- 50 (45%) were opposed

The responses were broadly constructive, demonstrating a strong desire to protect what people love about the Lagoon, while also supporting improvements that enhance safety, access, amenity and cultural connection. The overall community sentiment consistently values:

- Environmental protection, keeping bush and dunes intact.
- Light-touch design, maintaining the "Yanchep feel".
- Community safety, connectivity, and family-friendly facilities.

It is noted the key objections are not necessarily related to the FMP as a whole, but rather highly concentrated around two components:

- Parking and traffic safety.
- Boardwalk alignment in the Homestead/Capricorn interface.

Most respondents are conditionally supportive of progressing the FMP, provided the following key issues are addressed.

Parking / traffic

- Respondents felt current parking is already insufficient and the proposed supply is inadequate, particularly during peak periods.
- Respondents generally oppose the proposal to make Brazier Road one-way, citing it would cut long-standing local access, force longer detours through busier roads, remove the valued coastal drive experience, and push congestion into residential streets (such as Wilkie Avenue). In addition, people request robust traffic-calming measures, safer pedestrian and cycling links, and clear modelling to justify any network changes.
- Angled parking in front of the Lagoon and Café was also opposed from 1 contributor referencing a future petition submission, citing character, safety and public-realm conflicts.
- Overall, the sentiment is pro-improvement but conditional, with the community and wider stakeholders seeking more parking, safer and more legible circulation, retain coastal character, prioritise walkability, and protection of local access before any major traffic or road layout changes are adopted.

The FMP focuses on reducing the dominance of vehicle infrastructure in the precinct to improve parking efficiency and increase space for pedestrians, families and walkability. A key design change involves narrowing the entire length of Brazier Road (south) and converting part of it to one-way traffic in the north-to-south direction. By reducing the road width and making the vehicle flow in one direction only, pedestrian space can be expanded, and angled parking bays are introduced, decentralising parking and orientating it to capture coastal views (**Attachment 5**).

While it is envisaged that there may be an increase in traffic along Wilkie Avenue, the road is already designated as a local distributor road and a bus route and therefore has been sufficiently designed to account for any increase. The proposal considers the previous traffic assessments undertaken in 2024, which noted no issues were recorded as sufficient for interventions.

The parking provisions proposed in the current 2025 FMP align with the City's District Planning Scheme No. 2, meet ACROD requirements, and retain flexibility for future minor adjustments resulting in an overall increase of parking within the YLP of 105 bays.

Community Safety

- Concerns of bushfire safety along the boardwalk, with pockets of dense vegetation and nearby residents on Capricorn Esplanade.
- Surrounding traffic risk and displacement, with noted opposition to one-way changes on Brazier Road seen to cut access and push congestion/hooning into Wilkie Avenue and other residential streets.
- Linked to safe access and family-friendly use, where people broadly support improved connectivity (safer walk/cycle links, ACROD bays, short safe paths, clear wayfinding) and light-touch amenities (toilets, shade, sheltered seating, play/teen spaces, exercise stairs, lookout safety) delivered without harming dunes, views or character.
- At an operational level with after-hours management and lighting, including requests for event caps/hours, passive surveillance/CCTV where appropriate, and low-spill lighting (full cut-off fittings, timers/sensors etc) to keep evening areas safe without impacting residents or wildlife.
- Overall, the sentiment is pro-improvement but conditional on safety being hard-wired into design and staging. Stakeholders want the Lagoon to be easier and safer to use without losing the light-touch, natural feel and they expect clear safeguards around bushfire, traffic, after-hours activity, lighting, and universal access.

The City has recently completed a fire track within proximity to residents, providing a second egress option for residents in case of fire and evacuation to the south, east and northern index. The City will further investigate and incorporate relevant safety mechanisms into detailed design and staging of built facilities (e.g. CCTV, passive surveillance) public realm (**CPTED**) and civil works (path wayfinding) as the improvement project progresses.

Community safety will be enhanced through the safer pedestrian and cycling connections, accessible routes, and the use of low-spill lighting alongside after-hours controls for events. Traffic calming and pedestrian crossing considerations are at a high level illustrated in defined gathering and access spaces within the FMP as a part of the holistic streetscape design.

Furthermore, angled parking as proposed for along Brazier Road will support safety along the coastal strip by slowing vehicle speeds, increasing driver awareness and reducing the likelihood of high-speed through-traffic. In busy foreshore areas, this design treatment can reinforce a "place-first" environment, signalling that the area is shared and pedestrian-oriented rather than a high-speed movement corridor.

These measures ensure the FMP can progress with a strong focus on protecting residents, visitors and the natural character of the Lagoon while delivering safe, inclusive and accessible public spaces.

Environment and Conservation

- A broad set of submissions are positive about the direction of the FMP, applauding the environmental focus and opportunities to interpret Aboriginal cultural heritage.
- Many want the improvements delivered, provided key mitigations are locked in. Accordingly, feedback consistently emphasised the need to protect the natural dunes, bushland and coastal character that define the Yanchep Lagoon, with many stating that the place's value lies in its untouched, low-impact, "Yanchep feel".
- Submitters expressed concern that some elements of the FMP, particularly the proposed boardwalk alignment through mid-slope areas of "very good" vegetation would lead to unnecessary clearing, habitat loss (especially for reptiles and rare flora), and dune destabilisation.
- Some respondents oppose perceived over-commercialisation of the foreshore, concerned that additional cafés, bars or structures could erode the natural landscape and overshadow cultural and environmental values. Alongside this, there was strong support for retaining as much bush as possible, strengthening fauna protection, addressing feral animal impacts, and ensuring authentic historic and Aboriginal cultural heritage connections are integrated in ways that do not disturb sensitive areas.
- Overall, the community called for a preservation-first approach, where any improvements must avoid, minimise and sensitively manage environmental impacts to safeguard the Lagoon's natural character for future generations.

The FMP considers protecting native vegetation a priority with the proposed development footprint aligned primarily within the existing development footprint and as such negates the need for extensive vegetation clearing. Works will impact approximately 0.215 ha of native vegetation total, retaining a total of 99.89 % of existing vegetation in excellent condition, 99.40 % of existing vegetation in very good condition, and 99.49 % in good condition. The proposed total area to be revegetated is approximately 4.408 ha, representing a significant commitment by the City to balance the vegetation impact.

The boardwalk construction as proposed in the FMP uses 'screw pile' technology on the western down slope of dunes, lower than property levels, and is raised off the ground to minimise the impact on the existing residents and vegetation and allows for continued growth of the vegetation after completion.

Pending progression of the FMP with WAPC, the City will enter pre-construction / planning where the technical, organisational and regulatory foundations for specific works packages (e.g. the boardwalk linking the Settlement and Mary Lindsay Homestead spaces/car parks) is defined to confirm scope, scrutinise site conditions, address risks, and outline the pathway for detailed design and delivery in keeping with environmental considerations.

The City has investigated coastal processes and shoreline change along the Yanchep coastline in detail as part of the ongoing Yanchep Coastal Management Study. While it is acknowledged that over the long term, the section of coastline/foreshore adjacent to the private properties (and in proximity to the proposed Boardwalk) has advanced, this period of accretion has been focussed over a 20-year period following the construction of the Capricorn groyne in the 1970s. Since 2016, the shoreline has been subject to storm induced erosion resulting in significant shoreline recession, an annual deficit of sand and impacts to the dune. This recent trend has resulted in the need for increased monitoring and beach renourishment works at the Lagoon area. It is also important to note that the coastal hazard lines depicted within the City's Coastal Hazard Risk Management and Adaption Plan (referenced in the draft FMP) for various

planning timeframes are not future shoreline positions but an indication of areas of potential coastal vulnerability. Erosion remains a current and future risk to the dune environment and coastal assets within proximity to the shoreline or base of the dunes.

Boardwalk Alignment

- Approximately 20 coordinated responses identifying themselves as “friends or family members” of the four property owners along Capricorn Avenue, objected to the Boardwalk.
- Feedback indicates the boardwalk is unnecessary and duplicative of the existing Capricorn Esplanade road/path and risks becoming a “dead-end” experience.
- The proposed alignment is through mid-slope dunes with “very good” vegetation, causing avoidable clearing, habitat fragmentation, potential dune instability, is not accessible and or providing value for money.
- Respondents emphasise alternatives at the bottom of the sand dunes and safety concerns including where a raised structure could impede westward evacuation to the beach in a bushfire and increase ignition risk (litter/cigarettes).
- It would also elevate privacy, noise and after-hours loitering risks at the residential interface.

The boardwalk alignment (as seen in **Attachment 1, pages 3 & 4**) is designed to provide a continuous, universally accessible link between key destinations in the precinct, improving safety, navigation and the visitor experience beyond the existing steep roadside paths. It reflects previous feedback to avoid the new fire access track, respond to dune form and vegetation, and maintain strong connections between car parks, lookouts and precinct areas. The fire access track will remain for operational use only, with measures to prevent public access. Privacy and amenity concerns at the residential interface will be addressed through detailed design refinements and management measures.

The project prioritises protection of dunes, vegetation and the “Yanchep feel”, consistent with the FMP’s light-touch approach. Environmental assessments will continue in the next phase to minimise impacts, protect retained vegetation and meet approval requirements. Locating the boardwalk lower in the dune system would increase risks from erosion and sand movement, leading to higher maintenance and potential access disruptions. Final alignment and construction details will be refined through detailed design, further environmental assessment and statutory approvals.

Comment

The consultation period has now closed and the feedback on the FMP have generally been positive and overall supportive. Consideration is required to the ongoing design of the boardwalk and management of traffic throughout the precinct.

It is noted that a petition consisting of 34 signatories was presented at the 24 February Ordinary Council Meeting (**OCM**) to reconsider the proposed angle parking along Brazier Road. Angular parking provides a more effective use of space to maximise the number of parking bays in an area where space is limited and community desire to protect the natural habitat was a priority highlighted through the engagement process. To replace the angular parking with parallel parking would reduce the number of bays by 50% in that area.

Subsequent to acceptance of the recommendations of this report, The Yanchep Foreshore Management Plan will be presented to the Western Australian Planning Commission for consideration and approval ahead of any undertaking of the plan’s recommendations.

Statutory Compliance

Pending Council endorsement, the Foreshore Management Plan Draft will be submitted to the WAPC for final approval as part of the planning system's statutory process.

Strategic Implications

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

4 ~ A Connected and Liveable City

4.2 - Build resilient places for people and nature

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.2 Strategic Asset Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

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

Policy Implications

The City's Community Engagement Policy applies.

Financial Implications

The current cost estimate for the project is as the following table. These costs will be refined for each stage as they develop including value engineering exercises to ensure value for money.

	City	Shared	Developer	Total
The Homestead	\$3,756,500	\$0	\$0	\$3,756,500
The Settlement, Beach Access Paths & Boardwalks	\$22,559,500	\$5,294,000	\$13,009,000	\$40,862,500
The Promenade	\$0	\$0	\$6,236,500	\$6,236,500
Dune Park	\$8,849,500	\$0	\$0	\$8,849,500
Fisherman's Hollow	\$8,033,000	\$0	\$3,461,500	\$11,494,500
Streetscape & Site Infrastructure – Stages 1	\$1,961,161	\$0	\$0	\$1,961,161
Streetscape & Site Infrastructure – Stages 2	\$7,120,000	\$0	\$0	\$7,120,000
Streetscape & Site Infrastructure – Stages 3	\$18,230,000	\$0	\$0	\$18,230,000
	\$70,509,661	\$5,294,000	\$22,707,000	\$98,510,661

Streetscape and site Infrastructure Stage 1 is currently underway with the services upgrade to Brazier Road allocated in the 2025/26 Financial Year.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the Yanchep Lagoon Foreshore Management Plan Draft for submission to the Western Australian Planning Commission for their consideration and approval.

Attachments:

1. Attachment 2 - Yanchep Foreshore Management Plan Concept 26/56745
2. Attachment 3 - Pedestrian Connections 26/56750
3. Attachment 4 - PSP Network 26/56760
4. Attachment 5 - Parking Provision 26/56763
5. Attachment 6 - Rehabilitation and Conservation areas 26/56763

YANCHEP LAGOON

FORESHORE MANAGEMENT PLAN (FMP)

CITY OF WANNEROO

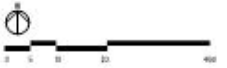
REVISION: D DRAFT FMP FOR APPROVAL







- KEY**
- SOFTSCAPE**
- Turf
 - New Garden Bed
 - Proposed Trees
For species selection refer to Appendix D Design Control Framework
- HARDSCAPE**
- Asphalt Road
 - Alley Connection
 - Secondary Connection
 - View Point Deck
 - Boardwalk + Raised Walkways
 - Existing Building
 - New Building
- PROPOSED**
- 1A Outdoor Heritage Exhibit
 - 2A Additional Parking (14 Bays)
 - 3B Planting / Street Trees
 - 4A Coastal Boardwalk Trail
 - 4B Boardwalk Lookout
 - 5A Beach Access Path
 - 6A Principal Shared Path
 - 7A Bus stop
- EXISTING**
- 1B Homestead Exhibition
 - 2B Space for Seasonal Arts and Crafts Market
 - 3B Turfed / Landscaped Area
 - 3C Car Park
 - 3B Lookout
 - 6A Playground
 - 6A Residential Area



UDLA

UDLA/IN/ WANNEROO COUNCIL
LEND, JAYWELL BUILDING, 3 CASTLEVIEW ST, WANNEROO WA 6468

CLIENT
CITY OF WANNEROO

PROJECT
**YANCHEP LAGOON FORESHORE
MANAGEMENT PLAN (FMP)**

DRAWING
**MARY LINDSAY HOMESTEAD
SUB-PRECINCT PLAN**

DRAWING NUMBER
L001

SHEET
3 OF 6

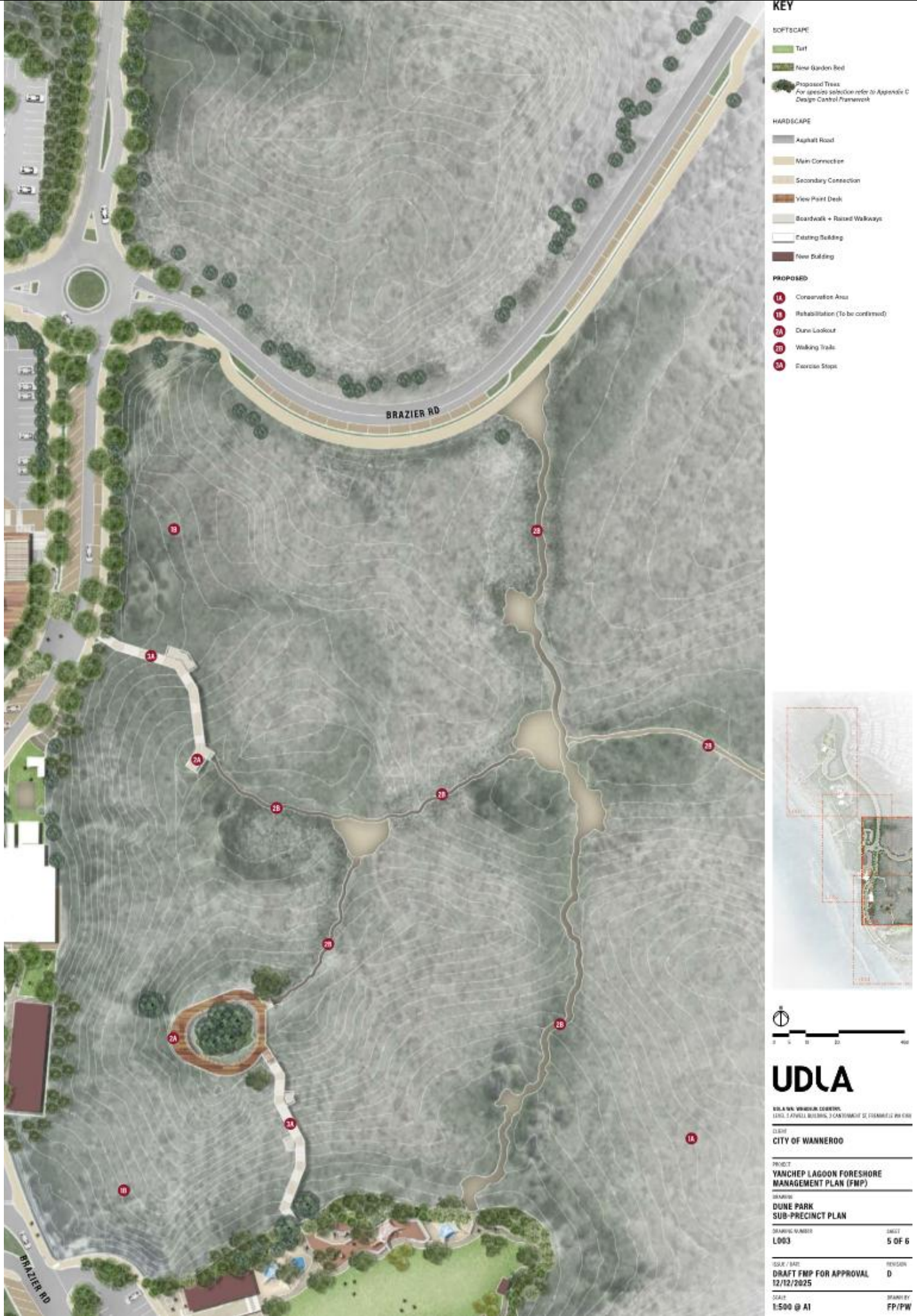
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**DRAFT FMP FOR APPROVAL
12/12/2025**

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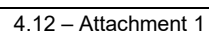




Figure 13. Pedestrian Connections across the Precinct.



Figure 17. Proposed Parking across the Precinct.



Figure 19. Proposed rehabilitation / conservation areas.



Figure 19. Proposed rehabilitation / conservation areas.

Corporate Strategy & Performance

Business & Finance

4.13 Financial Activity Statement for Period Ended 31 January 2026

File Ref: 52320 – 26/54134
Responsible Officer: Acting 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 January 2026.

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 January 2026

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.

The Mid-Year Review (**MYR**) adjustments to be adopted on 24 February 2026, have not been incorporated in the Financial Activity Statement for the period ended 31 January 2026. The MYR adjustments will be incorporated from the February 2025 Financial Activity Statement.

Overall Comments Year-to-Date

Results from Operating Activities

For the period ended 31 January 2026, the net amount from Operating Activities was \$174k favourable with the budget, inclusive of a \$2.4m non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is unfavourable by \$2.7m, while cash outflows is a favourable variance of \$457k with the budget.

The overall variance is mainly due to lower inflows from Operating Grants, Subsidies and Contributions (\$1.1m), Interest Earnings (\$1.8m), Other Revenue (\$184k) and higher outflows from Employee Costs (\$2.7m) and Depreciation (\$303k). The unfavourable impacts from the above variances were partially offset by higher inflows from Rates (\$474k) and lower outflows from Materials and Contracts (\$2.8m), Utility Charges (\$411k) and Loss on Assets Disposals (\$221k).

Results from Investing Activities

The net cash attributable to Investing Activities was \$54.3m below budget, mainly reflecting higher inflows from Non-Operating Grants, Subsidies and Contributions (\$971k), and lower outflows for the Purchase of Property, Plant and Equipment (\$7.4m) and the Purchase and Construction of Infrastructure Assets (\$4.3m), Development Contribution Plans expenses (\$7.9m) including a \$44.7m non-cash adjustment. These favourable variances were offset by lower inflows from Development Contribution Plans revenue (\$11.0m).

Results from Financing Activities

Financing activities primarily comprise reserve transfers and Development Contribution Plan (**DCP**) transfers. The variance from transfers from DCPs (not in reserve) and transfers to DCPs (not in reserve) offsets each other, resulting in no net impact on the overall result.

Capital Program

Year to date 31 January 2026, \$71.6m (excluding leased assets and contributed physical assets) was spent on various capital projects, of which \$36.3m was spent on Sports Facilities, \$6.7m was spent on Community Buildings and \$6.9m was spent on Road Projects.

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
Expenditure	71.5	83.2	85.9%	145.4	49.2%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
591.6	4.10%	Portfolio balance has increased by \$28.4M from \$563.2M in December 2025. The monthly weighted return is 4.10% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.21% (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
AS AT THE PERIOD ENDED 31 JANUARY 2026

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		\$	\$	\$	%	Key	\$	\$	\$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	173,441,537	172,967,480	474,057	0	↑	174,680,029	174,680,029	0	0
Operating Grants, Subsidies & Contributions	2	3,500,503	4,632,887	(1,132,384)	(24)	↓	8,409,031	8,409,031	0	0
Fees & Charges		48,991,858	49,003,363	(11,505)	0	→	58,135,647	58,135,647	0	0
Interest Earnings	3	11,687,102	13,497,210	(1,810,108)	(13)	↓	23,100,351	23,100,351	0	0
Other Revenue	4	1,777,552	1,962,026	(184,474)	(9)	↓	3,697,212	3,697,212	0	0
Profit on Asset Disposals		53,607	88,165	(34,558)	(39)	→	11,842,996	11,842,996	0	0
		239,452,159	242,151,131	(2,698,972)	(1)		279,865,266	279,865,266	0	0
Outflows										
Employee Costs	5	(62,071,916)	(59,386,829)	(2,685,087)	(5)	↓	(101,579,647)	(101,579,647)	0	0
Materials & Contracts	6	(56,372,034)	(59,219,031)	2,846,997	5	↑	(101,966,722)	(101,966,722)	0	0
Utility Charges	7	(6,198,689)	(6,609,680)	410,991	6	↑	(11,330,519)	(11,330,519)	0	0
Depreciation	8	(30,876,206)	(30,572,976)	(303,230)	(1)	↓	(52,410,746)	(52,410,746)	0	0
Finance Costs		(2,489,147)	(2,419,501)	(69,646)	(3)	→	(4,147,698)	(4,147,698)	0	0
Insurance		(981,146)	(1,017,067)	35,921	4	↓	(1,742,972)	(1,742,972)	0	0
Loss on Asset Disposals	9	(108,254)	(329,670)	221,416	67	↑	(659,340)	(659,340)	0	0
		(159,097,393)	(159,554,754)	457,361	0		(273,837,644)	(273,837,644)	0	0
Non-Cash Amounts Excluded		33,230,163	30,814,481	2,415,682	8		41,227,090	41,227,090	0	0
Amount Attributable to Operating Activities		113,584,928	113,410,858	174,070	0		47,254,712	47,254,712	0	0
INVESTING ACTIVITIES										
Inflows										
Non Operating Grants, Subsidies & Contributions	10	1,094,745	123,519	971,226	786	↑	52,040,358	52,546,748	506,390	1
Contributed Physical Assets		27,223,575	27,223,575	0	0		130,000,000	130,000,000	0	0
Proceeds From Disposal Of Assets		7,255,451	7,255,451	0	0		13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues	11	21,177,042	32,128,722	(10,951,680)	(34)	↑	36,829,960	37,184,475	354,515	1
		56,750,813	66,731,267	(9,980,454)	(15)		232,547,484	233,408,389	860,905	0
Outflows										
Purchase of Property, Plant & Equipment	12	(52,648,241)	(60,025,747)	7,377,506	12	↑	(96,325,948)	(93,843,746)	2,482,202	3
Purchase & Construction of Infrastructure Assets	13	(18,864,532)	(23,207,140)	4,342,608	19	↑	(41,232,701)	(51,527,858)	(10,295,157)	(20)
Development Contribution Plans - Expenses	14	(15,589,633)	(23,515,200)	7,925,567	34	↑	(27,258,550)	(27,258,550)	0	0
		(87,102,407)	(106,748,087)	19,645,680	18		(164,817,199)	(172,630,154)	(7,812,955)	(5)
Non-Cash Amounts Excluded		8,828,652	(35,837,097)	44,665,749	125		(139,571,410)	(139,925,925)	(354,515)	(0)
Amount Attributable to Investing Activities		(21,522,942)	(75,853,917)	54,330,975	72		(71,841,125)	(79,147,690)	(7,306,565)	(9)
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		35,625,003	35,625,003	0	0		71,406,949	77,873,279	6,466,330	9
Transfers from DCP's (not in Reserve)		14,847,804	14,088,170	759,634	5	↑	26,557,516	26,613,059	55,543	0
		50,472,808	49,713,173	759,634	0		97,964,465	104,486,338	6,521,873	7
Outflows										
Transfers to Reserves		(17,545,447)	(17,545,447)	0	0		(46,820,536)	(46,820,536)	(0)	(0)
Transfers to DCP's (not in Reserve)		(14,847,804)	(14,088,170)	(759,634)	(5)	↓	(26,557,516)	(26,613,059)	(55,543)	(0)
		(32,393,252)	(31,633,617)	(759,634)	2		(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		18,079,556	18,079,556	0	0		24,586,413	31,052,743	6,466,330	(21)
MOVEMENT IN SURPLUS OR DEFICIT										
Surplus/(Deficit) at the Start of the Financial Year		3,741,370	0	3,741,370	0		0	0	0	0
Amount Attributable to Operating Activities		113,584,928	113,410,858	174,070	0		47,254,712	47,254,712	0	0
Amount Attributable to Investing Activities		(21,522,942)	(75,853,917)	54,330,975	72		(71,841,125)	(79,147,690)	(7,306,565)	(9)
Amount Attributable to Financing Activities		18,079,556	18,079,556	0	0		24,586,413	31,052,743	6,466,330	(21)
Surplus/(Deficit) after the Imposition of General Rates		113,882,912	55,636,497	58,246,415	105		0	(840,235)	(840,235)	

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 \$173.4m, Revised Budget \$173.0m)

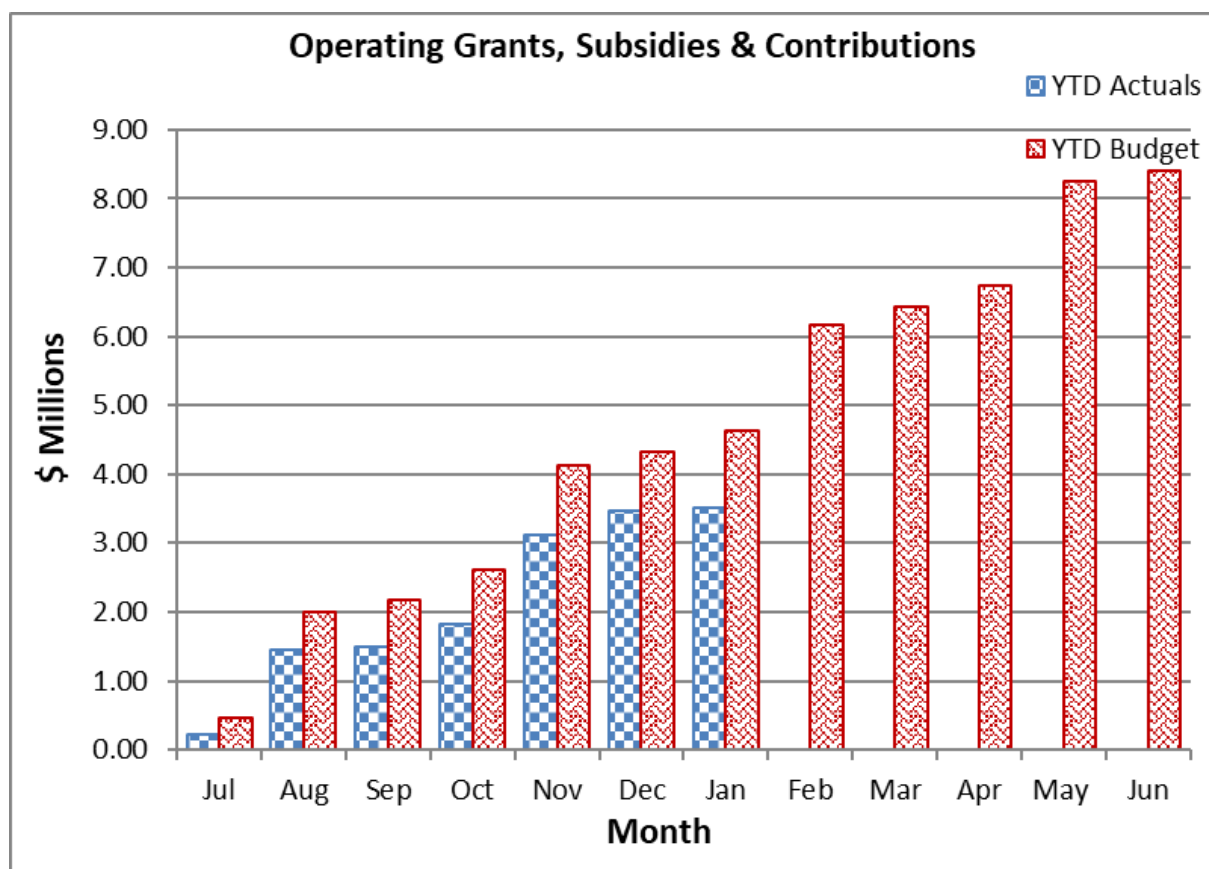
The variance is favourable by \$474k is mainly due to timing differences of actual levying of interim rates as compared to the budget.

Note 2 Operating Grants, Subsidies & Contributions

Year to Date - (Actual \$3.5m, Revised Budget \$4.6m)

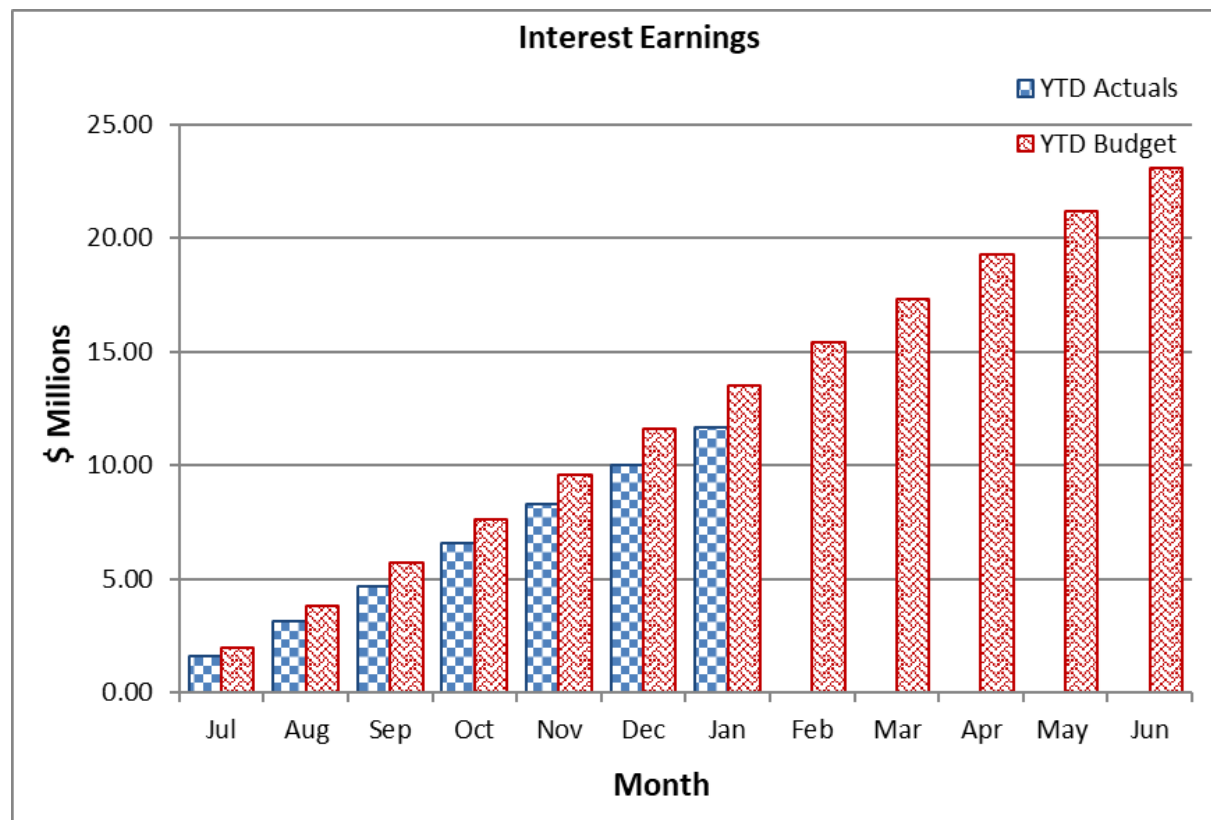
The variance is unfavourable by \$1.1m. This is mainly due to the following:

- Operating Grants timing discrepancies for the maintenance of shared use of ovals, conservation areas weed management, street lighting maintenance, jetty management and beach renourishment work of \$403k,
- Financial Assistance Grant is lower than budget by \$253k. The variance will be revised at Mid-Year Review,
- Delay in receipt of \$139k anticipated Mitigation Activities Grant funding, and
- Delay in receipting Main Roads Service Agreement contribution for Wanneroo Road, Ocean Reef Upper Swan Highway, Marmion Avenue of \$137k.



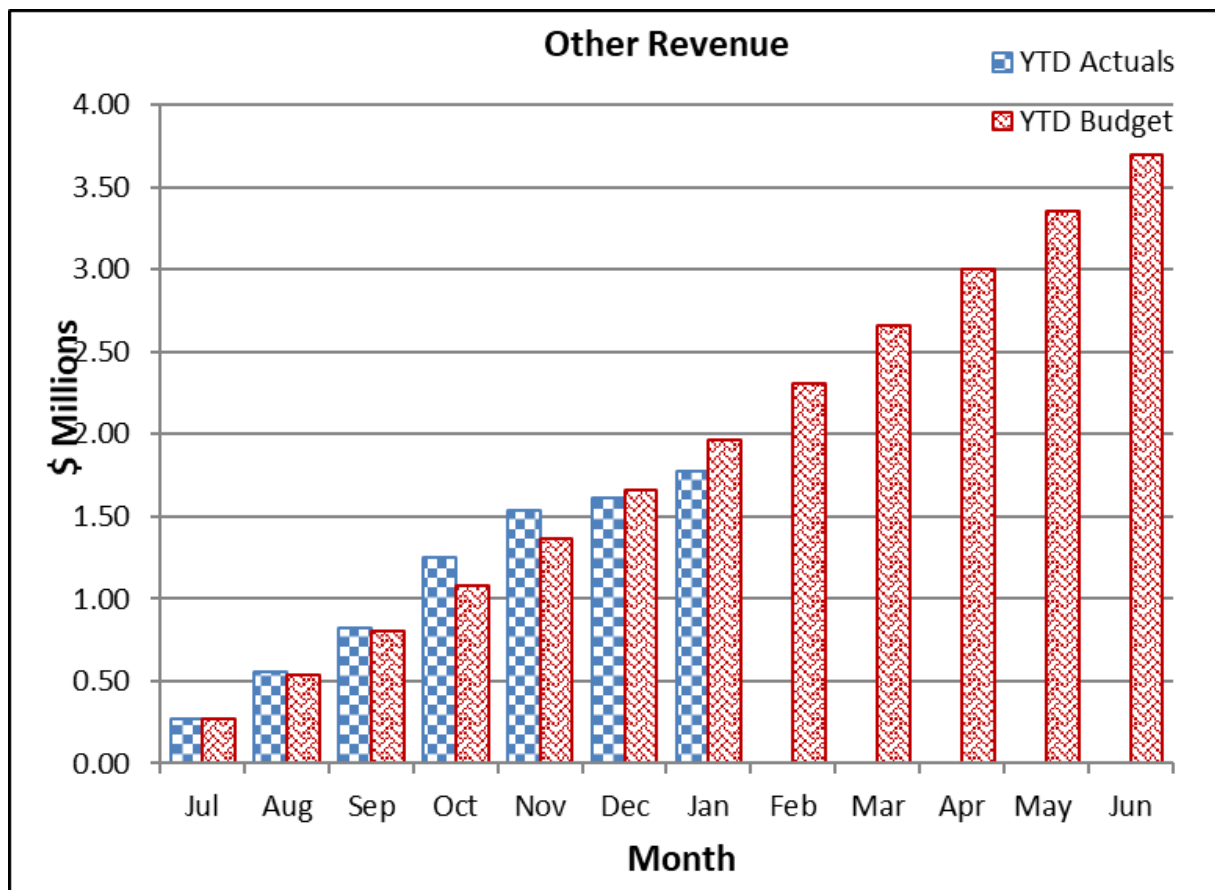
Note 3 Interest Earnings***Year to Date - (Actual \$11.7m, Revised Budget \$13.5m)***

The unfavourable variance of \$1.8m is mainly due to actual investment portfolio was lower than budget from July to August 2025, December 2025 and weighted average return was lower than budget for the September to November 2025 and January 2026, resulting in reduced Interest Earnings of \$1.8m partially offset by higher Interest Earnings from unpaid rates of \$203k.



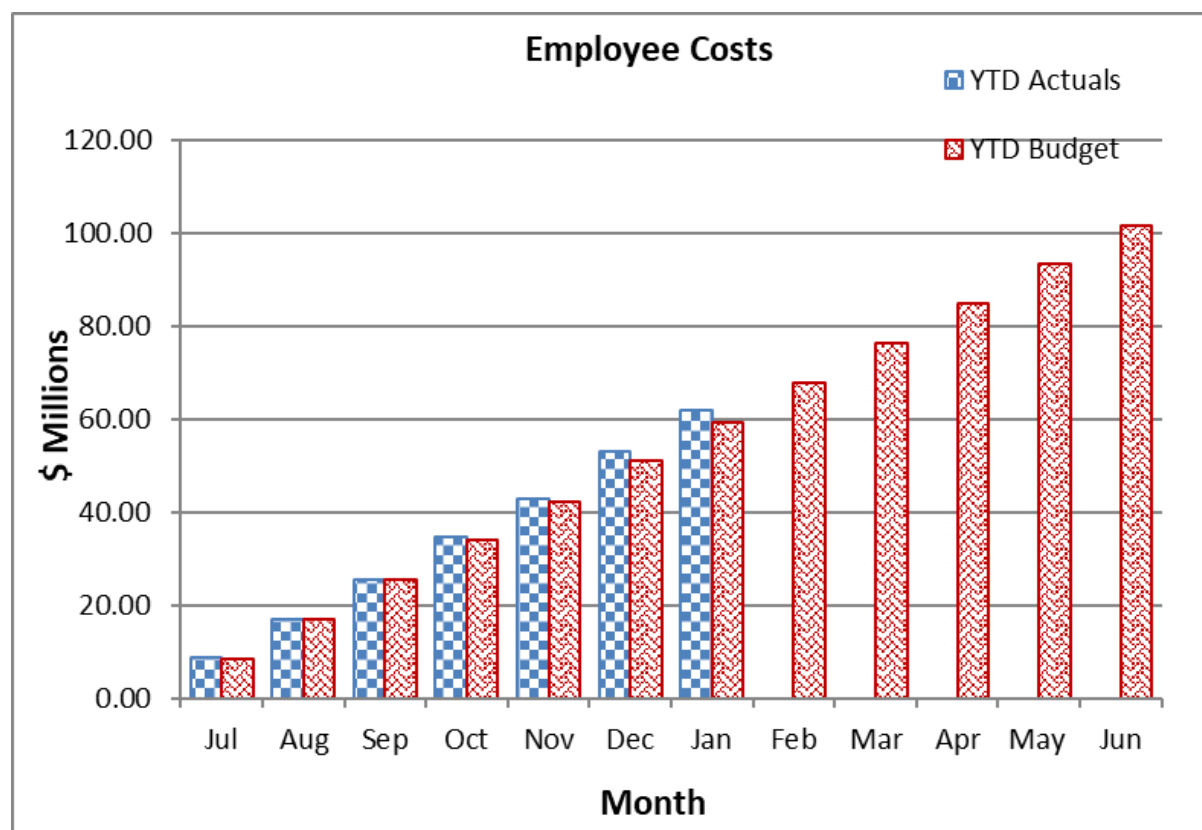
Note 3 Other Revenue**Year to Date - (Actual \$1.8m, Revised Budget \$2.0m)**

The unfavourable variance of \$184k is mainly due to timing differences of reimbursement income from recyclable domestic resource recovery program.



Note 5 Employee Costs**Year to Date - (Actual \$62.1m, Revised Budget \$59.4m)**

Employee Costs are higher than budget by \$2.7m predominantly due to lower actual vacancies compared to the budgeted number of vacancies (\$1.9m). The vacancy assumption will be adjusted as part of the Mid-Year Review. Additional factors contributing to the variance include increased overtime \$126k and temporary staffing costs \$629k.



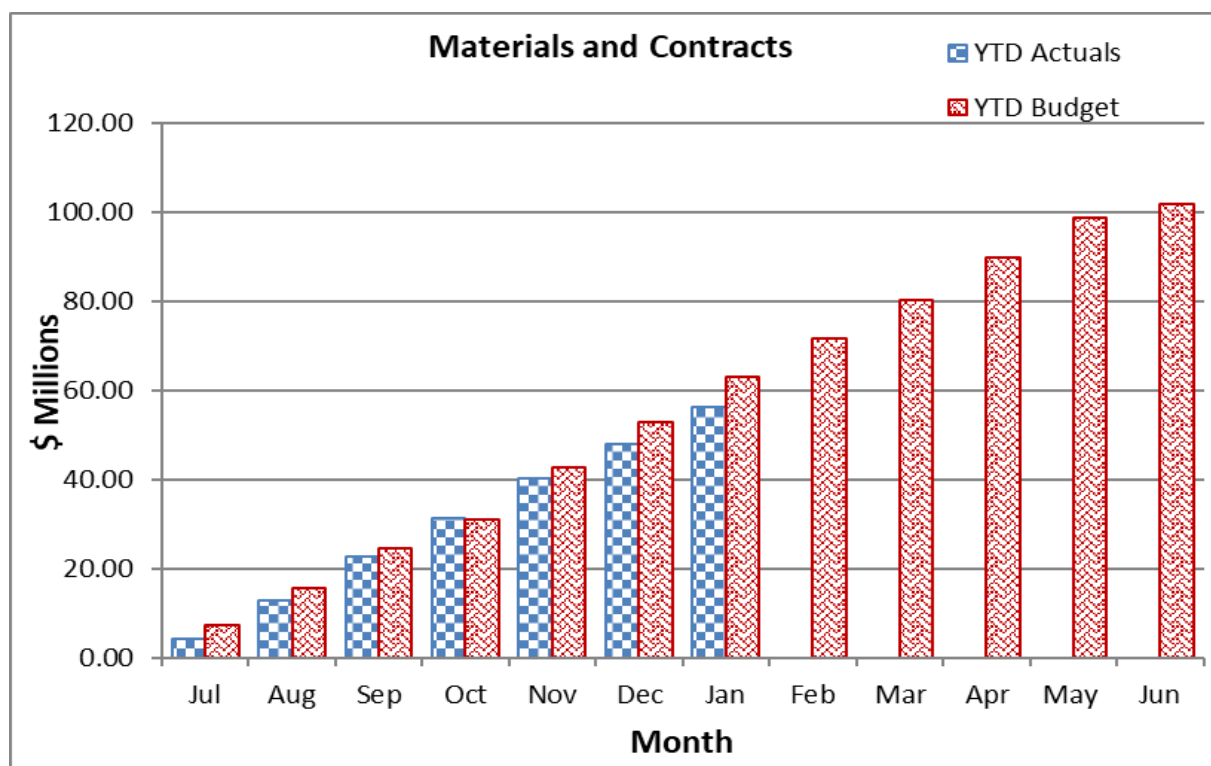
Note 6 Material and Contracts**Year to Date - (Actual \$56.4m, Revised Budget \$59.2m)**

The Materials & Contracts expenditure is lower than the budget by \$2.8m, mainly due to:

- Lower Consulting Fee expenses of \$814k mainly due to timing differences in Community Facility Master Planning consultations of \$355k, Coastal Maintenance - offshore sand source investigations of \$174k, Traffic modelling consultancy for multiple locations of \$100k, Yanchep Lagoon Masterplan consultancy of \$74k, youth services consultancy of \$70k and statutory work health safety consultancy of \$50k.
- Contract Expenses are lower than the budget by \$2.4m mainly due to timing in actual expenditure from domestic waste collection expenses of \$972k, beach renourishment and coastal maintenance contract expenses of \$290k, Place Activation costs of various locations of \$208k and costs anticipated for Western Australian postal election of \$746k.
- Software Maintenance, support and Licence expenses are lower by \$522k due to timing differences in Business Systems support and Cyber Security software expenses.
- Lower Refuse Removal Expenses of \$266k, which is mainly due to timing differences.
- Lower Diesel and Tyre Expenses of \$386k mainly from waste fleet due to timing differences in budgeted expenses.

Offset by:

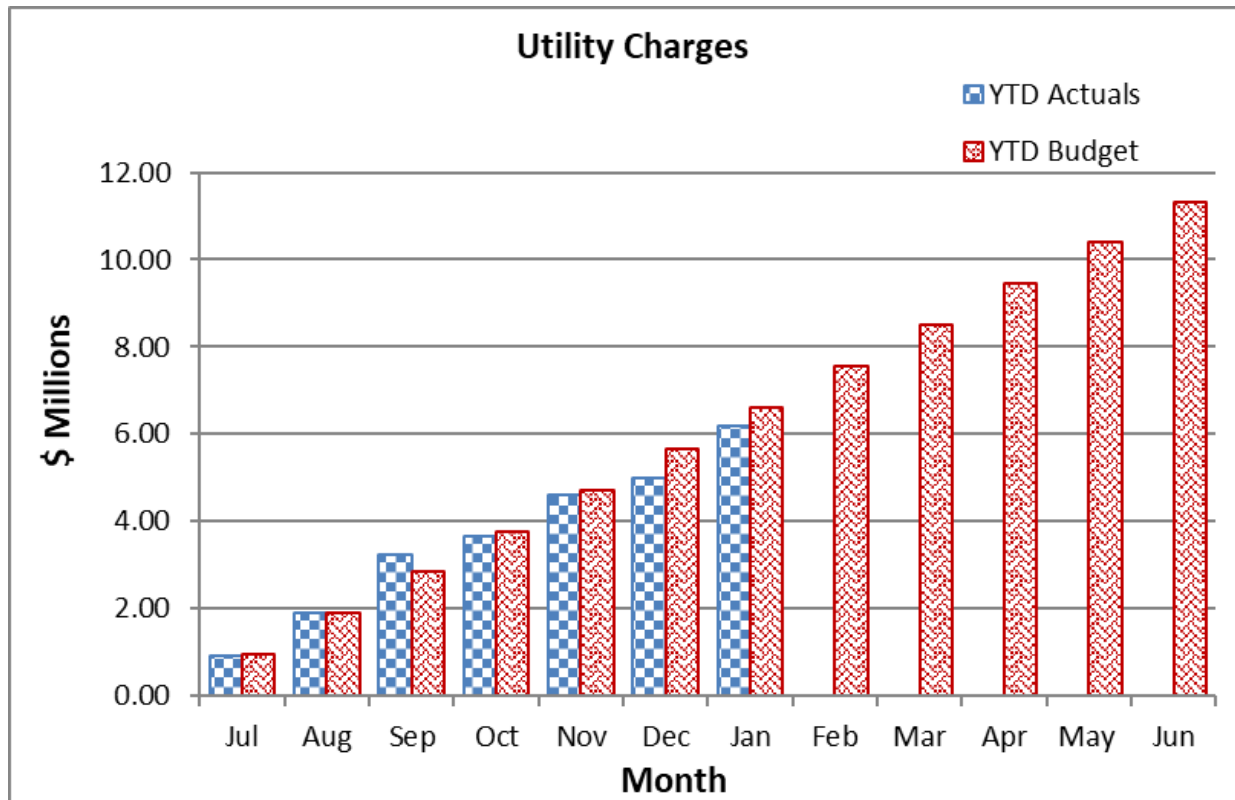
- Higher Maintenance Expenses of \$1.6m primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance.



Note 7 Utility Charges

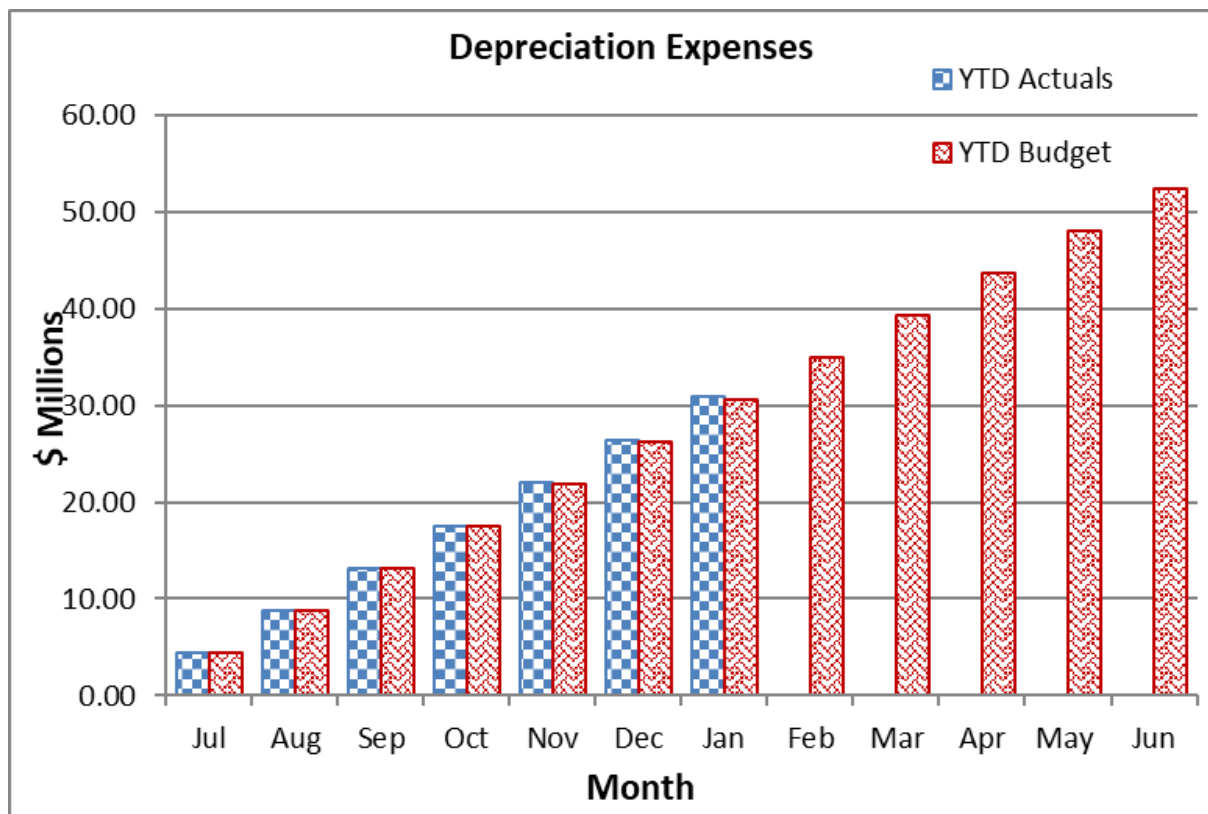
Year to Date - (Actual \$6.2m, Revised Budget \$6.6m)

Utility Charges are lower than budget by \$411k mainly due to lower electricity expenses from parks and streetlights.



Note 8 Depreciation**Year to Date - (Actual \$30.9m, Revised Budget \$30.6m)**

Depreciation is higher than budget by \$303k due to capitalisation of various fixed assets earlier than anticipated.



Note 9 Loss on Asset Disposal***Year to Date - (Actual \$108k, Revised Budget \$329k)***

The favourable variance \$221k is mainly due to the timing differences in plant and equipment disposals.

Investing Activities**Note 10 Non Operating Grants Subsidies & Contributions*****Year to Date – (Actual \$1,1m, Revised Budget \$123k)***

The higher inflow of \$971k is a result of the final grant instalments received for Heath Park and Mindarie Breakwater upgrades which was due in previous financial year.

Note 11 Development Contribution Plans Revenue***Year to Date – (Actual \$21.2m, Revised Budget \$32.1m)***

The lower of \$11.0m from Development Contribution Plans is due to timing differences of Capital Contribution from Developers.

Note 12 Purchase of Property, Plant and Equipment***Year to Date – (Actual \$52.6m, Revised Budget \$60.0m)***

The lower outflow of \$7.4m from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note 13 Purchase & Construction of Infrastructure Assets***Year to Date – (Actual \$18.9m, Revised Budget \$23.2m)***

The lower outflow of \$4.3m in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Note 14 Development Contribution Plans Expenses***Year to Date – (Actual \$15.6m, Revised Budget \$23.5m)***

The lower outflow of \$7.9m from Development Contribution Plans is primarily attributable to the timing differences from acquisition of various Public Open Spaces.

Statement of Financial Position (Attachment 2)

**CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2026**

Description	Notes	30 June 2025 Actual	31 January 2026 Actual	Movement	
		\$	\$	\$	%
Current Assets & Liabilities					
Current Assets		590,359,571	666,112,742	75,753,171	13
Current Liabilities		(134,027,767)	(179,697,888)	(45,670,121)	(34)
	1	456,331,804	486,414,854	30,083,050	7
Non-Current Assets & Liabilities					
Non Current Assets	2	3,125,516,103	3,152,849,467	27,333,364	1
Non Current Liabilities	3	(193,310,478)	(167,342,603)	25,967,875	13
		2,932,205,625	2,985,506,864	53,301,239	2
NET ASSETS		3,388,537,429	3,471,921,718	83,384,289	2
TOTAL EQUITY		3,388,537,429	3,471,921,718	83,384,289	2

Note 1 - Net Current Assets

Compared to the closing position on 30 June 2025, Net Current Assets have increased by \$30.1m, predominately due to the levying of 2025/26 Rates and Waste Service Fees in July 2025. The higher Current Liabilities as of 31 January 2026 is due to reclassification of Borrowings (\$60.7m) from Non-Current Liabilities as the repayment of Western Australian Treasury Corporation (**WATC**) loan is due in the 2026/27 financial year.

Within the Current Assets, Current Receivables of \$71.0m are mainly comprised of Rates and Waste Service Fees debtors of \$46.0m and Emergency Services Levy of \$6.8m. The remaining balance is attributed to General Debtors of \$18.2m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 January 2026 have increased by \$27.3m from 30 June 2025 closing balance, mainly due to increase in Property, Plant & Equipment.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 January 2026 have decreased by \$26.0m from 30 June 2025 closing balance, mainly due to an increase in Unspent Grant Liabilities and Deferred Revenue related to Development Contribution Plans offset by the reclassification of Western Australian Treasury Corporation (**WATC**) loan liability.

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 January 2026 and at the same period of the last year.

Please note that the Asset Ratios are only calculated at the end of the financial year and published as a part of the Annual Report.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).

Details	DLGSCI Minimum Standard	As at 31/01/2026	As at 31/01/2025	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	2.23:1	2.15:1	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	45.26:1	49.76:1	YES
Net Financial Liabilities Ratio				
The level of financial debt to operating revenue.				
Net Financial Liabilities Operating Revenue	=<0.30:1	-1.31:1	-1.44:1	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	0.35:1	0.41:1	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 Revised Budget \$	Revised Budget \$	% Spend
Community Buildings	18	-	6,684,896	9,426,825	11,906,472	56.1%
Community Safety	6	36,653	547,806	652,991	3,852,176	14.2%
Conservation Reserves	3	7,678	356,043	133,585	956,367	37.2%
Corporate Buildings	10	91,480	464,476	1,187,100	1,831,577	25.4%
Environmental Offset	4	4,473	144,679	160,755	458,755	31.5%
Fleet Management - Corporate	9	-	1,592,242	1,712,800	2,992,515	53.2%
Foreshore Management	9	165,173	436,814	1,769,415	3,164,356	13.8%
Golf Courses	4	242	14,243	110,169	494,926	2.9%
Investment Projects	14	658,129	4,937,597	4,389,853	9,597,721	51.4%
IT Equipment and Software	16	258,943	2,361,732	3,314,936	7,154,149	33.0%
Parks Furniture	17	160,967	2,455,914	4,188,762	6,277,240	39.1%
Parks Rehabilitation	2	11,231	743,657	800,000	1,736,000	42.8%
Passive Park Development	8	75,700	413,403	330,925	982,425	42.1%
Pathways and Trails	11	551,266	3,048,376	3,755,205	7,189,208	42.4%
Roads	18	429,071	6,870,595	7,424,007	13,521,745	50.8%
Sports Facilities	43	4,620,184	36,275,204	39,539,902	61,106,732	59.4%
Stormwater Drainage	7	13,713	49,109	296,629	319,629	15.4%
Street Landscaping	3	3,042	129,940	6,500	880,000	14.8%
Traffic Treatments	21	61,897	438,407	1,305,097	4,993,724	8.8%
Waste Management	5	990,112	3,547,644	2,727,431	5,955,887	59.6%
Grand Total	228	8,139,954	71,512,773	83,232,887	145,371,604	49.2%

As of 31 January 2026, the City incurred \$71.5m of capital expenditure, which represents 49.2% of the \$145.4m 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

It is proposed that the following changes be made to the 2025/26 Capital Works Program.

004630 Grandis Park, Banksia Grove, Upgrade Sports Floodlighting – Additional funds of \$135,000 are required due to tender costs being higher than anticipated. This will be funded from savings identified in 004357 Gumblossom Community Centre, Quinns Rocks, Upgrade Centre (\$75,000) and 004691 Elliot Road Clubrooms, Wanneroo, Upgrade Clubrooms (\$60,000).

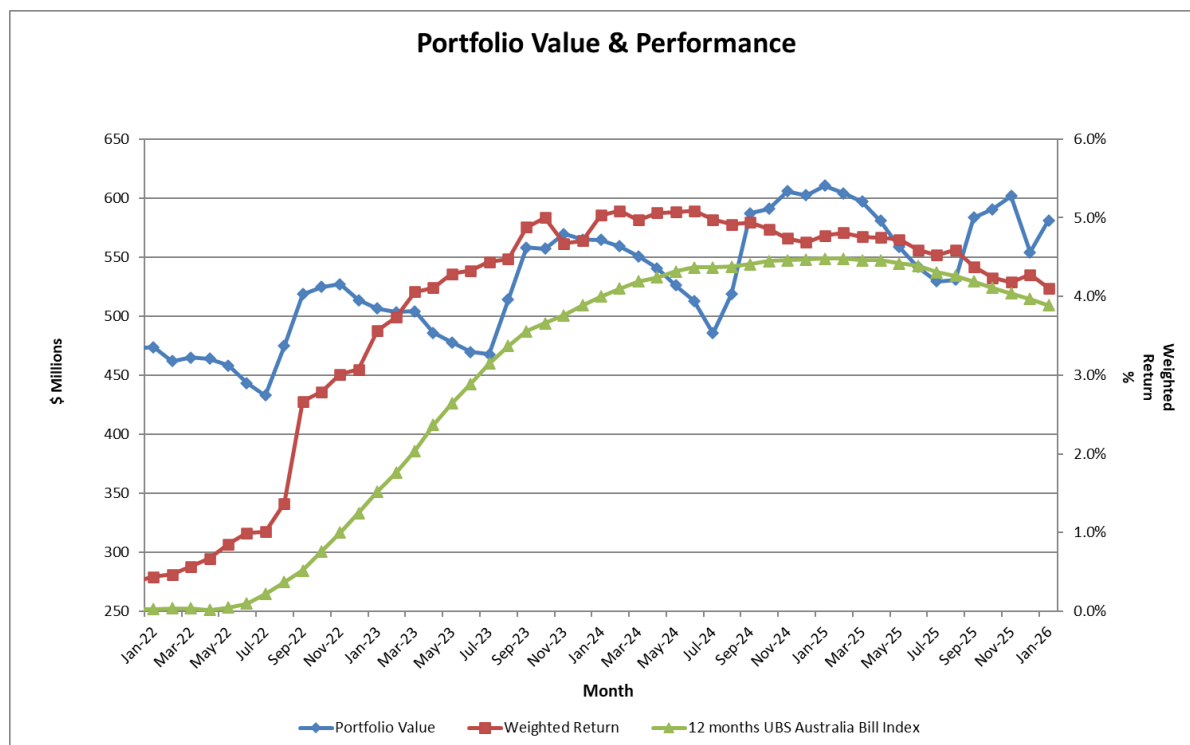
004649 Recurring Program, Renew Corporate Building Assets 2025-26 – Additional funds of \$27,634 are required for the renewal works at the Kingsway Indoor Stadium kiosk. This will be funded from the Asset Replacement / Enhancement reserve.

004666 Recurring Program, Renew Leased Building Assets 2025-26 – In response to the Motion on Notice (MN02-02/26) an additional \$90,000 is required for the urgent replacement of the fence surrounding the Yanchep Sports and Social Club due to increased anti-social activity targeting the synthetic bowling green. This will be funded from the Asset Replacement/Enhancement reserve.

004707 Recurring Program, Upgrade Streetscape Infrastructure 2025-26 – Additional funds of \$200,000 are required to award procurement for the landscaping of the Mirrabooka Avenue roundabouts, due to tender costs being higher than anticipated. It is proposed to fund this from savings identified in 004586 Recurring Program, Renew Natural Area Assets 2024- 26 (\$100,000) due to lower crew costs for works and 004648 Recurring Program, Remediate Natural Area Reserves 2025-26 (\$80,000) due to lower tender prices.

Investment Portfolio (Attachment 3)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (ADI's):



At the end of January 2026, the City held an investment portfolio (cash & cash equivalents) of \$581.3m (Face Value), equating to \$591.6m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.21% pa (4.10% pa vs. 3.89% pa).

Consultation

This document has been prepared in consultation with Relevant Officers.

Comment

This report has incorporated recent amendments to the *Local Government (Financial Management) Regulations 1996*, which require local governments to prepare monthly Statement of Financial Activity with variance analysis, and the Statement of Comprehensive Income by Nature is no longer required.

The Regulations also require the preparation of Net Current Asset Notes (**Attachment 1**) to complement the Statement of Financial Activity.

In reference to Statement of Financial Activity in the report, the following key is used to identify variances:

- ↑ = Favourable Variance greater than 10% and \$100,000.
- → = Favourable or Unfavourable Variance less than 10% and \$100,000.
- ↓ = Unfavourable Variance greater than 10% and \$100,000.

Statutory Compliance

This Monthly Financial Activity Statement complies with Regulations 34 and 35 of the *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Corporate Strategy & Performance		Manage

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

Local Jobs

The City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Strategic Growth

The City will accept a moderate level of financial risk for facilitating industry development and growth.

Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks.

Policy Implications

The following policies are relevant for this report:

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

Financial Implications

As outlined in the report and detailed in **Attachments 1 to 4**.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **RECEIVES** the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 January 2026 consisting of:
 - a) January 2026 Financial Activity Statement;
 - b) January 2026 Net Current Assets Position; and
 - c) January 2026 Material Financial Variance Notes.
2. **APPROVES** by **ABSOLUTE MAJORITY** the following changes to the 2025/26 Capital Works Budget:

Number	From	To	Amount	Description
004630	004357 Gumblossom Community Centre, Quinns Rocks, Upgrade Centre	004630 Grandis Park, Banksia Grove, Upgrade Sports Floodlighting	\$75,000	Tender costs higher than anticipated.
004630	004691 Elliot Road Clubrooms, Wanneroo, Upgrade Clubrooms	004630 Grandis Park, Banksia Grove, Upgrade Sports Floodlighting	\$60,000	Tender costs higher than anticipated.
004649	Asset Replacement/ Enhancement Reserve	004649 Recurring Program, Renew Corporate Building Assets 2025-26	\$27,634	Funds for renewal of Kingsway Indoor Stadium kiosk.
004666	Asset Replacement/ Enhancement Reserve	004666 Recurring Program, Renew Leased Building Assets 2025-26	\$90,000	Urgent replacement of fence required due to anti-social activity (MN02-02/26 refers).
004707	004586 Recurring Program, Renew Natural Area Assets 2024- 26	004707 Recurring Program, Upgrade Streetscape Infrastructure 2025-26	\$100,000	Tender costs higher than anticipated.
004707	004648 Recurring Program, Remediate Natural Area Reserves 2025-26	004707 Recurring Program, Upgrade Streetscape Infrastructure 2025-26	\$80,000	Tender costs higher than anticipated.

Attachments:

- | | |
|--|----------|
| 1. Attachment 1 - Net Current Assets January 2026 | 26/57364 |
| 2. Attachment 2 - Statement of Financial Position January 2026 | 26/57365 |
| 3. Attachment 3 - Investment Report January 2026 | 26/57368 |
| 4. Attachment 4 - Reserve Balances January 2026 | 26/57370 |

NET CURRENT ASSETS

Attachment 1

(a) Composition of Net Current Asset Position as at 31 January 2026

Description	30-June-2025 Actual \$	31-January-2026 Actual \$	30 June 2026	30 June 2026
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash - Unrestricted	63,767,067	131,507,627	43,357,856	43,357,856
Cash - Restricted	105,403,330	99,890,429	10,566,159	10,566,159
Term Deposits	378,183,263	360,104,274	437,486,566	437,486,566
Receivables	39,296,548	70,975,567	25,164,386	25,164,386
Inventories	3,709,362	3,634,845	511,429	511,429
	590,359,571	666,112,742	517,086,396	517,086,396
Less: Current Liabilities				
Trade & Other Payables	(80,847,401)	(80,397,052)	(55,438,374)	(55,438,374)
Contract Liabilities	(26,424,916)	(14,379,916)	(21,250,250)	
Grant/ Contributions Liabilities	(9,406,157)	(9,406,157)		
Lease Liabilities	(238,217)	(204,486)	(529,430)	(21,250,250)
Borrowings	0	0		(529,430)
Employee Related Provisions	(17,111,076)	(14,532,089)	(28,598,126)	(28,598,126)
	(134,027,767)	(118,919,700)	(105,816,180)	(105,816,180)
Net Current Asset Position	456,331,804	547,193,042	411,270,216	411,270,216
Less - Total Adjustments to net current assets (refer to Table (d) below)	(452,590,433)	(433,310,130)	(411,270,216)	(412,110,451)
Net current assets used in the Financial Activity Statement	3,741,370	113,882,912	0	(840,235)

(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-January-2026 Actual \$	30 June 2026	30 June 2026
			Adopted Budget \$	Revised Budget \$
Less:				
- Profit on Asset Disposals	(8,518,276)	(53,607)	(11,842,996)	(11,842,996)
Add:				
- Loss on Asset Disposals	573,116	108,254	659,340	659,340
- Loss on revaluation of non current assets	0	0	0	0
- Depreciation	50,087,758	30,876,206	52,410,746	52,410,746
- Share of net Profit of associates and accounted for using equity method	1,636,561			
- Investment property	(545,259)	0		
- Pensioner Deferred Rates Emergency Service Levy	(139,126)	175,291	0	0
- Employee Provisions	519,352	2,015,770	0	0
- Movement in Contract Liabilities	(2,183,591)	0	0	0
- Movement in Other Provisions	1,667,024	0	0	0
- Lease Liabilities	21,610	33,731	0	0
- Inventory	(2,186,803)	74,517	0	0
	40,932,366	33,230,163	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-January-2026 Actual \$	30 June 2026	30 June 2026
			Adopted Budget \$	Revised Budget \$
Non-Cash Contributions of Assets	(59,397,310)	(27,223,575)	(130,000,000)	(130,000,000)
Movement in Unspent Capital Grants associated with Restricted Cash	(7,869,353)	17,156,096	0	0
Movement in DCP	276,465	18,896,131	(9,571,410)	(9,925,925)
	(66,990,198)	8,828,652	(139,571,410)	(139,925,925)

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:	30-June-2025 Actual \$	31-January-2026 Actual \$	30 June 2026	30 June 2026
			Adopted Budget \$	Revised Budget \$
Reserve Accounts	(483,586,594)	(459,994,703)	(448,052,725)	(448,892,960)
Add:				
- Current portion of lease liabilities	238,217	204,486	33,018	33,018
- Current portion of contract liability held in reserve	26,293,706	14,379,916	21,250,250	21,250,250
- Current portion of unspent capital grants held in reserve				
- Worker's Compensation Adjustment	(10,146,579)	0		
- Long Service Leave Adjustment	0	(2,701,670)		
- Current portion of employee benefit provisions held in reserve	14,610,817	14,801,841	15,499,241	15,499,241
	(452,590,433)	(433,310,130)	(411,270,216)	(412,110,451)

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2026

Description	30/06/2025 Actual \$	31/01/2026 Actual \$
Current Assets		
Cash & Cash Equivalents	42,062,366	10,248,830
Trade & Other Receivables	39,296,548	70,975,567
Other Financial Assets	505,291,295	581,253,500
Inventories	3,709,362	3,634,845
	590,359,571	666,112,742
Non Current Assets		
Trade & Other Receivables	4,990,485	4,738,267
Inventories	14,427,841	14,427,841
Investments in Associates	27,032,853	20,408,592
Property, Plant & Equipment	572,523,623	616,028,982
Infrastructure Assets	2,503,017,504	2,493,859,959
Investment Property	2,928,075	2,928,075
Right to Use Assets	595,722	457,751
	3,125,516,103	3,152,849,467
Total Assets	3,715,875,674	3,818,962,209
Current Liabilities		
Trade & Other Payables	80,847,401	80,397,052
Contract Liabilities	26,424,916	14,379,916
Grant/ Contributions Liabilities	9,406,157	9,406,157
Borrowings	-	60,778,188
Lease Liabilities	238,217	204,486
Employee Related Provisions	17,111,076	14,532,089
	134,027,767	179,697,888
Non Current Liabilities		
Contract Liabilities	91,794,542	107,544,606
Capital Grants/ Contributions Liabilities	11,563,656	28,719,753
Lease Liabilities	379,701	268,083
Borrowings	74,334,488	13,556,300
Employee Related Provisions	1,530,321	3,546,091
Other Provisions	13,707,770	13,707,770
	193,310,478	167,342,603
Total Liabilities	327,338,245	347,040,491
NET ASSETS	3,388,537,429	3,471,921,718
Equity		
Reserve Accounts	378,183,263	360,103,706
Retained Surplus	1,357,444,597	1,458,908,443
Revaluation Surplus	1,652,909,569	1,652,909,569
TOTAL EQUITY	3,388,537,429	3,471,921,718

INVESTMENT SUMMARY - As At 31 January 2026										
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										
36,520,000.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Call Deposit	36,520,000.00		
36,520,000.00	0.25%							36,520,000.00		
Term Investment Group										
15,733,500.00	3.60	Suncorp	A-1+	02-February-2026	15,000,000.00	29-January-2026	Term Deposit	15,736,603.59	3,103.59	3,103.59
20,000,000.00	4.82	Westpac Banking Corporation	A1	23-February-2026	20,000,000.00	23-February-2025	Term Deposit	20,903,254.79	567,835.62	903,254.79
15,000,000.00	4.71	Westpac Banking Corporation	A1	10-March-2026	15,000,000.00	10-March-2025	Term Deposit	15,632,946.58	416,157.53	632,946.58
25,000,000.00	4.75	Suncorp	A-1+	26-March-2026	25,000,000.00	26-March-2025	Term Deposit	26,011,815.07	699,486.30	1,011,815.07
30,000,000.00	4.72	Suncorp	A-1+	02-April-2026	30,000,000.00	02-April-2025	Term Deposit	31,179,353.42	834,082.19	1,179,353.42
6,000,000.00	4.50	Suncorp	A-1+	08-April-2026	6,000,000.00	08-April-2025	Term Deposit	6,220,438.36	159,041.10	220,438.36
8,000,000.00	4.34	Westpac Banking Corporation	A1	09-May-2026	8,000,000.00	09-May-2025	Term Deposit	8,253,979.18	204,515.07	253,979.18
15,000,000.00	4.25	Westpac Banking Corporation	A1	09-July-2026	15,000,000.00	09-July-2025	Term Deposit	15,359,794.52	359,794.52	359,794.52
10,000,000.00	4.30	Westpac Banking Corporation	A1	08-August-2026	10,000,000.00	08-August-2025	Term Deposit	10,207,342.47	207,342.47	207,342.47
10,000,000.00	4.30	Westpac Banking Corporation	A1	09-August-2026	10,000,000.00	09-August-2025	Term Deposit	10,206,164.38	206,164.38	206,164.38
20,000,000.00	4.28	Westpac Banking Corporation	A1	22-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,379,923.29	379,923.29	379,923.29
20,000,000.00	4.11	Commonwealth Bank of Australia Perth	A1	21-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,364,832.88	364,832.88	364,832.88
20,000,000.00	4.28	Westpac Banking Corporation	A1	27-August-2026	20,000,000.00	27-August-2025	Term Deposit	20,368,197.26	368,197.26	368,197.26
20,000,000.00	4.24	Westpac Banking Corporation	A1	08-September-2026	20,000,000.00	08-September-2025	Term Deposit	20,336,876.71	336,876.71	336,876.71
60,000,000.00	4.15	National Australia Bank	A1	08-September-2026	60,000,000.00	08-September-2025	Term Deposit	60,989,178.08	989,178.08	989,178.08
15,000,000.00	4.15	National Australia Bank	A1	11-September-2026	15,000,000.00	11-September-2025	Term Deposit	15,242,178.08	242,178.08	242,178.08
10,000,000.00	4.20	National Australia Bank	A1	10-February-2026	10,000,000.00	25-September-2025	Term Deposit	10,147,287.67	147,287.67	147,287.67
25,000,000.00	4.20	National Australia Bank	A1	20-May-2026	25,000,000.00	25-September-2025	Term Deposit	25,368,219.18	368,219.18	368,219.18
30,000,000.00	4.25	National Australia Bank	A1	10-June-2026	30,000,000.00	25-September-2025	Term Deposit	30,447,123.29	447,123.29	447,123.29
15,000,000.00	4.25	National Australia Bank	A1	15-July-2026	15,000,000.00	25-September-2025	Term Deposit	15,223,561.64	223,561.64	223,561.64
25,000,000.00	4.37	Westpac Banking Corporation	A1	30-September-2026	25,000,000.00	30-September-2025	Term Deposit	25,368,157.53	368,157.53	368,157.53
15,000,000.00	4.37	Westpac Banking Corporation	A1	10-October-2026	15,000,000.00	10-October-2025	Term Deposit	15,202,935.62	202,935.62	202,935.62
20,000,000.00	4.46	Westpac Banking Corporation	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,193,063.01	193,063.01	193,063.01
20,000,000.00	4.46	Westpac Banking Corporation	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,193,063.01	193,063.01	193,063.01
20,000,000.00	4.25	Australia & New Zealand Bank	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,183,972.60	183,972.60	183,972.60
15,000,000.00	4.52	Westpac Banking Corporation	A1	17-November-2026	15,000,000.00	17-November-2025	Term Deposit	15,139,315.07	139,315.07	139,315.07
20,000,000.00	4.85	Westpac Banking Corporation	A1	11-December-2026	20,000,000.00	11-December-2025	Term Deposit	20,135,534.25	135,534.25	135,534.25
20,000,000.00	4.53	Australia & New Zealand Bank	A1	15-January-2027	20,000,000.00	15-January-2026	Term Deposit	20,039,715.07	39,715.07	39,715.07
544,733,500.00	4.36%							555,034,826.61	8,980,657.02	10,301,326.61
	Weighted Return									
581,253,500.00	4.10%	Totals						591,554,826.61	8,980,657.02	10,301,326.61
3.89%	12 month UBS Australia Bank Bill Index for 31 January 2026									
0.21%	Differential between Council's Weighted Return and UBS Australia Bank Bill Index									

Notes: Face Value - refers to the principal amount invested.

Interest Rate - refers to the annual interest rate applicable to the investment.

Borrower - refers to the institution through which the City's monies are invested.

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

** Of the \$591.6m current value of the investments in Term Deposits, \$78.4m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

RESERVE BALANCES AS OF 31 JANUARY 2026									
RESERVE NAME	RESERVE DESCRIPTION	YTD ACTUAL				ANNUAL REVISED BUDGET			
		OPENING BALANCE	TRANSFERS IN (+)	TRANSFERS OUT (-)	CLOSING BALANCE	OPENING BALANCE	TRANSFERS IN (+)	TRANSFERS OUT (-)	CLOSING BALANCE
Municipal Funded (Restricted by Council)									
Asset Replacement/Enhancement Reserve		73,200,650	1,772,901	(6,650,028)	68,323,523	73,072,620	6,863,495	(21,315,118)	58,620,997
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	288,403	(112,275)	11,675,438	11,485,181	685,832	(200,400)	11,970,613
Golf Course Reserve		8,079,023	202,893	0	8,281,916	7,880,051	4,065,803	(437,731)	11,508,123
Information, Communication, & Technology Reserve	To fund capital and operating ICT projects.	13,750,788	333,807	(956,534)	13,128,060	12,555,773	2,749,762	(2,528,657)	12,776,878
Leave Liability Reserve		17,101,993	401,518	(2,701,670)	14,801,841	17,175,296	1,025,614	(2,701,670)	15,499,240
Loan Repayment Reserve		60,778,188	1,526,357	0	62,304,545	60,778,188	-	0	60,778,188
Neerabup Development Reserve	To develop the City's investment land in Neerabup.	14,392,452	346,749	(1,163,309)	13,575,892	12,427,614	1,306,109	(4,599,588)	9,134,135
Plant Replacement Reserve	To renew Plant and Equipment.	19,933,696	498,460	(163,212)	20,268,945	19,617,913	7,215,152	(665,000)	26,168,065
Regional Recreational Reserve		46,632,272	1,137,033	(3,462,366)	44,306,939	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	289,495	(2,635,970)	10,777,091	13,106,394	3,949,308	(3,927,047)	13,128,655
Strategic Projects/Initiatives Reserve		25,239,692	490,823	(8,057,242)	17,673,272	23,674,192	3,413,693	(14,037,178)	13,050,707
Waste Management Reserve	For Waste management and purchase of new Waste Equipment.	13,850,322	304,467	(4,971,771)	9,183,017	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	6,631,085	(2,697,522)	41,337,774	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	247,769	(900)	10,113,550	9,824,750	355,561	(310,490)	9,869,821
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	Development Contributions.	7,909,803	2,978,562	(419,398)	10,468,967	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	73,935	0	3,017,944	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	21,191	0	864,990	842,482	50,308	0	892,790
Total		378,183,263	17,545,447	(35,625,004)	360,103,706	370,360,588	46,820,536	(77,873,279)	339,307,845

Transactional Finance

4.14 Warrant of Payments for the Period to 31st January 2026

File Ref: 1859V02 – 26/41199
 Responsible Officer: Acting 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 January 2026, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is the Summary of Accounts paid in January 2026:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – January 2026		
Cheque Numbers	125371 – 125436	\$89,011.15
NAB Credit Cards	101	\$2,866.69
EFT Document Numbers	51610 - 52718	<u>\$36,781,770.62</u>
TOTAL ACCOUNTS PAID		<u>\$36,873,648.46</u>
Less Cancelled Cheques		(\$134,360.38)
Manual Journals		\$6,822.00
Town Planning Scheme		<u>(\$0.00)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$36,746,110.08</u>
Municipal Fund – Bank A/C		
Accounts Paid – January 2026		
Recoup to Director Corporate Services Advance A/C		\$36,746,110.08
Bank Fees		\$37,806.84
Payroll – Direct Debits		<u>\$5,393,449.30</u>
TOTAL ACCOUNTS PAID		<u>\$42,177,366.22</u>
Town Planning Scheme		
Accounts Paid – January 2026		<u>\$0.00</u>
TOTAL ACCOUNTS PAID		<u>\$0.00</u>

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
125371	5/01/2026	Rates Refund	\$768.69
125372	5/01/2026	Rates Refund	\$705.31
125373	5/01/2026	Rates Refund	\$895.63
125374	5/01/2026	Rates Refund	\$136.54
125375	5/01/2026	David Whish-Wilson	\$363.00
		Author Talk Appearance Fee - Wanneroo Library	
125376	5/01/2026	Dang Nguyen	\$171.65
		Refund - Occupancy Permit - Rejected	
125377	5/01/2026	Rates Refund	\$667.91
125378	5/01/2026	Rates Refund	\$671.86
125379	5/01/2026	Rates Refund	\$734.86
125380	5/01/2026	Rates Refund	\$681.75
125381	5/01/2026	Rates Refund	\$817.26
125382	5/01/2026	Rates Refund	\$607.57
125383	5/01/2026	Rates Refund	\$987.37
125384	5/01/2026	Rates Refund	\$233.25
125385	5/01/2026	Rates Refund	\$190.00
125386	5/01/2026	Rates Refund	\$839.66
125387	5/01/2026	Rates Refund	\$714.45
125388	5/01/2026	Rates Refund	\$873.24
125389	5/01/2026	Rates Refund	\$951.77
125390	5/01/2026	Rates Refund	\$785.89
125391	12/01/2026	Rates Refund	\$906.83
125392	12/01/2026	Rates Refund	\$175.17
125393	12/01/2026	Lisa Austen	\$12.50
		Dog Registration Refund	
125394	12/01/2026	Teesha Goedhart	\$50.00
		Dog Registration Refund	
125395	12/01/2026	Tamara Ryan	\$100.00
		Performance - Quinns Rocks Sunset Sounds - Events	
125396	12/01/2026	Loki Ventures Group Pty Ltd attf Loki Family Trust 1	\$80.00
		Refund - Copy Of Plans - Unavailable	
125397	12/01/2026	David Anderson	\$74.00
		Refund - Copy Of Plans - Unavailable	
125398	19/01/2026	MAS Electrical Installations Pty Ltd	\$67,605.00
		Western Power Payment Via MAS Electrical - Yanchep Lagoon Café	
125399	27/01/2026	Leighton Hurring	\$65.60
		Refund - Copy Of Plans - Not Available	
125400	27/01/2026	Rates Refund	\$715.99
125401	27/01/2026	Adriana Badita	\$110.00
		Refund - Septic Application - Incorrect Application Submitted	
125402	27/01/2026	Mishal Noor	\$100.00
		Refund - Building Application - Not Required	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
125403	27/01/2026	S. H Nuwan Milinda	\$5.00
		Refund - Building Application - Overpayment	
125404	27/01/2026	James McKnight	\$110.00
		Refund - Occupancy Permit - Incorrectly Lodged	
125405	27/01/2026	Lynda Folan	\$137.00
		Refund - Building Application - Refused Due To Insufficient Information	
125406	27/01/2026	Andrea Page	\$171.65
		Refund - Building Application - Rejected Due To Insufficient Information	
125407	27/01/2026	Lisa Norris	\$8.40
		Refund - Verge Licence Application - Not Required	
125408	27/01/2026	Laurie Burke	\$17.50
		Refund - Animal Refund - Failed To Respond On Time	
125409	27/01/2026	Kris Gate	\$124.50
		Refund - Building Application - Submitted In Error	
125410	27/01/2026	Anna George	\$25.00
		Refund -Dog Registration - Deceased	
125411	27/01/2026	Rates Refund	\$176.18
125412	27/01/2026	Karim Bhaidani	\$318.81
		Refund - Food Business Registration - Duplicate Payment	
125413	27/01/2026	Matthew Flynn-Lowe	\$70.60
		Refund - Copies Of Plans - Not Available	
125414	27/01/2026	Glen Farrell	\$23.50
		Refund - Copies Of Plans - Not Available	
125415	27/01/2026	Ayesha Serin	\$13.10
		Refund - Copies Of Plans - Not Available	
125416	27/01/2026	Rates Refund	\$182.53
125417	27/01/2026	Callum Harris	\$73.00
		Refund - Planning Register - Withdrawn	
125418	27/01/2026	Thanh Thuy Do	\$26.50
		Refund - Copies Of Plans - Not Available	
125419	27/01/2026	Rates Refund	\$625.38
125420	27/01/2026	Mark Richards	\$233.30
		Refund - Building Certificate - Application Returned By CRC	
125421	27/01/2026	Imran Khan	\$12.30
		Refund - Copies Of Plans - Not Available	
125422	27/01/2026	Rates Refund	\$724.65
125423	27/01/2026	Rates Refund	\$196.14
125424	27/01/2026	Rates Refund	\$922.32
125425	27/01/2026	Tayana Blurton	\$25.00
		Refund - Dog Registration - Pension Concession Card	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
125426	27/01/2026	Tyrone Cole	\$70.60
		Refund - Copies Of Plans - Not Available	
125427	27/01/2026	Eleanor Williams	\$70.60
		Refund - Copies Of Plans - Not Available	
125428	27/01/2026	Jasmine King	\$13.10
		Refund - Copies Of Plans - Not Available	
125429	27/01/2026	Nicolas Toussaint	\$50.00
		Refund - Dog Registration Refund - No Microchip Or Animal Number	
125430	27/01/2026	Monydit Nyata	\$25.00
		Refund - Dog Registration - Top Up Payment Not Received	
125431	27/01/2026	Joao Ladeira	\$312.79
		Refund - Building Application - Cancelled	
125432	27/01/2026	Abhishek Tarnikanti	\$74.00
		Refund - Copies Of Plans - Unavailable	
125433	27/01/2026	Richard Mackie	\$171.65
		Refund - Building Application - Returned By CRC	
125434	27/01/2026	Alpha Shade and Membrane Services	\$61.65
		Refund - Building Application - Shade Sail	
125435	27/01/2026	Rates Refund	\$673.84
125436	27/01/2026	Rates Refund	\$472.81
		Total Cheque Payments	\$89,011.15
Electronic Funds Transfer			
51610	5/01/2026	Ms E Jones	\$28.00
		Reimbursement - Parking Fees - Training	
51611	5/01/2026	Ms F Lam	\$888.00
		Reimbursement - CPA Membership Renewal Fee For 2026	
51612	5/01/2026	Ms S Wilkinson	\$20.64
		Reimbursement - Train Fees - Training	
51633	5/01/2026	Rates Refund	\$1,254.20
51634	5/01/2026	(A) Pod Pty Ltd	\$44,124.41
		Detailed Design - Alkimos Aquatic & Recreation Centre - AARC	
51635	5/01/2026	Access Technologies (Heytesbury Technologies Pty Ltd)	\$299.20
		Attend & Repair Cable Gate - Fred Stubbs Park	
51636	5/01/2026	Acumentis Pty Ltd	\$2,750.00
		Valuation Strategic Land	
51637	5/01/2026	Adelphi Apparel	\$339.90
		Staff Uniforms - Rangers	
51638	5/01/2026	Advanced Lock & Key	\$66.00
		Key - WN 29256 98566 Single Axle Trailer	
51639	5/01/2026	Agatha da Fonseca	\$2,000.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Refund - Street & Verge Bond	
51640	5/01/2026	Alexander Grant	\$2,000.00
		Refund - Street & Verge Bond	
51641	5/01/2026	Ali Sahil Zahidee	\$158.50
		Hire Fee Refund	
51642	5/01/2026	Alinta Gas	\$12,367.78
		Gas Supply Charges	
51643	5/01/2026	Allworks (WA) Pty Ltd	\$12,507.00
		Loader / Excavator Wet Hire With Spotter - Quinns Dog Beach Scraping	
51644	5/01/2026	Amanda Asper	\$2,000.00
		Refund - Street & Verge Bond	
51645	5/01/2026	Amy Tulloch	\$2,000.00
		Refund - Street & Verge Bond	
51646	5/01/2026	Rates Refund	\$638.30
51647	5/01/2026	Rates Refund	\$918.14
51648	5/01/2026	Aqua Attack Drilling	\$43,356.50
		Renewal Of New Irrigation Bore - Pyrenees Park	
51649	5/01/2026	Armaguard	\$404.75
		Cash Collection Services	
51650	5/01/2026	Ashton Jones	\$110.00
		Refund - Building Application - Incorrect Application Received	
51651	5/01/2026	Aslab Pty Ltd	\$2,068.11
		Asphalt Cores - Lake Joondalup Park - Stage 2	
		Core Sampling / Testing - Alexander Drive Footpath	
51652	5/01/2026	Atom Supply	\$6,061.00
		Mechanics Gloves	
51653	5/01/2026	Audio View Lifestyles Pty Ltd	\$371.25
		Assessment Of PA - Civic Centre	
51654	5/01/2026	Aussie Broadband Limited	\$3,358.23
		Provision Of Wide Area Network Links Uplift - ICT	
51655	5/01/2026	Aussie Natural Spring Water	\$86.64
		Water Supplies - Yanchep Community Centre	
51656	5/01/2026	Australian Airconditioning Services Pty Ltd	\$9,308.73
		Airconditioning Maintenance Services - Various Locations	
51657	5/01/2026	Australian Services Union	\$132.50
		Payroll Deductions	
51658	5/01/2026	Australian Taxation Office	\$873,869.00
		Payroll Deductions	
51659	5/01/2026	Aveling Homes Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
51660	5/01/2026	Banksia Grove Development Nominees Pty Ltd	\$2,190,019.07
		Reimbursement - Atco Gas Works / Yellow Portion - Flynn Drive	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51661	5/01/2026	Better Impact Pty Ltd	\$2,919.00
		Additional Subaccounts - Volunteer Impact / Volunteer Count	
51662	5/01/2026	Bing Technologies Pty Ltd	\$2,561.70
		Postage Charges For The City	
51663	5/01/2026	Bioscience Pty Ltd	\$3,234.74
		Bioprime Trace - Parks	
51664	5/01/2026	Bladon WA Pty Ltd	\$583.00
		Earbuds For New Starters	
51665	5/01/2026	Blueprint Homes (WA) Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
51666	5/01/2026	Bogdan Hepcal	\$1,329.30
		Vehicle Crossing Subsidy	
51667	5/01/2026	Boral Construction Materials Group Ltd	\$1,983.40
		Supply Concrete - Various Locations	
51668	5/01/2026	BPA Consultants Pty Ltd	\$7,920.00
		Paint Inspection – Wanneroo Aquamotion Skylight Sheeting	
51669	5/01/2026	Bridgestone Australia Limited	\$20,467.01
		Tyre Fitting Services	
51670	5/01/2026	Brightly Software Australia Pty Ltd	\$5,183.64
		Cloud Services - Assetic Integration	
51671	5/01/2026	Buildcom Construction WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51672	5/01/2026	Bunzl Limited	\$466.69
		Soap Dispensers / Wet Wipes - Stores	
51673	5/01/2026	Rates Refund	\$2,793.49
51674	5/01/2026	Call Associates Pty Ltd trading as Connect Call Centre Services	\$12,569.43
		After Hours Call Service	
51675	5/01/2026	Calvin Mathias	\$2,000.00
		Refund - Street & Verge Bond	
51676	5/01/2026	Car Care Motor Company Pty Ltd	\$560.02
		Vehicle Services / Maintenance	
51677	5/01/2026	Carroll & Richardson Flagworld Pty Ltd	\$3,756.50
		300 Australian National Flag Paper Handwaver	
51678	5/01/2026	Catherine Cronin	\$1,560.00
		Women's Wellbeing Program 1:1 Sessions	
51679	5/01/2026	CD-Soft Educational Resources	\$10,135.40
		STEAM Fabrication - xTool / Infrared Laser Module / Matatastudio Digital Microscope With Stand / Einstar Vega 3D Scanner	
51680	5/01/2026	Rates Refund	\$175.17
51681	5/01/2026	CFMEU	\$100.00
		Payroll Deductions	
51682	5/01/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	\$16,262.22
		Sand Sifting - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Install Soft Fall Mulch / Reduce Potential For Damage - Cosimo Park / Strive Park	
		Pétanque Monthly Service – December 2025	
51683	5/01/2026	Chemistry Centre WA	\$220.00
		One Sample Of Bore Water Received On 08.12.2025	
51684	5/01/2026	Child Support Agency	\$4,017.80
		Payroll Deductions	
51685	5/01/2026	Chillo Refrigeration & Air-Conditioning	\$291.50
		Ice Machine Not Producing Ice - There Is Power To Unit - Ashby Operations Centre - Fire Compound	
51686	5/01/2026	Choice Home Help	\$253.60
		Hire Fee Refund	
51687	5/01/2026	Christopher Lucraft	\$2,000.00
		Refund - Street & Verge Bond	
51688	5/01/2026	City of Wanneroo	\$524.00
		Payroll Deductions	
51689	5/01/2026	Clarkson Cougars Little Athletics Club	\$240.00
		Participation Funding - 1 Member - The Australian Cross Country Championships In Ballarat 23 - 24.08.2025	
51690	5/01/2026	Cleanaway Equipment Services Pty Ltd	\$556.60
		Parts Washer Rental Monthly - Fleet	
51691	5/01/2026	Cleanaway Operations Pty Ltd	\$1,925.22
		Provision Of Grease Trap Servicing - Various Sites	
		Removal & Disposal Of Waste - Fleet Workshop	
51692	5/01/2026	Commercial Aquatics Australia	\$511.50
		Dosing Pump - Aquamotion	
51693	5/01/2026	Complete Office Supplies Pty Ltd	\$723.46
		Stationery For The City	
51694	5/01/2026	Converge International Pty Ltd	\$4,981.57
		Overutilisation Of EAP Retainer	
51695	5/01/2026	Cooldrive Distribution	\$684.50
		Vehicle Refrigerant - Fleet	
51696	5/01/2026	Corsign (WA) Pty Ltd	\$11,144.65
		110 Grabrails	
		Sign - Push Silver Button To Exit	
51697	5/01/2026	Corsign (WA) Pty Ltd	\$11,281.38
		Signs - Park - Hinckley	
		Sign - Replace - Houghton Park	
		Signage Stickers - Jindalee Beach Access	
		Signs - Wildlife Crossing	
		Sign - The Wangara Transfer Station Office	
51698	5/01/2026	Cr Jordan Wright	\$2,612.01
		Reimbursement - Travel Expenses / Training Course	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51699	5/01/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	\$19,252.40
		Bulk Greens Drop Off - Wesco Road Site	
		Transport And Processing Of Green Waste From Wangara And Supply Of Shredded Greens	
51700	5/01/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	\$160,504.74
		Work Completed By Western Go Organics	
51701	5/01/2026	CS Legal	\$13,983.33
		Court Fees - Rates	
51702	5/01/2026	CSE Crosscom Pty Ltd	\$15,474.60
		Install Antenna - Relocate Engineering Maintenance Base Station	
		Network Access Subscription - 160 Two-Way Radios	
		Two-Way Radio Trbonet Five Dispatch Consoles And Seven Talk Paths - 01.11.2025 - 01.12.2025	
51703	5/01/2026	Cynthia Tauarua	\$30.00
		Dog Registration Refund - Sterilised	
51704	5/01/2026	Data #3 Limited	\$23,427.95
		7 13-Inch iPad Pro Wi-Fi 256gb / Magic Keyboard	
51705	5/01/2026	Rates Refund	\$2,080.83
51706	5/01/2026	David Roy Cull	\$1,943.57
		Pest Control Services - Various Locations	
51707	5/01/2026	Department of Fire & Emergency Services	\$9,631,167.23
		2025 / 2026 ESL Q2 In Accordance With The Fire & Emergency Services Act 1998 Part 6A - Emergency Services Levy	
51708	5/01/2026	Department of Local Government, Industry Regulation and Safety	\$210,404.60
		Collection Agency Fee Payments - November 2025	
51709	5/01/2026	Department of Transport	\$1,300.50
		Disclosure Of Information Fees For Applications	
51710	5/01/2026	DFS Industrial & Environmental Services Pty Ltd	\$70,527.16
		Road Sweeping / Drain Cleaning / Traffic Management - Various Locations	
51711	5/01/2026	Donavan Cargin	\$500.00
		CCTV Rebate	
51712	5/01/2026	Double G (WA) Pty Ltd	\$12,642.58
		Irrigation Works - Various Locations	
51713	5/01/2026	Dowsing Group Pty Ltd	\$128,634.20
		Footpath Concrete Works - Various Locations	
51714	5/01/2026	Du Clene Pty Ltd	\$52,454.40
		Cleaning Services For The Building	
51715	5/01/2026	Eagers WA Pty Ltd	\$160.60
		Vehicle Spare Parts	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51716	5/01/2026	Eclipse Soils	\$3,762.00
		Bushland Mulch - Alexander Heights Park	
51717	5/01/2026	Emerg Solutions Pty Ltd	\$660.00
		Bart Direct SMS Numbers Annual Fee - Emergency Services	
51718	5/01/2026	Emerge Environmental Services Pty Ltd	\$10,770.38
		Consultancy Services - Hydrologist / Drainage / Flood Modelling - Riverlinks Park Drainage Catchment	
51719	5/01/2026	Environmental Industries Pty Ltd	\$151,829.19
		Landscape Maintenance Works - Various Locations	
51720	5/01/2026	EnvisionWare Australia Pty Ltd	\$3,353.90
		Migration - PC Reservations To Cloudnine	
51721	5/01/2026	Erections Roadside Safety Solutions WA	\$9,501.80
		Repairs / Replacement Of Crash Barriers Part 3 - South Pinjar Road	
51722	5/01/2026	Rates Refund	\$623.00
51723	5/01/2026	Evoke Interior Design Pty Ltd	\$4,826.25
		Re-Roof Project - Lake Joondalup Pavilion	
		Concept Documentation - WSSC Renewal	
		Wanneroo Sports And Social Club - Refurbishment Of Cool Rooms	
51724	5/01/2026	Evolve Talent Pty Ltd	\$22,046.07
		Casual Labour Services	
51725	5/01/2026	Find Wise Location Services	\$3,960.00
		Location Of Services - Koondoola Regional Bushland	
51726	5/01/2026	Fleet Network	\$10,236.46
		Payroll Deductions	
51727	5/01/2026	Foxfish Pty Ltd t/as Binley Fencing	\$9.34
		Temporary Fencing - Lukin Drive	
51728	5/01/2026	Frontline Fire & Rescue Equipment	\$646.80
		Supply / Install DFES Striping To Vehicle	
		PPE Issues - Fire Services	
51729	5/01/2026	Fusion Applications Pty Ltd	\$22,165.00
		Consulting Fees For OICS Architecture Integration	
		Integration Development Support Services	
51730	5/01/2026	Gareth Jones	\$991.50
		Vehicle Crossing Subsidy	
51731	5/01/2026	Gentronics	\$35.09
		Welder Supplies	
51732	5/01/2026	Geoff's Tree Service Pty Ltd	\$178,375.72
		Tree Services - Various Locations	
51733	5/01/2026	Go Fit Yourself Pty Ltd	\$704.00
		Workshop - Community Development	
51734	5/01/2026	GPC Asia Pacific Pty Ltd	\$335.79

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Vehicle Spare Parts	
51735	5/01/2026	Greenway Turf Solutions Pty Ltd	\$15,741.00
		Herbicide Supplies - Parks	
51736	5/01/2026	Halpd Pty Ltd Trading As Affordable Living Homes	\$10,000.00
		Refund - Street & Verge Bonds	
51737	5/01/2026	Hang Art Pty Ltd	\$940.50
		Delivery / Installation - Artworks - Dordaak Kepup	
51738	5/01/2026	Harry Turnbull	\$100.00
		Refund - Candidate Refund 2025 – Local Election	
51739	5/01/2026	Hassanien Al-Mosawi	\$295.00
		Refund - Development Application Fees - Duplicate	
51740	5/01/2026	Hayley McInerney	\$2,000.00
		Refund - Street & Verge Bond	
51741	5/01/2026	Headset ERA	\$1,892.00
		Headsets - ICT	
51742	5/01/2026	Heavy Automatics Pty Ltd	\$466.81
		Vehicle Spare Parts	
51743	5/01/2026	Heidelberg Materials Pty Ltd	\$319.88
		Concrete Works - Ballymote Gardens	
51744	5/01/2026	Hire King	\$621.00
		Throne / Carpet / Bollards - Christmas Fiesta	
51745	5/01/2026	Hitachi Construction Machinery Pty Ltd	\$474.66
		Vehicle Spare Parts	
51746	5/01/2026	HK Solutions	\$1,705.00
		Lighting Exit Light Inspections And Compliance - Clarkson Library	
51747	5/01/2026	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51748	5/01/2026	HopgoodGanim Lawyers	\$7,953.97
		Legal Fees For The City	
51749	5/01/2026	Hydroquip Pumps & Irrigation Pty Ltd	\$756.49
		Irrigation Pump Works - Various Locations	
51750	5/01/2026	Indoor Gardens Pty Ltd	\$643.68
		Installation / Maintenance - Pots / Plants - Dordaak Kepup	
51751	5/01/2026	Institute of Public Works Engineering Australasia – Western Australia Inc.	\$2,050.00
		Registration - 2025 Public Works Professional Development Week - 1 Attendee	
51752	5/01/2026	Integrity Industrial Pty Ltd	\$31,614.87
		Casual Labour Services	
51753	5/01/2026	Integrity Industrial Pty Ltd	\$2,796.32
		Casual Labour Services	
51754	5/01/2026	Integrity Staffing	\$7,692.30
		Casual Labour Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51755	5/01/2026	Intelife Group	\$92,302.49
		Brushcutting & Tractor Slashing - November 2025	
		Conservation EAWS Brushcutting - October 2025	
		Deodoriser Urinal Screen Mango & Toilet Brush Sets	
51756	5/01/2026	Interfire Agencies Pty Ltd	\$663.74
		Eflare Packs / Cone Mount Clips / Rubber Bases And Bag - Fire Services	
51757	5/01/2026	Iron Mountain Australia Group Pty Ltd	\$335.41
		Offsite Storage Services	
51758	5/01/2026	Ixom Operations Pty Ltd	\$6,820.00
		Pool Chemicals - Aquamotion	
51759	5/01/2026	Jackson McDonald	\$52,846.80
		Lega Fees For The City	
51760	5/01/2026	James Arnold	\$73.00
		Refund - Written Planning Advice - Exempt	
51761	5/01/2026	Janet Greenwood	\$500.00
		CCTV Rebate	
51762	5/01/2026	JB Hi Fi Commercial	\$79.00
		JBL Flip Essential 2 Portable Bluetooth Speaker	
51763	5/01/2026	Jeffery Electronics	\$10,318.00
		4G Modem Connection Fees	
51764	5/01/2026	Jensen Hughes Pty Ltd	\$18,078.50
		Building Condition Inspections - Various Locations	
51765	5/01/2026	Jobfit Health Group Pty Ltd	\$3,955.44
		Pre Employment Medical Assessments	
51766	5/01/2026	Jodie Aedy Freelance Graphic Designer	\$3,927.00
		Freelance Graphic Design Services	
51767	5/01/2026	Joevin Blouet	\$68.50
		Waste Service Refund — Bin Not Required	
51768	5/01/2026	Rates Refund	\$621.02
51769	5/01/2026	Jonas Leisure Pty Ltd	\$5,500.00
		Pre-Paid 50,000 SMS Bundle	
51770	5/01/2026	Rates Refund	\$5,187.84
51771	5/01/2026	Julie Moore	\$2,000.00
		Refund - Street & Verge Bond	
51772	5/01/2026	Jurovich Surveying Pty Ltd	\$4,950.00
		Digital Ground Survey / Quality Class B Utility Survey – Wanneroo Giants Baseball Club	
51773	5/01/2026	K2 Audiovisual Pty Ltd	\$3,063.50
		Increase To Two Moveable Projectors For Gallery	
51774	5/01/2026	Karingal St Laurence Ltd t/a Genu	\$5,308.60
		Kingsway Reserve Carpark West - Mulching	
51775	5/01/2026	Rates Refund	\$615.42

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51776	5/01/2026	Kau Sikisini	\$2,000.00
		Refund - Street & Verge Bond	
51777	5/01/2026	Kerb Direct Kerbing	\$16,220.09
		Kerbing Works - Various Locations	
51778	5/01/2026	Kieran Higo	\$500.00
		CCTV Rebate	
51779	5/01/2026	Kingdomcity Australia	\$4,950.00
		Community Funding Program - Support The Delivery Of Kindomcity Christmas Outreach	
51780	5/01/2026	Kitco Builders Pty Ltd	\$147.00
		Refund - Development Application - Not Required	
51781	5/01/2026	Kizzy-Ann Wenham & Lee Wenham	\$2,000.00
		Refund - Street & Verge Bond	
51782	5/01/2026	Kleenit	\$1,190.97
		Graffiti Removal - Various Locations	
51783	5/01/2026	Konnect Learning Pty Ltd	\$2,198.90
		Conference - Women In Leadership Summit 2026 - 1 Attendee	
51784	5/01/2026	Kyocera Document Solutions	\$10,857.24
		Printer / Toner Kits - Dordaak Library	
51785	5/01/2026	Landgate	\$9,603.64
		GRV Interim Valuations - Rates	
51786	5/01/2026	Landscape Elements Pty Ltd	\$5,159.37
		Irrigation Repairs - Various Locations	
51787	5/01/2026	Lawn Doctor Turf Solutions	\$24,520.12
		Turfing Works - Various Locations	
51788	5/01/2026	Rates Refund	\$712.44
51789	5/01/2026	Lee Whitmarsh	\$2,000.00
		Refund - Street & Verge Bond	
51790	5/01/2026	Les Mills Asia Pacific (Subscriptions)	\$2,589.36
		Fitness Class Subscriptions - Aquamotion	
51791	5/01/2026	LGISWA	\$2,203.50
		Legal Fees For The City	
51792	5/01/2026	Light Up Productions	\$174.35
		Hire Fee Refund	
51793	5/01/2026	Linda Nicholson	\$82.62
		Refund - 9 Program Pool Passes - Aquamotion	
51794	5/01/2026	Linemarking WA Pty Ltd	\$35,199.55
		Linemarking Services - Various Locations	
51795	5/01/2026	Lisa Pritchard	\$2,000.00
		Refund - Street & Verge Bond	
51796	5/01/2026	Little Sprouts Education	\$537.50
		Refund - Classes Had To Be Cancelled Due To Works Interruption - Quinns Mindarie Community Centre	
51797	5/01/2026	Living Turf	\$5,005.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Supply Of Fertiliser - Parks	
51798	5/01/2026	LKS Constructions (WA) Pty Ltd	\$34,025.00
		Claim 10A - Montrose Tennis Club Upgrade	
		Construction Phase Separable Portion 3 - Lump Sum For Main Sewage Works - Montrose Tennis Courts	
51799	5/01/2026	Rates Refund	\$397.43
51800	5/01/2026	LoganScott Design	\$1,950.00
		Graphic Design Services - Aquamotion School Holiday / Dordaak Booklet / Reimagine Wanneroo / Youth January Holidays	
51801	5/01/2026	M Power Health & Wellness	\$200.00
		Yoga And Sound Healing December 2025	
51802	5/01/2026	Mackay Urban Design	\$660.00
		Design Review Panel Attendance - 05.12.2025	
51803	5/01/2026	Marion Maxwell	\$435.00
		CCTV Rebate	
51804	5/01/2026	Marquee Magic	\$1,878.40
		Hire - Marquees / Equipment - Yanchep Sunset Sounds	
51805	5/01/2026	Maxxia Pty Ltd	\$12,351.17
		Payroll Deductions	
51806	5/01/2026	Mayor Linda Aitken	\$613.36
		Reimbursement - Travel Expenses November 2025	
51807	5/01/2026	McLeods Lawyers Pty Ltd	\$51,561.18
		Legal Fees For The City	
51808	5/01/2026	Melanie Dorfan	\$500.00
		CCTV Rebate	
51809	5/01/2026	Michael Erive	\$500.00
		CCTV Rebate	
51810	5/01/2026	Michael Oh	\$160.30
		Reimbursement - Computer Bag	
51811	5/01/2026	Cancelled	
51812	5/01/2026	Mindarie Regional Council	\$28,704.37
		Refuse Disposal Charges	
		Engineering	
51813	5/01/2026	MME Underground Services Pty Ltd	\$5,113.27
		Location Of Services - Various Locations	
51814	5/01/2026	Motive Building Group Pty Ltd	\$4,292.67
		Refund - Building Application - Cancelled	
51815	5/01/2026	MRS Property Pty Ltd	\$74.00
		Refund - Copies Of Plans - Unavailable	
51816	5/01/2026	Nations Church Inc.	\$2,000.00
		Refund - Street & Verge Bond	
51817	5/01/2026	Nationwide Towing & Transport Pty Ltd	\$25,540.30
		Towing Of Abandoned Vehicles	
51818	5/01/2026	Natural Area Consulting Management Services	\$3,950.10

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Black Cockatoo Artificial Hollows Inspection	
		Plant Salvage Within Clearing Area - Brazier Road	
51819	5/01/2026	Nawshin Khan	\$1,270.50
		Vehicle Crossing Subsidy	
51820	5/01/2026	NBN Co	\$1,913.05
		Pit / Duct Alteration - Kakadu Road Yanchep New Footpath - Assets	
51821	5/01/2026	Neal Smith	\$61.65
		Refund - Building Application - Rejected	
51822	5/01/2026	Nimish Solanki	\$500.00
		CCTV Rebate	
51823	5/01/2026	Nini Plewright	\$500.00
		CCTV Rebate	
51824	5/01/2026	Nova Gibbons	\$489.00
		CCTV Rebate	
51825	5/01/2026	Nu-Trac Rural Contracting	\$15,012.89
		Beach Cleaning Services	
51826	5/01/2026	Nuturf	\$4,510.00
		Supply Of Fertiliser - Parks	
51827	5/01/2026	NVMS Pty Ltd	\$32,321.30
		Sound Level Meter / Noise Complaint Recorder Hardware	
51828	5/01/2026	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$1,414.48
		Advertising - Public Notices	
51829	5/01/2026	On Tap Services	\$58,544.96
		Plumbing Maintenance Services - Various Locations	
51830	5/01/2026	Optus Billing Services Pty Limited	\$7,831.41
		Phone Charges For The City	
51831	5/01/2026	Optus Billing Services Pty Limited	\$7,341.97
		Starlink Satellite Account	
51832	5/01/2026	Oracle Corporation Australia Pty Ltd	\$230,084.88
		Cloud Applications Learning Subscription - Hosted	
		Oracle Fusion Procurement For Self Service Cloud Service	
		Oracle Fusion Supply Chain Execution Cloud Service	
51833	5/01/2026	Otium Planning Group Pty Ltd	\$13,860.00
		Procurement Specialist Services - Operational And Management - AARC	
51834	5/01/2026	Our Projects Perth	\$90.97
		Refund - Building Application - Rejected	
51835	5/01/2026	Paperbark Technologies Pty Ltd	\$53,692.34
		Arborist Reports - Various Locations	
51836	5/01/2026	Parker Black & Forrest	\$942.52

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Locking Services - Building Maintenance	
51837	5/01/2026	Party On The Green Pty Ltd	\$1,595.00
		Mini Golf - Christmas Function	
51838	5/01/2026	Paul Byrne	\$403.50
		CCTV Rebate	
51839	5/01/2026	Paxon Group	\$7,975.00
		External Management Advice - AARC	
		Facility Hire Review	
51840	5/01/2026	Paywise Pty Ltd	\$11,166.24
		Payroll Deductions	
51841	5/01/2026	Pentland Australia Pty Ltd t/a Speedo Australia	\$4,981.90
		Goggles / Swimwear - Aquamotion	
51842	5/01/2026	Perpetual Trustee Company Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51843	5/01/2026	Perth Furniture Hire	\$7,000.00
		Furniture Hire - Christmas Function	
51844	5/01/2026	Perth Patio Magic Pty Ltd	\$2,147.00
		Refund - Development Application Fees - Meets Deemed To Comply Provisions	
		Refund - Street & Verge Bond	
51845	5/01/2026	Prestige Alarms	\$2,395.58
		CCTV / Alarm Monitoring Services - Various Locations	
51846	5/01/2026	Programmed Skilled Workforce Limited	\$18,901.57
		Casual Labour Services	
51847	5/01/2026	Pront Tow Towing / Wanneroo Towing Service	\$385.00
		Towing Services - Retrieve Skid Steere - 70 Motivation Drive Wangara - Fleet	
51848	5/01/2026	Property Council of Australia Limited	\$396.00
		Registration - Vision For The State - 1 Attendee	
51849	5/01/2026	Property Fire Maintenance	\$1,489.57
		Provision Of Fire Services - Various Locations	
51850	5/01/2026	Pure Homes Pty Ltd t/a B1 Homes	\$6,000.00
		Refund - Street & Verge Bond	
51851	5/01/2026	R1i Technology Pty Ltd	\$43,687.46
		Juniper Wi-Fi Hardware - Dordaak Kepup Library	
		Patch / Network Cables - ICT	
51852	5/01/2026	RAC BusinessWise	\$110.00
		Call Out - Flat Battery - WN 34513	
51853	5/01/2026	Rebecca Nouwland	\$20.00
		Registration Refund - Animal Deceased	
51854	5/01/2026	Redink Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51855	5/01/2026	Reffing Hoops	\$1,244.83
		Netball Umpires / Basketball Referees - Kingsway Stadium	
51856	5/01/2026	Reinol WA	\$749.76

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Hand Cleaner - Stores	
51857	5/01/2026	Reliable Fencing WA Pty Ltd	\$11,826.90
		Fencing / Gates / Bollard Works - Various Locations	
51858	5/01/2026	Rates Refund	\$1,842.96
51859	5/01/2026	Residential Building WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51860	5/01/2026	Rhys James	\$500.00
		CCTV Rebate	
51861	5/01/2026	Richard Gilks	\$171.65
		Refund - Building Application - Returned By CRC	
51862	5/01/2026	Rider Levett Bucknall WA Pty Ltd	\$4,675.00
		Cost Planners Services - Alkimos Aquatic & Recreation Centre	
51863	5/01/2026	Roads 2000	\$348,326.48
		Road Works - Various Locations	
		Asphalt Works - Yellagonga Bird Viewing Structure	
51864	5/01/2026	Robert Robartson	\$500.00
		CCTV Rebate	
51865	5/01/2026	Rory O'Connor – Consultant Anthropologist	\$7,920.00
		Yanchep Coastal Management Project – Aboriginal Meeting 2	
51866	5/01/2026	Royal Pride Pty Ltd	\$316.91
		Aus Monitor Bluetooth Receiver - Aquamotion	
51867	5/01/2026	RSEA Pty Ltd	\$462.00
		Neck Gaiters - Stores	
51868	5/01/2026	RSM Bird Cameron	\$1,595.00
		Annual Statement Audit - Yellagonga Boardwalk	
51869	5/01/2026	Rubek Automatic Doors	\$861.30
		Door Repairs - Civic Centre	
51870	5/01/2026	S L Hadjiloukas	\$2,000.00
		Refund - Street & Verge Bond	
51871	5/01/2026	Safety World	\$1,287.00
		PPE Issue - Various Employees	
51872	5/01/2026	Rates Refund	\$3,737.46
51873	5/01/2026	Samuel Jackson	\$2,000.00
		Refund - Street & Verge Bond	
51874	5/01/2026	Rates Refund	\$587.43
51875	5/01/2026	SCA Architecture Studio Pty Ltd	\$28,600.00
		Wanneroo Showground Female AFI Change Room - 50% Detailed Design Stage	
51876	5/01/2026	School Sport Western Australia Incorporated	\$1,440.00
		Participation Funding - Combined Basketball Championships - 3 Members - Queensland 26.07.2025 - 01.08.2025	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Participation Funding - Swimming Sponsorship - 2 Members - Community Development	
		Participation Funding - Touch Football Championships - 1 Member - Victoria 25 - 30.10.2025	
51877	5/01/2026	Scott Print	\$336.60
		Cultural Narrative Sign - Dordaak Kepup	
51878	5/01/2026	Sean E Avery	\$1,046.40
		2 Public Presentations - Dordaak Kepup Opening Day	
51879	5/01/2026	Sean Noakes	\$2,000.00
		Refund - Street & Verge Bond	
51880	5/01/2026	Shred-X	\$504.04
		Document Shredding Services For The City	
51881	5/01/2026	Site Sentry Pty Ltd	\$654.50
		Central Pin For Repairs	
51882	5/01/2026	SJ McKee Maintenance Pty Ltd	\$2,044.00
		Repair Works - Various Locations - Waste	
51883	5/01/2026	Slater-Gartrell Sports	\$264.00
		Kingsway Netball - Court 19 Post Repairs	
51884	5/01/2026	Smartsalary	\$1,966.61
		Payroll Deductions	
51885	5/01/2026	Smoke & Mirrors Audio Visual	\$982.00
		Supply Sound Equipment / Staff - Opening Of Dordaak Kepup	
51886	5/01/2026	Soco Studios	\$495.00
		School Leadership Program Videography	
51887	5/01/2026	SOLO Resource Recovery	\$173,593.34
		Kerbside Bin Collection & Transport 01 - 30.11.2025	
51888	5/01/2026	Sonic Healthplus Pty Ltd	\$127.60
		Medical Fees For The City	
51889	5/01/2026	Sphere Architects	\$10,059.50
		Contract Administration - Internal Upgrades - Fleet Workshop	
		Concept Design / Development Stage - Ashby Solar Power Project	
51890	5/01/2026	SSB Pty Ltd	\$1,101.45
		Refund - Development Application - Not Required	
51891	5/01/2026	St John Ambulance Western Australia Ltd	\$140.00
		First Aid Training Services	
51892	5/01/2026	Stephanie Simpson	\$2,000.00
		Refund - Street & Verge Bond	
51893	5/01/2026	Stewart & Heaton Clothing Company Pty Ltd	\$2,336.31
		PPE - Volunteer Bush Fire Brigade	
51894	5/01/2026	Stihl Shop Joondalup	\$1,868.30
		Stihl Hedgetrimmer	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51895	5/01/2026	Stihl Shop Osborne Park	\$580.01
		Stihl Harness	
51896	5/01/2026	Stiles Electrical & Communication Services Pty Ltd	\$8,835.57
		Retention Claim - Completion Of DLP For Autogates Project	
51897	5/01/2026	Sunsafe Australia Pty Ltd	\$2,850.05
		PPE / Uniform Issue - Various Employees	
51898	5/01/2026	Superior Nominees Pty Ltd	\$17,551.37
		Playground Equipment Repairs - Curtis Park	
		Install Water Fountain - Longford Park	
51899	5/01/2026	Synergy	\$176,219.20
		Power Supply Charges - Various Locations	
51900	5/01/2026	T-Quip	\$2,009.27
		Small Plant Spare Parts	
51901	5/01/2026	Tanya Howard-Thelander	\$2,000.00
		Refund - Street & Verge Bond	
51902	5/01/2026	TBB Planning Pty Ltd	\$295.00
		Refund - Development Application - Withdrawn	
51903	5/01/2026	Team Global Express Pty Ltd	\$512.28
		Courier Services	
51904	5/01/2026	Telstra Limited	\$5,037.10
		Communication Charges For The City	
51905	5/01/2026	The Distributors Perth	\$378.35
		Snacks & Confectionery - Kingsway	
51906	5/01/2026	The Factory Aust. Pty Ltd	\$1,408.00
		Repair / Replace Christmas Decorations	
51907	5/01/2026	The Kenyan Community of Western Australia Incorporated	\$6,920.00
		Bond Refund	
		Community Funding - Delivery Of Cultural Extravaganza 2025	
51908	5/01/2026	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,130.00
		Payroll Deductions	
51909	5/01/2026	The Nell Trust t/a Nell Cartage Contractors	\$1,320.00
		Swan Valley Express Train - Christmas Fiesta	
51910	5/01/2026	The Royal Life Saving Society Australia	\$9,660.11
		Splashpad Maintenance - Kingsway & Revolution Park	
		Lifeguard Requalification - 1 Employee	
51911	5/01/2026	The Scout Association of Australia WA	\$3,196.60
		Community Funding Agreement - Carramar Scout Group	
51912	5/01/2026	The Trustee for Prime Projects Construction Trust	\$2,000.00
		Refund - Street & Verge Bond	
51913	5/01/2026	The Trustee for Talis Unit Trust T/a Talis Consultants	\$213,127.69

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Concept Design / Community Engagement - Neerabup RRP - Material Recycling Facility	
51914	5/01/2026	The Trustee for the Amusements Trust	\$14,300.00
		Pirate Ship / Sizzler / Candy Swing / Mini Golf - Christmas Fiesta	
51915	5/01/2026	The Trustee for UDLA Unit Trust	\$71,322.90
		Management Plan - Yanchep Foreshore	
51916	5/01/2026	Thomson Reuters (Professional) Australia Limited	\$440.00
		Bigredsky Consultation / Implementation	
51917	5/01/2026	Todd Fraser	\$2,000.00
		Refund - Street & Verge Bond	
51918	5/01/2026	Totally Workwear Joondalup & Butler	\$619.10
		PPE / Uniform Issue - Various Employees	
51919	5/01/2026	Tree Planting & Watering	\$6,204.00
		Tree Planting - Watering - Various Locations	
51920	5/01/2026	Triton Electrical Contractors Pty Ltd	\$9,014.50
		Irrigation Electrical Works - Various Locations	
51921	5/01/2026	Trophy Shop Australia	\$1,252.06
		Name Badge - Various Employees	
		Trophies - Kingsway	
51922	5/01/2026	Truck Centre WA Pty Ltd	\$614.22
		Vehicle Spare Parts	
51923	5/01/2026	Tyler Garner	\$2,000.00
		Refund - Street & Verge Bond	
51924	5/01/2026	Ultimo Catering And Events	\$2,484.00
		Catering - Agenda Briefing Dinner	
51925	5/01/2026	Unicard Systems Pty Ltd	\$3,272.50
		1000 Silicone Wrist Bands - Aquamotion	
51926	5/01/2026	Veolia Recycling & Recovery Pty Ltd	\$106,339.25
		Refuse Disposal Charges	
51927	5/01/2026	Visa Oshwal Community Australia	\$126.80
		Hire Fee Refund	
51928	5/01/2026	WA Garage Doors Pty Ltd	\$4,279.00
		Door Repairs - Various Locations	
51929	5/01/2026	WA Hino Sales & Service	\$664.59
		Vehicle Spare Parts	
51930	5/01/2026	WA Hino Sales & Service	\$438.53
		Vehicle Spare Parts	
51931	5/01/2026	WA Library Supplies	\$367.00
		Metal Bookends	
51932	5/01/2026	WA Limestone Company	\$15,417.37
		Limestone Supplies - Various Locations	
51933	5/01/2026	WA Sign and Print Management PTY LTD	\$147.00
		Refund - Development Application - Withdrawn	
51934	5/01/2026	Rates Refund	\$253.63
51935	5/01/2026	Wanneroo Central Bushfire Brigade	\$1,500.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Reimbursement - Controlled Private Property Burn - Casuarina Way	
51936	5/01/2026	Wanneroo Electric Pty Ltd	\$21,068.49
		Electrical Maintenance Works - Various Locations	
51937	5/01/2026	Warren Starick	\$2,000.00
		Refund - Street & Verge Bond	
51938	5/01/2026	Water Corporation	\$7,419.31
		Water Supply Charges - Various Locations	
51939	5/01/2026	Water Corporation	\$3,672.46
		Water Supply Charges - Various Locations	
51940	5/01/2026	WATM Crane Sales and Services WA	\$10,258.13
		Remove Kevrek Asset No 358135 From 95890 & To 96383	
51941	5/01/2026	West Australian Alternative Energy	\$2,000.00
		Refund - Street & Verge Bond	
51942	5/01/2026	West Coast Turf	\$70,545.37
		Turfing Works - Various Locations	
51943	5/01/2026	Western Irrigation Pty Ltd	\$3,836.62
		Irrigation Parts Replacement	
51944	5/01/2026	Western Power	\$10,934.38
		Design Fee - Abbeville Circle	
		Emergency Works - Jackson Circuit	
51945	5/01/2026	Westlake Corporation Pty Ltd t/a Select Living	\$8,000.00
		Refund - Street & Verge Bonds	
51946	5/01/2026	Westpeak Engineering Pty Ltd	\$11,976.47
		Detailed Design - Quinns Rocks Universal Access Fishing Platform	
51947	5/01/2026	Wildflower Society of Western Australia Inc	\$5,500.00
		Deposit - Plants For Residents	
51948	5/01/2026	Work Clobber	\$1,134.67
		PPE / Uniform Issue - Various Employees	
51949	5/01/2026	Work Health Professionals Pty Ltd	\$18,268.80
		Audiometric & Ear Plug Fit Testing - Depot	
51950	5/01/2026	Workpower Incorporated	\$29,303.93
		White Good & Electrical Waste Collection	
51951	5/01/2026	Workpower Incorporated	\$19,259.15
		Landscape Maintenance Services - Various Locations	
51952	5/01/2026	Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
51953	5/01/2026	Wrenoil	\$313.50
		Pump Out Waste Oil - Motivation Drive	
51954	5/01/2026	Yvonne Sanyangore	\$74.00
		Refund - Copies Of Plans - Unavailable	
51955	5/01/2026	Zetta Pty Ltd	\$2,343.91
		Network And Baseline Internet Connection	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51956	5/01/2026	Zipform Pty Ltd	\$2,225.54
		Printing - Final Demand 2025 / 2026 - Rating Services	
51957	8/01/2026	Acclaimed Catering	\$36,586.00
		Catering - Staff Christmas Party 2025	
51958	8/01/2026	Aussie Broadband Limited	\$692.38
		The Provision Of Wide Area Network Links Uplift	
51959	8/01/2026	Digital Imaging Express Pty Ltd t/a Mwawe	\$10,397.00
		Samsung Flip Pro 75" Interactive Flipchart / Heavy Duty TV Trolley / 2 Logitech Meetup 4K All-In-Onevideo / Conference Camera	
51960	8/01/2026	Entire Land Care Pty Ltd	\$51,150.00
		Provision Of Mitigation Works - Various Locations	
51961	8/01/2026	Jako Industries Pty Ltd	\$75,995.70
		Payment Claim - Aquamation Wanneroo - HVAC And Pool Plant	
51962	8/01/2026	Rates Refund	\$2,903.91
51963	8/01/2026	Optus Networks Pty Limited	\$126,721.41
		Phone & Headset Supplies - ICT	
51964	8/01/2026	Supersealing Pty Ltd	\$22,000.00
		Double Coat Guard Top Preservation Treatment - Depot	
51965	8/01/2026	Teresa Newton	\$1,000.00
		Provide MC Services - Christmas Fiesta	
51966	8/01/2026	Teresa Newton	\$600.00
		DJ / MC - Christmas Function	
51974	12/01/2026	Mr B Pathirathna	\$888.00
		Reimbursement - CPA Renewal	
51975	12/01/2026	Ms E Jones	\$168.59
		Reimbursement - Workshop Catering	
51976	12/01/2026	Ms H Browning	\$87.00
		Reimbursement - Working With Children Check Renewal	
51977	12/01/2026	Ms M Wijesuriya	\$888.00
		Reimbursement - Professional Memberships	
51978	12/01/2026	Mr P Bhatia	\$888.00
		Reimbursement - CPA Renewal	
51979	12/01/2026	Mr T Wijesiri	\$888.00
		Reimbursement - CPA Renewal	
51980	12/01/2026	AARCO Environmental Solutions Pty Ltd	\$2,002.39
		Asbestos Removal - Emu Pick And Rake - Susan Park	
51981	12/01/2026	ABM Landscaping	\$2,475.00
		Paving Repairs - Joseph Banks Boulevard	
51982	12/01/2026	Access Technologies (Heytesbury Technologies Pty Ltd)	\$174.35
		Frangible Pin Kit	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
51983	12/01/2026	Acrobatch	\$1,100.00
		2 45 Minutes Of Reindeering - Christmas Fiesta	
51984	12/01/2026	Rates Refund	\$947.70
51985	12/01/2026	Adelphi Apparel	\$113.30
		Uniform Issue - Rangers	
51986	12/01/2026	ADH Golf and Utility Vehicles	\$473.00
		Electric Utility Vehicle - Christmas Fiesta	
51987	12/01/2026	AFGRI Equipment Australia Pty Ltd	\$2,223.90
		Small Plant Spare Parts	
51988	12/01/2026	Rates Refund	\$499.19
51989	12/01/2026	Alexander House of Flowers	\$487.00
		3 Large Box Arrangements - Office Of The Mayor	
		Arrangement - 90th Birthday Flowers	
51990	12/01/2026	Alinta Gas	\$705.50
		Gas Supply Charges - Various Locations	
51991	12/01/2026	Alkimos Surf Life Saving Club Inc.	\$15,774.45
		Beach Safety Services - 2025 / 2026 Summer Season - 1st Instalment	
51992	12/01/2026	Alldin Pty Ltd	\$33,887.16
		Supply / Installation - Boardwalk / Pergola Renewal - Queenscliffe Park	
51993	12/01/2026	Allworks (WA) Pty Ltd	\$2,343.00
		Excavator - Alexandria View	
51994	12/01/2026	Rates Refund	\$417.54
51995	12/01/2026	Andre Gairen	\$500.00
		CCTV Rebate	
51996	12/01/2026	Rates Refund	\$1,128.57
51997	12/01/2026	Rates Refund	\$873.24
51998	12/01/2026	Applied Security Force	\$3,885.71
		Security Services - Christmas Fiesta	
		Security Services - Christmas Function	
51999	12/01/2026	Applied Security Force	\$719.94
		Security Services - Dordaak Kepup Open Day	
52000	12/01/2026	Archival Survival Pty Ltd	\$3,632.78
		Supplies Order - Archive Activities	
52001	12/01/2026	Artists Chronicle	\$720.00
		Advertising - Call For Entries - Community Art Awards	
52002	12/01/2026	Ascon Survey and Drafting	\$786.28
		Site Survey / Drafting - Asco Pinjar Road / Jewel Way - Porrecta Link	
52003	12/01/2026	Aslab Pty Ltd	\$36,712.76
		Asphalt Testing - Various Locations	
52004	12/01/2026	Atlas Dry Cleaners	\$1,363.34
		Dry Cleaning - Fleet Workshops	
52005	12/01/2026	Australian Airconditioning Services Pty Ltd	\$11,895.04

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Airconditioning Maintenance Services - Various Locations	
52006	12/01/2026	Australian Services Union	\$132.50
		Payroll Deductions	
52007	12/01/2026	Australian Taxation Office	\$842,120.00
		Payroll Deductions	
52008	12/01/2026	Autopro Wanneroo	\$84.98
		Headlight Restoration Kits - Fleet	
52009	12/01/2026	Aveling	\$90.00
		Training - Prepare To Work Safely In The Construction Industry - 1 Attendee	
52010	12/01/2026	Bartco Traffic Equipment Pty Ltd	\$2,491.50
		Fire Sign - Gngangara Road - Service Call	
52011	12/01/2026	Bee Advice	\$450.00
		Remove Bee Hive - McAllister Boulevard	
		Treat Bee Hive - Kingsway Sporting Complex Dog Park	
52012	12/01/2026	Bibliotheca Australia Pty Ltd	\$3,832.40
		RFID Tags - Library Services	
52013	12/01/2026	Blackbox Marketing Pty Ltd t/a Blackbox Design	\$11,519.75
		Annual Report Design 2024 / 2025	
		Council Plan Design 2025 / 2026	
52014	12/01/2026	Bladon WA Pty Ltd	\$9,333.19
		Corporate Uniform Issue	
52015	12/01/2026	Blake Erickson	\$119.25
		Hire Fee Refund	
52016	12/01/2026	Boral Construction Materials Group Ltd	\$3,512.42
		Supply Concrete - Various Locations	
52017	12/01/2026	Boya Equipment	\$335.59
		Vehicle Spare Parts	
52018	12/01/2026	BP Australia Ltd	\$57,269.31
		Fuel Issues For The City	
52019	12/01/2026	Rates Refund	\$600.00
52020	12/01/2026	Bridgestone Australia Limited	\$9,008.33
		Tyre Fitting Services	
52021	12/01/2026	Bron Enterprises Pty Ltd atf IQ Construction Unit	\$124.50
		Refund - Building Application - Rejected	
52022	12/01/2026	Brownes Foods Operations Pty Limited	\$246.37
		Milk Deliveries For The City	
52023	12/01/2026	Bucher Municipal Pty Ltd	\$2,782.64
		Vehicle Spare Parts	
52024	12/01/2026	Buggybuddys Pty Ltd	\$2,035.00
		Brand Builder Annual Listing Package - Wanneroo Regional Museum	
52025	12/01/2026	Buildinglines Approvals Pty Ltd	\$1,870.00
		Separable Portion 2 - Upgrade Of Club Building Works - Building Line PC Performance Solution - Montrose Park	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52026	12/01/2026	Bunzl Limited	\$1,754.85
		Towel Dispenser / Tissues - Stores	
52027	12/01/2026	Busby Investments Pty Ltd	\$1,584.00
		Equipment Hire - 1 Tonne Van Hire - Events Team	
52028	12/01/2026	Business News Pty Ltd	\$20,075.00
		Business News Investment Attraction Campaign	
52029	12/01/2026	Call Associates Pty Ltd trading as Connect Call Centre Services	\$6,809.55
		After Hours Call Service	
52030	12/01/2026	Rates Refund	\$1,160.41
52031	12/01/2026	Car Care (WA) Mindarie	\$484.05
		Vehicle Detail Cleaning Services	
52032	12/01/2026	Car Care Motor Company Pty Ltd	\$1,559.50
		Vehicle Services / Repairs	
52033	12/01/2026	Cat Welfare Society Incorporated	\$5,203.00
		Cat Management Charges	
52034	12/01/2026	CFMEU	\$100.00
		Payroll Deductions	
52035	12/01/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	\$13,506.10
		Sand Sifting Services - Various Locations	
		Supply / Install - Softfall Mulch - Appleby Park	
52036	12/01/2026	Child Support Agency	\$4,205.09
		Payroll Deductions	
52037	12/01/2026	Chillo Refrigeration & Air-Conditioning	\$506.00
		Fridge Not Cold - Margaret Cockman Pavilion Kitchen	
		Repair Fridge - Ground Floor Staff Kitchenette.	
52038	12/01/2026	Cindy Lane	\$437.25
		Materials - Book Week Presentations - 265 Students	
52039	12/01/2026	City of Wanneroo	\$516.00
		Payroll Deductions	
52040	12/01/2026	Civica Pty Ltd	\$18,755.66
		SAAS Contract - Authority Altitude - Implementation / Training - Authority Altitude Upgrade - Milestone 3 UAT & Milestone 4 Go-Live	
52041	12/01/2026	Cleanaway Equipment Services Pty Ltd	\$671.06
		Used Oil Filter Disposal - Workshop	
52042	12/01/2026	Coca Cola Amatil Pty Ltd	\$514.98
		Beverages - Kingsway Indoor Stadium	
52043	12/01/2026	Colin Binns	\$500.00
		CCTV Rebate	
52044	12/01/2026	Commercial Aquatics Australia	\$6,268.90
		October Monthly Service - Aquamotion	
52045	12/01/2026	Rates Refund	\$287.72
52046	12/01/2026	Complete Office Supplies Pty Ltd	\$669.33
		Stationery Supplies - Various Service Units	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52047	12/01/2026	Corsign (WA) Pty Ltd	\$159.72
		Sign - Dentist	
		Sign - Community Centre	
52048	12/01/2026	Cromag Pty Ltd T/a Sigma Telford Group	\$5,930.02
		Pool Chemicals - Aquamotion	
52049	12/01/2026	Crown Lift Trucks	\$2,949.63
		Parts Including Replacement Battery And Labour Cost	
52050	12/01/2026	Culture Counts (Australia) Pty Ltd	\$5,225.00
		Event Evaluation - Christmas Fiesta 2025	
52051	12/01/2026	Cummins South Pacific Pty Ltd	\$1,314.65
		Vehicle Spare Parts	
52052	12/01/2026	Curtin University of Technology	\$750.00
		STEM Outreach Activity - Library And Youth Innovation Hub Opening Event	
52053	12/01/2026	Data #3 Limited	\$121,439.90
		Azure Plan Under The Microsoft Customer Agreement	
		Dell Laptops - ICT	
52054	12/01/2026	Data #3 Limited	\$383.74
		Dell Laptop Screen Replacement	
52055	12/01/2026	Rates Refund	\$815.22
52056	12/01/2026	Rates Refund	\$159.34
52057	12/01/2026	David Roy Cull	\$946.39
		General Pest Service - Civic Centre	
52058	12/01/2026	DFS Industrial & Environmental Services Pty Ltd	\$112,337.40
		Road Sweeping / Drain Cleaning / Traffic Management - Various Locations	
52059	12/01/2026	Rates Refund	\$982.67
52060	12/01/2026	Double G (WA) Pty Ltd	\$3,999.60
		Turfing Works - Kingsway	
52061	12/01/2026	Dowsing Group Pty Ltd	\$193,130.23
		Concrete Works - Various Locations	
52062	12/01/2026	Edwin Redhead	\$2,000.00
		Refund - Street & Verge Bond	
52063	12/01/2026	Rates Refund	\$804.00
52064	12/01/2026	Rates Refund	\$937.92
52065	12/01/2026	Elliotts Irrigation Pty Ltd	\$913.00
		Dosing Unit Maintenance Service - Laricina Park	
52066	12/01/2026	Emerge Associates	\$14,300.00
		East Wanneroo Community Character Guidelines	
52067	12/01/2026	Entire Land Care Pty Ltd	\$9,900.00
		Provision Of Mitigation Works - Koondoola A Reserve	
52068	12/01/2026	Envirodry Towels	\$292.60
		Enviro Dry Towels - Aquamotion	
52069	12/01/2026	Environmental Industries Pty Ltd	\$155,039.73

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Landscape Maintenance Works - Various Locations	
52070	12/01/2026	Equifax Australasia Credit Rating Pty Ltd	\$1,098.90
		Standard Financial Assessment - Procurement	
52071	12/01/2026	Ergolink	\$523.60
		Air Mesh Ratchet Back Office Chair	
52072	12/01/2026	Evolve Talent Pty Ltd	\$48,884.35
		Casual Labour Services	
52073	12/01/2026	Rates Refund	\$557.81
52074	12/01/2026	Fleet Network	\$10,236.46
		Payroll Deductions	
52075	12/01/2026	Fleetspec Hire	\$4,316.73
		Equipment Hire - Waste	
52076	12/01/2026	Focus Consulting WA Pty Ltd	\$6,850.78
		Electrical Consulting Services - Brampton Park Pedestrian Lighting	
		Electrical Consulting Services - Koondoola Park BBQ Power	
52077	12/01/2026	Foxfish Pty Ltd t/as Binley Fencing	\$57.48
		Temporary Fencing - Belvoir Parkway	
52078	12/01/2026	Fraser Studios	\$137.50
		Website Updates	
52079	12/01/2026	Freestyle Now	\$3,080.00
		Splendor Park - BMX / Scooter / Skateboard Coaching Session	
52080	12/01/2026	Frontline Fire & Rescue Equipment	\$4,918.43
		Operational Equipment - Fire Services	
52081	12/01/2026	Fusion Applications Pty Ltd	\$7,150.00
		OICS Architecture Integration - ICT	
52082	12/01/2026	Geoff's Tree Service Pty Ltd	\$71,481.25
		Tree Works - Various Locations	
52083	12/01/2026	Global Drone Solutions	\$1,695.00
		Training - Remote Pilot License / Aeronautical Radio Operators Certificate / Multi-Rotor Sub Endorsement - 1 Attendee	
52084	12/01/2026	Global Marine Enclosures Pty Ltd	\$10,010.00
		Summer Maintenance - December 2025 - Reports 1 & 2	
52085	12/01/2026	Global Spill Control Pty Ltd	\$429.50
		Spill Kit Oil / Fuel - Stores	
52086	12/01/2026	Rates Refund	\$3,100.64
52087	12/01/2026	Great Southern Fuel Supplies	\$2,657.86
		Unleaded Petrol - Stores	
52088	12/01/2026	Rates Refund	\$884.44
52089	12/01/2026	Happs Collective	\$800.00
		Social Media Promotional Content And Giveaway - Dordaak Kepup Open Day	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52090	12/01/2026	Headset ERA	\$1,507.00
		3 Jabra Headsets	
52091	12/01/2026	Heidelberg Materials Pty Ltd	\$1,209.34
		Concrete Supply - Various Locations	
52092	12/01/2026	Hickey Constructions Pty Ltd	\$19,213.87
		Replace UAT Door / Door Frame - Edgar Griffiths Park	
		Structure Repairs - Old Nursery Park	
52093	12/01/2026	Hodge Collard Preston Unit Trust	\$29,183.00
		Design - Wanneroo Animal Care Centre	
52094	12/01/2026	Home Group WA Pty Ltd	\$1,209.90
		Refund - Building Application - Returned By CRC	
52095	12/01/2026	HopgoodGanim Lawyers	\$10,939.61
		Legal Fees For The City	
52096	12/01/2026	ID Rent Pty Ltd	\$1,681.90
		Hire Of Inflatable Lighting Towers - Christmas Fiesta	
52097	12/01/2026	Imagesource Digital Solutions	\$10,981.30
		Printing - 1000 Bookmarks	
		Print / Install - Bookable Bulk Truck Decal	
		Printing - Bookmarks & Stickers - Summer Reading Quest	
		Print - Coco Cockatoo Storybook - 1000 Copies	
		Signs / Install - YLFMP Public Advertising	
		Banner / Poster - Open Day	
		Sign - Sam Trott Playground Warradale Park Notice	
52098	12/01/2026	Institute of Public Works Engineering Australasia (NSW Division) LTD	\$1,155.00
		Training - Conducting Road Inspections	
52099	12/01/2026	Integrity Industrial Pty Ltd	\$40,548.43
		Casual Labour Services	
52100	12/01/2026	Integrity Industrial Pty Ltd	\$9,650.05
		Casual Labour Services	
52101	12/01/2026	Integrity Staffing	\$1,538.46
		Casual Labour Services	
52102	12/01/2026	Ixom Operations Pty Ltd	\$287.80
		Pool Chemicals - Aquamotion	
52103	12/01/2026	J Blackwood & Son Ltd	\$3,512.84
		CRC / Dust Pan / Fence Posts / Gloves / Lens Wipes / Paint / Brooms / Star Pickets	
52104	12/01/2026	Jackson McDonald	\$9,900.00
		Legal Fees For The City	
52105	12/01/2026	Japanese Truck & Bus Spares Pty Ltd	\$209.00
		Vehicle Spare Parts	
52106	12/01/2026	Rates Refund	\$3,766.57
52107	12/01/2026	JMC2 Pty Ltd	\$2,255.00
		Lets Go Kids Advertising 2025 / 2026	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52108	12/01/2026	Joanne Lopez	\$77.50
		Dog Registration Refund - Sterilised	
52109	12/01/2026	Rates Refund	\$694.11
52110	12/01/2026	Jonathan Daniel Carey	\$500.00
		CCTV Rebate	
52111	12/01/2026	Joondalup Symphony Orchestra Inc.	\$3,760.00
		Support The Delivery Of Jingle At The Jacaranda Via The City Of Wanneroo Community Funding Program - Community Grants	
52112	12/01/2026	Joydeep Sen	\$500.00
		CCTV Rebate	
52113	12/01/2026	Karingal St Laurence Ltd t/a Genu	\$10,086.34
		Landscape Maintenance - Various Locations	
52114	12/01/2026	Rates Refund	\$165.28
52115	12/01/2026	Kelyn Training Services	\$1,450.00
		Training - Advanced Worksite Traffic Management - 1 Attendee	
52116	12/01/2026	Kennedys (Australasia) Partnership trading as Kennedys Law	\$4,884.00
		Legal Fees For The City	
52117	12/01/2026	Kenneth Psaila-Kirke	\$500.00
		CCTV Rebate	
52118	12/01/2026	Kerb Direct Kerbing	\$19,149.67
		Kerbing Works - Various Locations	
52119	12/01/2026	Kinetic IT Pty Ltd	\$119,460.07
		Kinetic CrowdStrike Licences For Period 06.11.2025 - 05.11.2026	
52120	12/01/2026	Kingsley Westside Football Club	\$1,940.00
		Participation Funding - 4 Members - 2025 Malaysian Borneo Football Cup	
52121	12/01/2026	Kiran Shah	\$350.00
		Bond Refund	
52122	12/01/2026	Kleenit	\$502.45
		Graffiti Removal - Various Locations	
52123	12/01/2026	Konecranes Pty Ltd	\$2,170.41
		Quarterly Inspection 4 Plant Items - Fleet	
52124	12/01/2026	Kruti Shah	\$1,171.00
		Vehicle Crossing Subsidy	
52125	12/01/2026	Kyocera Document Solutions	\$4,531.31
		Photocopier Meter Reading - ICT	
52126	12/01/2026	La Vida Australia Pty Ltd	\$1,324.51
		Refund - Building Application - Cancelled	
52127	12/01/2026	Landsdale Primary School P&C	\$200.00
		Kickstarter Fund - Support The Delivery Of Bike Month Event	
52128	12/01/2026	Lawn Doctor Turf Solutions	\$5,978.42
		Turfing Works - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52129	12/01/2026	Learning Horizons	\$3,300.00
		CEO Performance Review Committee - Policy Work	
52130	12/01/2026	Les Mills Asia Pacific (Subscriptions)	\$1,387.43
		Les Mills Subscription 01 - 31.01.2026 - Aquamotion	
52131	12/01/2026	Linemarking WA Pty Ltd	\$8,382.03
		Linemarking Services - Various Locations	
52132	12/01/2026	LoganScott Design	\$900.00
		Design Services - Dordaak Digi Screens / WH Perth Now / Screen Backgrounds	
52133	12/01/2026	Main Roads WA	\$44,253.55
		Linemarking - Highclere Boulevard	
52134	12/01/2026	Major Motors	\$601.59
		Vehicle Spare Parts	
52135	12/01/2026	Marquee Magic	\$4,369.00
		Marquees / Equipment - Christmas Fiesta	
52136	12/01/2026	Rates Refund	\$918.26
52137	12/01/2026	Maxxia Pty Ltd	\$12,351.17
		Payroll Deductions	
52138	12/01/2026	McLeods Lawyers Pty Ltd	\$3,910.94
		Legal Fees For The City	
52139	12/01/2026	McLernons Business Base	\$1,788.00
		Storage Cabinet / Locker / Filing Cabinet	
52140	12/01/2026	Michelle Lorraine Kember-Imrie	\$3,560.00
		Website Copywriting – Community And Safety Content Rework	
52141	12/01/2026	Mindarie Regional Council	\$18,097.32
		Refuse Disposal Charges	
52142	12/01/2026	Mini-Tankers Australia Pty Ltd	\$1,714.39
		Fuel Issues For The City	
52143	12/01/2026	Monsterball Amusements & Hire	\$3,295.00
		Hire - Mobile Ice Rink - Christmas Fiesta	
52144	12/01/2026	Mount Auto Equip Services Pty Ltd	\$1,190.37
		Vehicle Spare Parts	
52145	12/01/2026	MRS Property Pty Ltd	\$74.00
		Refund - Copy Of Plans - Unavailable	
52146	12/01/2026	MST Consultancy & Services	\$812.50
		Refund - Building Application - Incorrect Fees Charged	
52147	12/01/2026	Naitik Maheta	\$500.00
		CCTV Rebate	
52148	12/01/2026	Nami Osaki	\$600.00
		Donut Workshop - Dordaak Kepup Centre	
52149	12/01/2026	Nathan Worthington	\$61.65
		Refund - Building Application - Cancelled	
52150	12/01/2026	Nationwide Towing & Transport Pty Ltd	\$833.64

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Towing Of Vehicles - Community Safety	
52151	12/01/2026	Natural Area Consulting Management Services	\$6,446.00
		Adhoc Work For Pepper Tree Removal / General Tidy Up - Kaiber Reserve	
52152	12/01/2026	Noma Pty Ltd	\$1,320.00
		Design Review Panel Meeting Attendance	
52153	12/01/2026	Nuturf	\$40,568.00
		Water Treatment Chemicals - Parks	
52154	12/01/2026	On Road Auto Electrics	\$446.80
		Vehicle Repair Services - Fleet	
52155	12/01/2026	On Tap Services	\$8,145.94
		Plumbing Maintenance Services - Various Locations	
52156	12/01/2026	Optima Press	\$517.00
		Printing - Flyer - Arts TNT	
52157	12/01/2026	Oracle Corporation Australia Pty Ltd	\$743.19
		Oracle Fusion Procurement Cloud Service	
52158	12/01/2026	Orikan Australia Pty Ltd	\$54,577.69
		Annual Software Licence Fee Pinforce - 15.11.2025 - 14.11.2026	
52159	12/01/2026	O'Brien Kontrols Pty Ltd	\$1,991.00
		Festoon Lighting - Christmas Fiesta	
		Form 5 - Electrical Compliance - Christmas Fiesta	
52160	12/01/2026	Paperbark Technologies Pty Ltd	\$5,050.10
		Arborist Reports - Various Locations	
52161	12/01/2026	Parker Black & Forrest	\$1,378.87
		Locking Services - Keys / Padlocks	
52162	12/01/2026	Paula Balazone	\$435.00
		CCTV Rebate	
52163	12/01/2026	Pawitchaya Daowi	\$1,329.30
		Vehicle Crossing Subsidy	
52164	12/01/2026	Paxon Group	\$7,097.75
		Neerabup Project Review - Flynn Drive	
		Information Systems And Technology Project Management Review	
52165	12/01/2026	Paywise Pty Ltd	\$11,166.24
		Payroll Deductions	
52166	12/01/2026	Perth Bouncy Castle Hire	\$1,832.86
		8 Music Walls - 13.12.2025 - Kingsbridge Park Butler	
52167	12/01/2026	Perth Playground And Rubber	\$3,205.40
		Repairs To Softfall - Various Locations	
52168	12/01/2026	Peter's Bus Charters	\$530.00
		Pick Up / Return - Cleanaway Guildford	
52169	12/01/2026	PGV Environmental	\$4,730.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Environmental Consultation - Auditing / Compliance Of Works Relating To Resource Extraction - Neerabup Industrial Area	
52170	12/01/2026	Philip Seinor	\$500.00
		CCTV Rebate	
52171	12/01/2026	Porter Consulting Engineers	\$23,156.10
		Detailed Design Services - Old Yanchep Road / Trandos Road Intersection	
52172	12/01/2026	Powerhouse Batteries Pty Ltd	\$264.00
		Battery - Fleet	
52173	12/01/2026	Pranay Parshotam	\$1,029.00
		Vehicle Crossing Subsidy	
52174	12/01/2026	Pro-Am Australia	\$243.10
		Eva Super Raft - Swim School Parent / Baby Class Equipment - Aquamotion	
52175	12/01/2026	Programmed Skilled Workforce Limited	\$9,161.94
		Casual Labour Services	
52176	12/01/2026	Property Fire Maintenance	\$5,107.30
		Provision Of Fire Services - Various Locations	
52177	12/01/2026	Prosci Pty Ltd	\$5,645.00
		1 Practitioner Certification Tuition 01.02.2026 - 30.06.2026	
52178	12/01/2026	PS Structures Pty Ltd	\$4,037,998.61
		Progress Claim 12 - Construction Of Alkimos Aquatic & Recreation Centre	
52179	12/01/2026	QBE Insurance (Australia) Ltd	\$335.00
		Refund - Aquamotion Membership - Overpayment	
52180	12/01/2026	R1i Technology Pty Ltd	\$69,209.78
		Milestone 1 - Rack Remediation - ICT	
		Professional Services - Xperts On Demand - Additional Consultant	
		Racks & Services - ICT	
52181	12/01/2026	RAC BusinessWise	\$110.00
		Roadside Assistance - Space Saver Fitted WN 34618	
52182	12/01/2026	Cancelled	
52183	12/01/2026	RediMedico Legal	\$1,782.00
		Medical Fees For The City	
52184	12/01/2026	Reffing Hoops	\$1,233.39
		Netball Umpire - Kingsway	
52185	12/01/2026	Reliable Fencing WA Pty Ltd	\$39,723.53
		Fencing / Bollard / Gate Works - Various Locations	
52186	12/01/2026	Roads 2000	\$323,234.57
		Road Resurfacing Works - Various Locations	
		Roundabout Rehab - Butler Boulevard / Ulverston Way Butler	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52187	12/01/2026	Robert Walters Pty Ltd	\$15,533.31
		Casual Labour Services	
52188	12/01/2026	Rogers Axle & Spring Works Pty Ltd	\$567.60
		Vehicle Spare Parts	
52189	12/01/2026	Rosie O Facepainters and Entertainers	\$660.00
		Face Painter / Entertainment - Clarkson Library	
52190	12/01/2026	Rates Refund	\$396.00
52191	12/01/2026	Rubek Automatic Doors	\$917.40
		Service Door - Wanneroo Library And Cultural Centre	
52192	12/01/2026	Ryan Diggle	\$590.00
		Refund - Development Application - Overcharged	
52193	12/01/2026	S&M Thomas Pty Ltd t/a Perth Restoration Services	\$385.00
		Mould Inspection - Depot - Building Maintenance	
52194	12/01/2026	Safety World	\$942.26
		PPE / Uniform Issue - Various Employees	
52195	12/01/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	\$795,029.41
		Landscape Maintenance Works - Various Locations	
52196	12/01/2026	Rates Refund	\$738.90
52197	12/01/2026	Seabreeze Landscape Supplies	\$54.00
		Brickie Sand / Garden Mix	
52198	12/01/2026	Sean E Avery	\$3,000.00
		Community Artwork - Dordaak Kepup Library	
52199	12/01/2026	Site Sentry Pty Ltd	\$60,588.00
		Supply / Installation - Rapid Deployment Galvanized Solar Security Towers	
52200	12/01/2026	Slater-Gartrell Sports	\$2,179.10
		Basketball Backboard / Chain Replacement - Butterworth Park	
		Goal Post Repairs - Kingsway Netball	
52201	12/01/2026	Smartsalary	\$1,966.61
		Payroll Deductions	
52202	12/01/2026	Smoke & Mirrors Audio Visual	\$8,472.40
		Supply Stage / Sound / Lighting - Christmas Fiesta	
52203	12/01/2026	Sofia Rippingale	\$250.00
		Youth Performance - Dordaak Kepup	
52204	12/01/2026	Sonic Healthplus Pty Ltd	\$127.60
		Medical Fees For The City	
52205	12/01/2026	Specialised Building Solutions Pty Ltd	\$25.50
		Refund - Copies Of Plans - Not Available	
52206	12/01/2026	SPORTENG	\$5,170.00
		Contract Administration Assistance - Elliot Park Tennis Court Renewals	
52207	12/01/2026	Sri Damera	\$500.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		CCTV Rebate	
52208	12/01/2026	St John Ambulance Western Australia Ltd	\$2,171.00
		Event Health Officers - Christmas Fiesta	
		First Aid Training / First Aid Kits And Defibs Servicing	
52209	12/01/2026	Stewart & Heaton Clothing Company Pty Ltd	\$178.04
		Staff Uniforms - Emergency Services	
52210	12/01/2026	Stihl Shop Joondalup	\$2,803.30
		Chainsaw	
52211	12/01/2026	Superior Nominees Pty Ltd	\$123,109.47
		Demolish Existing / Supply / Install 2 Bench Seats - Koondoola Bushland	
		Playground Equipment Repairs - Various Locations	
		Picnic Shelter / BBQ - Cabrini Park	
		Remove / Dispose Of BBQ Limestone Blocks - Supply / Install Accessible Double BBQ - Longfin Park	
		Replace Picnic Settings / Bench Seats - Sanctuary Park	
52212	12/01/2026	Supersealing Pty Ltd	\$10,703.00
		Supply Of Super Sealing Crack Mat Asphalt Repair	
52213	12/01/2026	Synergy	\$129,595.74
		Power Supply Charges - Various Locations	
52214	12/01/2026	Systems Edge Management Services Pty Ltd t/a Pracsys	\$9,075.00
		Feasibility Consultancy	
52215	12/01/2026	T-Quip	\$1,294.15
		Vehicle Spare Parts	
52216	12/01/2026	Taman Tools	\$1,259.50
		Segment Abrasive Grinding Plates	
52217	12/01/2026	TBB Planning Pty Ltd	\$252.00
		Refund - Copies Of Plans - Plans Not Available	
52218	12/01/2026	Team Global Express Pty Ltd	\$483.34
		Courier Services	
52219	12/01/2026	Technology One Limited	\$19,541.94
		Application Managed Services (AMS) Program	
52220	12/01/2026	Telstra Limited	\$5,107.53
		Data Only / Voice Only Mobiles	
		Landline Desk Phones - ICT	
52221	12/01/2026	Rates Refund	\$458.78
52222	12/01/2026	Thai Bros	\$36.50
		Refund - Food Business Notification - Duplicate Payment	
52223	12/01/2026	The Congolese Community of WA Inc	\$350.00
		Bond Refund	
52224	12/01/2026	The Hire Guys Wangara	\$3,862.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Equipment Hire - Trailer / Ute - Bulk Services - Waste	
		Equipment Hire - Lighting Towers - Christmas Fiesta	
52225	12/01/2026	The Leisure Institute of WA (Aquatics) Incorporated	\$165.00
		Membership - 1 Employee	
52226	12/01/2026	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,130.00
		Payroll Deductions	
52227	12/01/2026	The Pavilion at Mindarie	\$72,106.10
		Inspection / Maintenance - Mindarie Marina Boardwalk / Jetty	
52228	12/01/2026	Thomson Reuters (Professional) Australia Limited	\$47,521.76
		E-Recruitment Solutions	
52229	12/01/2026	Thyssen Elevator Australia Pty Ltd	\$649.00
		Elevator Service - Kingsway Indoor Stadium	
52230	12/01/2026	Toolmart	\$48.50
		USB Battery	
52231	12/01/2026	Torque Driving Pty Ltd	\$2,025.01
		Load Restraints Training Half Day	
52232	12/01/2026	Total Chlorine Solutions	\$1,864.50
		Chlorine Training - Industry Standard Refresher - 3 Attendees	
52233	12/01/2026	Totally Workwear Joondalup & Butler	\$461.00
		Staff Uniforms	
52234	12/01/2026	Trophy Shop Australia	\$707.10
		Plaques - Wanneroo Awards	
52235	12/01/2026	Ultimo Catering And Events	\$2,484.00
		Catering - Council Meeting	
52236	12/01/2026	United Safety and Survivability Corporation Pty Ltd t/a Lyons Airconditioning Services	\$495.00
		Vehicle Repairs	
52237	12/01/2026	Valiam projects Pty Ltd t/a Universal Espresso Machines	\$8,710.60
		Barista Equipment / Installation - Dordaak Kepup	
		Coffee Machine - Accessories - Youth Services	
52238	12/01/2026	Vexel Pty Ltd	\$6,450.44
		Supply Dog Waste Bags	
52239	12/01/2026	Viva Energy Australia Pty Ltd	\$134,905.42
		Fuel Issues For The City	
52240	12/01/2026	VTS – Vocational Training Services	\$2,106.00
		Training - Certificate IV In Business And Leadership Cluster 3	
52241	12/01/2026	WA Hino Sales & Service	\$156.49
		Vehicle Spare Parts	
52242	12/01/2026	WA Hino Sales & Service	\$972.26
		Vehicle Spare Parts	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52243	12/01/2026	WA Limestone Company	\$5,881.65
		Limestone - Lake Adams Access Track	
		Crushed Limestone - Engineering	
52244	12/01/2026	Wanneroo Electric Pty Ltd	\$73,858.33
		Electrical Maintenance Services - Various Locations	
52245	12/01/2026	Wanneroo Smash Repairs Pty Ltd	\$3,000.00
		Insurance Excess - 3 Vehicles	
52246	12/01/2026	Waste Management & Resource Recovery Association of Australia Ltd	\$3,195.00
		Subscription - 01.01.2026 - 31.12.2026	
52247	12/01/2026	Water Corporation	\$3,786.94
		Water Supply Charges - Various Locations	
52248	12/01/2026	Water Corporation	\$16.69
		Water Supply Charges	
52249	12/01/2026	West Coast Turf	\$48,202.44
		Turfing Works - Various Locations	
52250	12/01/2026	Western Australian Local Government Association	\$1,170.00
		Registration - Planning Showcase 2025 - 13 Employees	
52251	12/01/2026	Western Irrigation Pty Ltd	\$13,946.00
		Signal Irrigation Weather Station - Halesworth Park	
		Irrigation Parts Replacement List	
52252	12/01/2026	WEX Australia Pty Ltd	\$7,241.22
		Fuel Issues - Fire Services	
52253	12/01/2026	Work Clobber	\$1,525.65
		PPE / Uniform Issue - Various Employees	
52254	12/01/2026	Work Clobber	\$331.11
		PPE / Uniform Issue - Community Safety	
52255	12/01/2026	Workpower Incorporated	\$48,214.82
		Landscape Maintenance Works - Various Locations	
52256	12/01/2026	Wow Group (WA) Pty Ltd	\$2,602.48
		Refund - Building Application - Overpaid	
		Refund - Street & Verge Bond	
52257	12/01/2026	Wurth Australia Pty Ltd	\$133.10
		Oil Spill Cloth	
52258	15/01/2026	Australia Post	\$1,911.23
		Postage Charges For The City	
52259	15/01/2026	Australia Post	\$49,022.59
		Postage Charges For The City - Lodged	
52260	15/01/2026	Australia Post	\$2,088.79
		Billpay Transactions - Rating Services	
52261	15/01/2026	Coca Cola Amatil Pty Ltd	\$393.64
		Beverages - Kingsway	
52262	15/01/2026	Indigo Grace Ellis	\$800.00
		Music Performance - Dordaak Kepup Open Day	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52263	15/01/2026	Urban Resources Pty Ltd	\$269,657.06
		Neerabup Industrial Area – Resource Extraction	
52264	19/01/2026	Mr D Goljok	\$111.31
		Reimbursement - Travel To Collect Truck	
52265	19/01/2026	Ms K Leavesley	\$79.95
		Reimbursement - Matting - Parking Officer Dashboard	
52266	19/01/2026	Ms K Thrush	\$1,500.00
		Reimbursement - Study Assistance	
52267	19/01/2026	Mr M Dickson	\$20.44
		Reimbursement - Developer Meeting	
52268	19/01/2026	Ms Ramos	\$3,121.00
		Reimbursement - Study Assistance	
52269	19/01/2026	Mr P Bracone	\$12.12
		Reimbursement - Parking - DPH Meeting	
52270	19/01/2026	AARCO Environmental Solutions Pty Ltd	\$2,912.25
		Install Geofabric Layer - Forrest Grove Park	
52271	19/01/2026	Action Glass & Aluminum	\$242.89
		Reglaze Window - Houghton Park Sports	
52272	19/01/2026	AHA! Consulting	\$654.50
		Registration - IAP2 Design And Plan Engagement - 1 Attendee	
52273	19/01/2026	Alan Bluett	\$500.00
		CCTV Rebate	
52274	19/01/2026	Alexander Aitenbichler	\$295.00
		Refund - Development Application Fee - Withdrawn	
52275	19/01/2026	Alinta Gas	\$26,345.33
		Gas Supply Charges - Various Locations	
52276	19/01/2026	Allworks (WA) Pty Ltd	\$1,056.00
		Grader Operator - Lake Adams	
52277	19/01/2026	Alyka Pty Ltd	\$19,668.00
		Provision Of A Content Management System / Website Design / Website Development Services	
52278	19/01/2026	Andrey De Queiros	\$383.33
		CCTV Rebate	
52279	19/01/2026	Anita McInnes	\$73.00
		Refund - Planning Advice - Withdrawn	
52280	19/01/2026	Ascon Survey and Drafting	\$10,845.13
		Resurfacing - Various Locations	
		Site Survey / Drafting - South Mindarie Foreshore / Koondoola Bushland / Countryside Park	
52281	19/01/2026	Aussie Broadband Limited	\$692.38
		Provision Of Wide Area Network Links Uplift	
52282	19/01/2026	Australian Airconditioning Services Pty Ltd	\$366.30
		Airconditioning Maintenance Works - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52283	19/01/2026	Australian Laboratory Services Pty Ltd	\$751.75
		Water Sampling - Wangara Sump	
52284	19/01/2026	Australian Taxation Office	\$87,786.00
		Payroll Deductions	
52285	19/01/2026	Autoscreens Automotive Glass	\$1,210.00
		Supply & Fit Windscreen	
52286	19/01/2026	Aveling Homes Pty Ltd	\$10,000.00
		Refund - Street & Verge Bonds	
52287	19/01/2026	Aymen Dacharoui	\$100.00
		Refund - Infringement Notice - Community Safety	
52288	19/01/2026	Aznita Azman Arshad	\$500.00
		CCTV Rebate	
52289	19/01/2026	Bartco Traffic Equipment Pty Ltd	\$3,198.80
		Service Call - Fire Sign - Various Locations	
52290	19/01/2026	Beilby Executive Search Selection & Assessment	\$7,480.00
		Recruitment Services - Director Corporate Strategy & Performance	
52291	19/01/2026	Belgrade Holdings Pty Ltd t/a Supreme Shades	\$742.50
		Shade Sail Repairs - Heath Park	
52292	19/01/2026	Bing Technologies Pty Ltd	\$7,304.18
		Postage Charges For The City	
52293	19/01/2026	Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
52294	19/01/2026	Bridgestone Australia Limited	\$6,229.71
		Tyre Fitting Services	
52295	19/01/2026	Brittany Rindel	\$222.00
		Refund - Development Application - Rejected	
52296	19/01/2026	Brownes Foods Operations Pty Limited	\$145.74
		Delivery Milk - Ashby / Civic Centre	
52297	19/01/2026	Budget Rent a Car	\$500.74
		Vehicle Hire - 21.07.2025 - 22.07.2025 - Waste	
52298	19/01/2026	Cameron Chisholm & Nicol (WA) Pty Ltd	\$2,750.00
		Attendance - Wanneroo Design Review Panel	
52299	19/01/2026	Car Care Motor Company Pty Ltd	\$617.00
		Vehicle Repairs - Fleet	
52300	19/01/2026	Cat Welfare Society Incorporated	\$4,063.00
		Impound Fees - 01.11.2025 - 30.11.2025 - Ranger Services	
52301	19/01/2026	Chandler Macleod Group Limited	\$2,743.95
		Casual Labour Services	
52302	19/01/2026	Chin San Ang Sanny Ang Sanny's Origami	\$148.50
		Presentation - Bugs And Christmas Origami Workshop - Dordaak Kepup	
52303	19/01/2026	City of Perth	\$12,077.06
		Long Service Leave Claim - Former Employees	
52304	19/01/2026	City of Wanneroo	\$567.75

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Engineering Assessment Fee - Mather Drive Neerabup WAPC 161116	
52305	19/01/2026	Claw Environmental	\$278.85
		Polystyrene On Call Collection - Wangara Recycling Facility	
52306	19/01/2026	Clayton Utz	\$4,985.28
		Legal Fees For The City	
52307	19/01/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	\$34,705.33
		Green Waste Received At Our Wesco Road Site	
		Turf Renovation Debris Processing - WRC	
52308	19/01/2026	CS Legal	\$2,044.16
		Court Fees - Rating Services	
52309	19/01/2026	Data #3 Limited	\$98,479.66
		Subscription - YR3 Reservations - Period 01.01.2026 - 31.12.2026	
52310	19/01/2026	Data #3 Limited	\$69,115.20
		VMWARE Renewal For The Period 21.01.2026 - 20.01.2027	
52311	19/01/2026	David Roy Cull	\$740.48
		General Pest Service - Various Locations	
52312	19/01/2026	Rates Refund	\$4,588.17
52313	19/01/2026	DFS Industrial & Environmental Services Pty Ltd	\$44,087.54
		Road Sweeping / Drain Cleaning / Traffic Management - Various Locations	
52314	19/01/2026	Diverseco Pty Ltd	\$1,485.00
		96163 Damage To The Diverseco System - Fleet	
52315	19/01/2026	Donald J Tomich t/a New Sensation Merchandising	\$36.50
		Refund - Food Notification - Not Required	
52316	19/01/2026	Double G (WA) Pty Ltd	\$3,693.63
		After Hours Callout - Scenic Park - Parks	
		Inspect And Locate Possible Mainline Blockage - Belhaven Park	
52317	19/01/2026	Dowsing Group Pty Ltd	\$22,973.63
		Footpath Works - Various Locations	
52318	19/01/2026	Drovers Vet Hospital Pty Ltd	\$720.52
		Veterinary Charges	
52319	19/01/2026	Eclipse Soils	\$65,530.30
		Mulching Supplies - Various Locations	
52320	19/01/2026	Entire Land Care Pty Ltd	\$61,050.00
		Provision Of Mitigation Works - Various Locations	
52321	19/01/2026	Environmental Industries Pty Ltd	\$22,504.68
		Landscape Maintenance Works - Various Locations	
52322	19/01/2026	Evolve Talent Pty Ltd	\$9,040.69
		Casual Labour Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52323	19/01/2026	Fila Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52324	19/01/2026	Flex Fitness Equipment	\$360.34
		Gym Equipment - Aquamotion	
52325	19/01/2026	Foxfish Pty Ltd t/as Binley Fencing	\$38.50
		Fencing Works - Wanneroo Show Grounds	
52326	19/01/2026	Fusion Applications Pty Ltd	\$6,435.00
		Consulting Fees For OICS Architecture Integration	
52327	19/01/2026	Geoff's Tree Service Pty Ltd	\$2,643.86
		Pruning Works For The City	
52328	19/01/2026	Rates Refund	\$906.83
52329	19/01/2026	GJ Woodard	\$243.55
		Keyholder Payments	
52330	19/01/2026	Greenway Turf Solutions Pty Ltd	\$7,920.00
		Supply Of Pesticide - Malice-Duo Miticide - Parks	
52331	19/01/2026	Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
		Refund - Street & Verge Bonds	
52332	19/01/2026	Heatley Sales Pty Ltd	\$101.44
		Rear Markers Set - Stores	
52333	19/01/2026	Heidelberg Materials Pty Ltd	\$982.30
		Supply Concrete - Various Locations	
52334	19/01/2026	Helene Pty Ltd trading as Lo-Go Appointments WA	\$9,230.10
		Casual Labour Services	
52335	19/01/2026	Hodge Collard Preston Unit Trust	\$9,350.00
		Consultancy Service - Upgrade And Renewals - Kingsway Indoor Stadium	
52336	19/01/2026	Hodge Collard Preston Unit Trust	\$23,405.80
		Consultancy Service - Wanneroo Recreation Centre - Community Hub Concept Design	
		Consultancy Service - Design - Wanneroo Animal Care Centre	
52337	19/01/2026	Home Group WA Pty Ltd	\$22,000.00
		Refund - Street & Verge Bonds	
52338	19/01/2026	Hydroquip Pumps & Irrigation Pty Ltd	\$14,036.00
		Irrigation Pump Works - Various Locations	
52339	19/01/2026	Identity Perth	\$319.00
		Project 1 - Logo And Brand Development - Stage 3	
52340	19/01/2026	Imagesource Digital Solutions	\$159.50
		Signs - Timelock Toilet ACM	
52341	19/01/2026	Integrity Industrial Pty Ltd	\$9,746.01
		Casual Labour Services	
52342	19/01/2026	Integrity Industrial Pty Ltd	\$13,543.34
		Casual Labour Services	
52343	19/01/2026	Integrity Staffing	\$3,848.45
		Casual Labour Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52344	19/01/2026	Intelife Group	\$112,724.26
		Brushcutting - Rural Verges	
52345	19/01/2026	Intelife Group	\$20,899.45
		Slashing - Rural Verges	
52346	19/01/2026	IPWEA	\$2,288.00
		Registration - Fleet Management Training - 4 Attendees	
52347	19/01/2026	J Blackwood & Son Ltd	\$271.42
		Gasket / Strap / Clear Lens / Dustpan & Brush	
52348	19/01/2026	Jackson McDonald	\$39,754.00
		Legal Fees For The City	
52349	19/01/2026	James Bennett Pty Ltd	\$14,362.77
		Book Stock - Library Services	
52350	19/01/2026	Jane Woodington & Murray Woodington	\$1,880.00
		Refund - Street & Verge Bond	
52351	19/01/2026	JCorp Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
52352	19/01/2026	Jensen Hughes Pty Ltd	\$825.00
		Building Condition Inspection - Various Buildings	
52353	19/01/2026	Joanne Vanderwal	\$500.00
		CCTV Rebate	
52354	19/01/2026	Jobfit Health Group Pty Ltd	\$1,337.60
		Medical Fees For The City	
52355	19/01/2026	John Carmichael	\$2,000.00
		Refund - Street & Verge Bond	
52356	19/01/2026	Joondalup Symphony Orchestra Inc.	\$2,700.00
		Choir Performance & Laneway Activity - Wanneroo Festival 2026	
52357	19/01/2026	Josephine Duncomb	\$449.70
		CCTV Rebate	
52358	19/01/2026	Karingal St Laurence Ltd t/a Genu	\$35,802.80
		Garden Maintenance - Various Locations	
52359	19/01/2026	Kerb Direct Kerbing	\$33,000.22
		Kerbing Works - Various Locations	
52360	19/01/2026	Kleenit	\$9,230.36
		Wash Bay Cleaning - Depot	
		Graffiti Removal - Various Locations	
		Remove Black Marks - Footpath - Riverlinks Park	
52361	19/01/2026	Kymberley Achurch & Mitchell Achurch	\$2,000.00
		Refund - Street & Verge Bond	
52362	19/01/2026	Kyocera Document Solutions	\$4,106.12
		Photocopier Meter Reading / Staple Cartridge	
52363	19/01/2026	La Vida Australia Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond	
52364	19/01/2026	Landmark Products Limited	\$80,074.50
		Design / Construct Toilet Block - Amery Park	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52365	19/01/2026	Landscape Elements Pty Ltd	\$23,869.45
		Park Upgrade - Keying In Of Edges & Application Of Mulch - Roulettes Parade	
52366	19/01/2026	Lawn Doctor Turf Solutions	\$30,566.54
		Turfing Works - Various Locations	
52367	19/01/2026	Linemarking WA Pty Ltd	\$1,129.24
		Linemarking Spotting - Beachside Parade	
52368	19/01/2026	Luxury Living WA Pty Ltd t/a Status Residential	\$2,000.00
		Refund - Street & Verge Bond	
52369	19/01/2026	Major Motors	\$745.25
		Vehicle Spare Parts	
52370	19/01/2026	Marindust Sales & Ace Flagpoles	\$357.50
		Put In New Sleeve - Halesworth Park	
52371	19/01/2026	Mark Milinkovic	\$500.00
		CCTV Rebate	
52372	19/01/2026	Mastek Systems Pty Ltd	\$18,562.50
		Capital Projects - Project Portfolio Management	
		PPM Enhancements- Completion Of Discovery Phase - 20%	
52373	19/01/2026	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52374	19/01/2026	McLeods Lawyers Pty Ltd	\$2,187.83
		Legal Fees For The City	
52375	19/01/2026	McLernons Business Base	\$774.02
		3 Mobile Pedestals - Communications & Brand Administration	
52376	19/01/2026	Melinda Ghataura	\$73.00
		Refund - Aquamotion Membership - Cancelled	
52377	19/01/2026	Metrostrata Developments Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
52378	19/01/2026	Rates Refund	\$173.19
52379	19/01/2026	Mindarie Regional Council	\$73,029.83
		Reimbursement Of Admin Fees - December 2025	
52380	19/01/2026	Ms Peggy Brown	\$145.00
		Keyholder Payments	
52381	19/01/2026	Nami Osaki	\$550.00
		Workshop - Furoshiki Gift Wrapping - Dordaak Kepup Library & Youth Innovation Hub	
52382	19/01/2026	Nationwide Towing & Transport Pty Ltd	\$5,106.31
		Towing Services For The City	
52383	19/01/2026	Natural Area Consulting Management Services	\$15,044.87
		Garden Bed Maintenance - Bert Togno Park	
		Weed Controls - Woody Weed Treatments - Various Parks	
52384	19/01/2026	Neerabup Panel & Paint	\$1,826.00
		Vehicle Repairs - Fleet	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52385	19/01/2026	Nilfisk Advance Pty Ltd	\$214.50
		Scrubber Pads - Kingsway	
52386	19/01/2026	NoiseNet Operations Pty Ltd	\$2,805.00
		Hire - Smart Noise Sensor - Community Safety	
52387	19/01/2026	Nu-Trac Rural Contracting	\$10,084.81
		Beach Cleaning 2025 / 2026	
52388	19/01/2026	Office Cleaning Experts	\$27,786.78
		Cleaning Services - Various Locations	
52389	19/01/2026	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$362.74
		Advertising - Public Notice - Road Closure - Assets	
52390	19/01/2026	On Tap Services	\$1,268.91
		Plumbing Maintenance Services - Various Locations	
52391	19/01/2026	Optus Billing Services Pty Limited	\$5,467.00
		Starlink Satellite Charges For The City	
		Workm8 Charges	
52392	19/01/2026	P&M Automotive Equipment	\$1,945.30
		Yearly Inspection - Workshop Hydraulic Jacks / Stands	
52393	19/01/2026	Paterson Architects Pty Ltd	\$12,100.00
		Architectural Services - North Eglinton Indoor Recreation Centre	
52394	19/01/2026	Paterson Architects Pty Ltd	\$605.00
		Architectural Services - Elliot Park Clubroom Upgrades	
52395	19/01/2026	Paul Brown	\$500.00
		CCTV Rebate	
52396	19/01/2026	Perth Bouncy Castle Hire	\$2,452.67
		Kids Games / Activities - Carramar Sunset Sounds	
52397	19/01/2026	Perth Heavy Tow	\$687.50
		Towing Services - Volvo - Waste Truck WN 656	
52398	19/01/2026	PJA Holdings (Australia) Pty Ltd	\$1,650.00
		Consultancy Services - Active Transport Plan LTCN Review	
52399	19/01/2026	Platinum Window Tinting & Glass Repair	\$485.00
		Supply / Install Safety Film - Bobcat Windscreen	
52400	19/01/2026	Play Check Pty Ltd	\$385.00
		Playground Audit - Sam Trott Playground - Warradale Park	
52401	19/01/2026	Prestige Alarms	\$137.50
		Service Call - CCTV Safer Suburbs - Heath Park	
52402	19/01/2026	Programmed Skilled Workforce Limited	\$9,348.91
		Casual Labour Services	
52403	19/01/2026	Property Fire Maintenance	\$38,157.31
		Provision Of Fire Services - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52404	19/01/2026	Pure Homes Pty Ltd t/a B1 Homes	\$4,000.00
		Refund - Street & Verge Bonds	
52405	19/01/2026	Rates Refund	\$918.08
52406	19/01/2026	Reffing Hoops	\$429.00
		Netball Umpires - Kingsway	
52407	19/01/2026	Reliable Fencing WA Pty Ltd	\$305.45
		Secure Fence Chains - Capricorn Esplanade - Parks	
52408	19/01/2026	Residential Building WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52409	19/01/2026	Resource Recovery Group	\$98,274.06
		MRF Gate Fees - November 2025	
		Recycling Tip Off Fees	
52410	19/01/2026	Roads 2000	\$151.80
		Supply Asphalt - Engineering	
52411	19/01/2026	Robert Harrold	\$240.00
		Deinstallation Of Electric Chairs - WLCC	
52412	19/01/2026	Robert Walters Pty Ltd	\$7,698.52
		Casual Labour Services	
52413	19/01/2026	Ronald Cowan	\$2,000.00
		Refund - Street & Verge Bond	
52414	19/01/2026	RSM Bird Cameron	\$3,080.00
		Final Grant Acquittal Audit - Wanneroo Mindarie Breakwater Upgrade Project	
52415	19/01/2026	Russell Sharara	\$408.82
		CCTV Rebate	
52416	19/01/2026	Samantha Lynch t/as Foslyn Consulting	\$110.00
		Refund - Building Application - Not Required	
52417	19/01/2026	Sarah Le	\$126.80
		Bond Refund – Re-Issue Stale Cheque 00121720	
		Bond Refund – Re-Issue Stale Cheque 00121774	
52418	19/01/2026	Sarah Royle	\$730.00
		Refund - Junior Soccer Competition - Withdrawn	
52419	19/01/2026	Sentry Holdings Pty Ltd as Trustee for the Sentry Trust t/a Tunnelwell	\$8,206.00
		Supply Drainage Cells And Required Products - Stage 1 Bagelle Road Drainage Upgrade Works - Alexander Drive	
52420	19/01/2026	Shire Approval Experts	\$147.00
		Refund - Development Application Fees - Proposals Meet Deemed To Comply	
52421	19/01/2026	Shred-X	\$594.20
		Shred X Uniform Destruction Bin Rental	
		Bin Replacement / Disposal Of Documents	
52422	19/01/2026	Smoke & Mirrors Audio Visual	\$4,731.00
		Sound / Stage - Band - Christmas Function	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52423	19/01/2026	Sohaib Aamir	\$500.00
		CCTV Rebate	
52424	19/01/2026	Southside BMX Club	\$240.00
		Community Funding - 2025 Auscycling National BMX Championships 09 - 12.10.2025 - 1 Child	
52425	19/01/2026	Sphere Architects	\$6,031.61
		Upgrade Works - Montrose Tennis Courts & Building	
52426	19/01/2026	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52427	19/01/2026	St John Ambulance Western Australia Ltd	\$69.00
		Designated First Aid Training	
52428	19/01/2026	Steven Snow	\$489.00
		CCTV Rebate	
52429	19/01/2026	Stihl Shop Osborne Park	\$1,571.90
		Blades / 2 Stroke Oil - Stores	
52430	19/01/2026	Storytime Pods Pty Ltd	\$2,282.50
		Era Books Online Subscription 2026	
52431	19/01/2026	Surf Life Saving WA Incorporated	\$89,736.90
		December 2025 Lifeguards	
52432	19/01/2026	Synergy	\$731,544.64
		Power Supply Charges - Various Locations	
52433	19/01/2026	T-Quip	\$3,286.61
		Small Plant Spare Parts	
52434	19/01/2026	Team Global Express Pty Ltd	\$423.21
		Courier Services	
52435	19/01/2026	Telstra Limited	\$1,379.11
		Integrated Messaging - ICT	
52436	19/01/2026	Terra Verde Resource Solutions	\$3,861.00
		Disposal Of Refuse - Parks Maintenance	
52437	19/01/2026	The Royal Life Saving Society Australia	\$8,948.69
		Water Feature Monthly Services	
52438	19/01/2026	The Trustee for Linkmaster Trust t/a Subway Clarkson	\$374.50
		Refund - Annual Food Safety Service Charge - Duplicate	
52439	19/01/2026	The Trustee for the BRT Family Trust	\$636.90
		Managed Hosting (Yearly) Discover Wanneroo Website	
52440	19/01/2026	Thinkfield	\$1,430.00
		Escooter Savvy Parents Campaign - Project Evaluation - 2025	
52441	19/01/2026	Tree Planting & Watering	\$5,090.86
		Watering - Ashdale / Rangeview	
52442	19/01/2026	Tristan Ness	\$500.00
		CCTV Rebate	
52443	19/01/2026	Triton Electrical Contractors Pty Ltd	\$1,507.00
		Irrigation Electrical Works - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52444	19/01/2026	Urban Resources Pty Ltd	\$693,711.33
		Neerabup Industrial Area – Resource Extraction	
52445	19/01/2026	Rates Refund	\$850.85
52446	19/01/2026	WA Hino Sales & Service	\$363.02
		Vehicle Spare Parts	
52447	19/01/2026	Wanneroo Electric Pty Ltd	\$708.98
		Electrical Maintenance Works - Various Locations	
52448	19/01/2026	Wanneroo RSL Sub Branch	\$12,145.00
		Support The Delivery Of 2025 / 2026 Commemorative Events Via The City Of Wanneroo Community Funding Program – Flagship Funding	
52449	19/01/2026	Water Corporation	\$1,570.23
		Water Supply Charges - Various Locations	
52450	19/01/2026	Water Corporation	\$12,000.27
		Water Supply Charges - Various Locations	
52451	19/01/2026	Weco Pty Ltd	\$3,217.50
		Concept Design - Alkimos Surf Lifesaving Club	
52452	19/01/2026	West Coast Turf	\$5,344.63
		Turfing Works - Various Locations	
52453	19/01/2026	West Operation Pty Ltd t/a A1 Quality Laundromat	\$206.58
		Cleaning Of Linen - Hospitality	
52454	19/01/2026	Western Australian Local Government Association	\$1,241.35
		Training - Onsite - Introduction To Local Government / Travel Fees	
		Training - Policy Development & Procedure Writing - 1 Attendee	
52455	19/01/2026	Western Australian Treasury Corporation	\$230,550.19
		Guarantee Fee Payment To The WATC For The Period 01.07.2025 – 31.12.2025 Due On 23 Jan 2026 (Must Be Paid Before 23 Jan 2026)	
52456	19/01/2026	Work Clobber	\$748.10
		PPE Issue - 1 Employee	
52458	22/01/2026	Applied Security Force	\$12,367.57
		Deposit - Wanneroo Festival	
		Deposit - Security For Symphony Under The Stars	
52459	22/01/2026	Byte Construct Pty Ltd	\$1,087,472.69
		Progress Claim - Wangara Waste Transfer Station	
52460	22/01/2026	Datavoice Communications Pty Ltd	\$115.50
		Possible IVR Change - The Telephony Project	
52461	22/01/2026	Orixon Pty Ltd	\$125,182.72
		Progress Claim 1 - Stage 1 / 2 - Construction - Abbeville Park Sports Amenities Building	
52462	22/01/2026	Shree Kutchi Leva Patel Community WA	\$850.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Bond Refund	
52463	27/01/2026	Ms C Buck	\$15.21
		Reimbursement - Parking Expense - Destination Perth Meeting	
52464	27/01/2026	Ms D Greenwood	\$200.00
		Reimbursement - Retirement Gift	
52465	27/01/2026	Cancelled	
52466	27/01/2026	Ms K Leavesley	\$50.00
		Reimbursement - LPR Charging Unit And Cords	
52467	27/01/2026	Mr M Hudson	\$18.30
		Reimbursement - Refreshments During City Assets Site Visits	
52506	27/01/2026	(A) Pod Pty Ltd	\$38,559.51
		Design Services - Alkimos Aquatic & Recreation Centre	
52507	27/01/2026	101 Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52508	27/01/2026	3Logix Pty Ltd	\$3,407.36
		Waste Track Access Licences & Sim's / API Licence Fee / SMS Self Service Portal	
52509	27/01/2026	Rates Refund	\$2,276.04
52510	27/01/2026	A.A Kemps & C.J Scoullar t/a Frosty J	\$60.50
		Refund - Food Notification Fee - Duplicate	
52511	27/01/2026	Acurix Networks Pty Ltd	\$11,743.81
		Monitoring / Licensing / Support / Category Based Content Filtering / Premium Portal / Unlimited Downloads	
52512	27/01/2026	Rates Refund	\$2,271.42
52513	27/01/2026	Advanced Lock & Key	\$1,980.00
		36 Padlocks - Stores	
52514	27/01/2026	Air Liquide Australia	\$232.32
		Cylinder Rental Charges 01 - 31.12.2025	
52515	27/01/2026	Alinta Gas	\$91.70
		Gas Supply Charges	
52516	27/01/2026	Amanda Kaye Dickerson	\$1,790.00
		Proofreading Local Heritage Survey	
52517	27/01/2026	Amit Tailor	\$500.00
		CCTV Rebate	
52518	27/01/2026	Amy Lewis	\$171.65
		Refund - Building Application - Returned	
52519	27/01/2026	Amy Rue	\$1,177.87
		Vehicle Crossing Subsidy	
52520	27/01/2026	Anh Bui	\$171.65
		Refund - Building Application - Duplicate	
52521	27/01/2026	Anita O'Carroll	\$171.65
		Refund - Building Application	
52522	27/01/2026	Armaguard	\$516.86

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Cash Collection Services	
52523	27/01/2026	Atlas Dry Cleaners	\$1,117.38
		Dry Cleaning - Fleet Workshops	
52524	27/01/2026	Aussie Natural Spring Water	\$1,003.62
		Water Deliveries	
52525	27/01/2026	Australian Airconditioning Services Pty Ltd	\$21,707.58
		Airconditioning Maintenance Services - Various Locations	
52526	27/01/2026	Australian Printed Ribbon	\$357.50
		Navy / White Ribbon - Dordaak Kepup	
52527	27/01/2026	Australian Services Union	\$132.50
		Payroll Deductions	
52528	27/01/2026	Australian Taxation Office	\$839,949.00
		Payroll Deductions	
52529	27/01/2026	Aveling Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52530	27/01/2026	Rates Refund	\$2,169.06
52531	27/01/2026	Better Impact Pty Ltd	\$26.76
		Volunteer Impact Accounts - 10 To 11 Accounts - ICT	
52532	27/01/2026	Bing Technologies Pty Ltd	\$20,322.35
		Postage Charges For The City 01 - 14.12.2025	
52533	27/01/2026	Blackwell & Associates Pty Ltd	\$660.00
		Design Review Panel Meeting	
52534	27/01/2026	Blueprint Homes (WA) Pty Ltd	\$36,000.00
		Refund - Street & Verge Bonds	
52535	27/01/2026	Bridgestone Australia Limited	\$8,677.47
		Tyre Fitting Services	
52536	27/01/2026	BrightMark Group Pty Ltd	\$93,616.81
		Cleaning Services - Various Locations	
52537	27/01/2026	Brownes Foods Operations Pty Limited	\$145.74
		Milk Deliveries	
52538	27/01/2026	Bucher Municipal Pty Ltd	\$12,866.76
		Vehicle Spare Parts / Repairs	
52539	27/01/2026	Cat Welfare Society Incorporated	\$4,910.00
		Cat Management Charges	
52540	27/01/2026	CFMEU	\$100.00
		Payroll Deductions	
52541	27/01/2026	Chandler Macleod Group Limited	\$13,491.44
		Casual Labour Services	
52542	27/01/2026	Chellev Hawley Pty Ltd t/a Sifting Sands	\$4,059.14
		Weekly Servicing - Pétanque / Bocce Courts	
52543	27/01/2026	Child Support Agency	\$4,535.37
		Payroll Deductions	
52544	27/01/2026	Chillo Refrigeration & Air-Conditioning	\$330.00
		Repair Ice Machine - Shed A - Depot	
52545	27/01/2026	Cindy Lane	\$1,551.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Loved Your Glow - Book Week 2025 - 2 Workshops	
52546	27/01/2026	City of Wanneroo	\$512.00
		Payroll Deductions	
52547	27/01/2026	Clark Equipment Sales Pty Ltd	\$1,559.38
		Vehicle Spare Parts	
52548	27/01/2026	Classic Home and Garage Innovations Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52549	27/01/2026	Clinipath Pathology	\$876.41
		Pre Employment Medicals	
52550	27/01/2026	Cossill & Webley Consulting Engineers (New Entity)	\$5,597.61
		Consulting Engineering Services - Flynn Drive Duplication - Assets	
52551	27/01/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	\$453.62
		Green Waste Received At Our Wesco Road Site	
52552	27/01/2026	CS Legal	\$20,497.99
		Court Fees - Rating Services	
52553	27/01/2026	Data #3 Limited	\$1,405,962.93
		Microsoft EA Renewal - ICT	
52554	27/01/2026	Deepa Shah	\$158.50
		Hire Fee Refund	
52555	27/01/2026	Deloitte T&T Pty Ltd	\$1,852.82
		Tech Services Agreement – Defects - Additional Consultant Support	
52556	27/01/2026	Department of Planning, Lands and Heritage	\$12,644.00
		Application Fee Accepted - Applicant - Rise Urban / DAP/26/03035 / Property Address - Lot 1531 (No 19) Bowsprit View Jindalee / Proposal - 10 Multiple Dwellings	
		Application Fee Accepted - Applicant - Relink Management Link WA Pty Ltd / DAP/25/03033 / Property Address - Lot 2401 (37) Amalfi Avenue, / Proposal - Industrial - Commercial Development	
52557	27/01/2026	Destination Perth	\$11,550.00
		Sunset Coast Alliance Marketing Campaign / Destination Perth Membership	
52558	27/01/2026	DFS Industrial & Environmental Services Pty Ltd	\$169,449.44
		Drain Cleaning / Road Sweeping / Traffic Management Services - Various Locations	
52559	27/01/2026	Di Falco Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52560	27/01/2026	Diana Bruce	\$1,329.30
		Vehicle Crossing Subsidy	
52561	27/01/2026	Rates Refund	\$2,126.43
52562	27/01/2026	Double G (WA) Pty Ltd	\$110,177.67
		Irrigation Equipment Works - Various Locations	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52563	27/01/2026	Dowsing Group Pty Ltd	\$19,556.10
		Concrete Works - Beachside / Everlasting	
52564	27/01/2026	Drovers Vet Hospital Pty Ltd	\$508.55
		Veterinary Charges	
52565	27/01/2026	Edge People Management	\$5,698.00
		Provision Of Case Management Return To Work Monitoring	
52566	27/01/2026	Elliotts Irrigation Pty Ltd	\$7,928.12
		Iron Filter Servicing	
52567	27/01/2026	Emerg Solutions Pty Ltd	\$7,560.00
		BART - Regional Group Subscription - Fire Services	
52568	27/01/2026	Emerge Associates	\$39,050.00
		Consultancy - East Wanneroo Character Guidelines	
52569	27/01/2026	Emerge Environmental Services Pty Ltd	\$13,307.25
		Drainage Review - Riverlinks Park	
52570	27/01/2026	Entire Land Care Pty Ltd	\$34,650.00
		Eco-Burning Preparation Works - Estrel Park	
		Provision Of Mitigation Works - Landsdale Park	
52571	27/01/2026	Equifax Australasia Credit Rating Pty Ltd	\$999.90
		Financial Reports - Various Companies	
52572	27/01/2026	Escabags Ltd	\$132.00
		Courier Fee - Social Support Materials	
52573	27/01/2026	Evolve Talent Pty Ltd	\$12,569.87
		Casual Labour Services	
52574	27/01/2026	Fleet Network	\$10,236.46
		Payroll Deductions	
52575	27/01/2026	Fleetspec Hire	\$4,460.62
		Pantech Truck Dry Hire - Waste Services	
52576	27/01/2026	Flick Anticimex Pty Ltd	\$465.94
		Sanitary Disposal Unit - Depot	
52577	27/01/2026	Fluidra Group Australia Pty Ltd	\$920.78
		Lumiso Photometer Pool Test - Health	
52578	27/01/2026	Foxfish Pty Ltd t/as Binley Fencing	\$1,074.98
		Crowd Control Fencing - Kingsway Sporting Complex	
		Temporary Fencing - Various Locations	
52579	27/01/2026	Francelina Sobral-Coelho	\$50.00
		Bond Refund - Temporary Signage	
52580	27/01/2026	Fusion Applications Pty Ltd	\$4,290.00
		Consulting Fees For OICS Architecture Integration	
52581	27/01/2026	Gary England	\$406.36
		CCTV Rebate	
52582	27/01/2026	Rates Refund	\$1,953.83
52583	27/01/2026	Geoff's Tree Service Pty Ltd	\$9,750.03
		Pruning Works For The City	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52584	27/01/2026	Gorton Building Group	\$16,000.00
		Refund - Street & Verge Bonds	
52585	27/01/2026	Hakim Homes	\$2,000.00
		Refund - Street & Verge Bond	
52586	27/01/2026	Have a Seat Pty Ltd	\$1,145.00
		2 Paris Bench Seats - Facilities	
52587	27/01/2026	Hays Personnel Services	\$3,031.97
		Casual Labour Services	
52588	27/01/2026	Helene Pty Ltd trading as Lo-Go Appointments WA	\$6,590.65
		Casual Labour Services	
52589	27/01/2026	Hitachi Construction Machinery Pty Ltd	\$516.91
		Vehicle Spare Parts	
52590	27/01/2026	Holty's Hiab	\$429.00
		Highview Park - AFL Goal Straightening	
52591	27/01/2026	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52592	27/01/2026	Integrity Industrial Pty Ltd	\$4,490.69
		Casual Labour Services	
52593	27/01/2026	Integrity Industrial Pty Ltd	\$4,029.99
		Casual Labour Services	
52594	27/01/2026	Intelife Group	\$113,935.63
		Car Wash & Vacuum Services / Cleaning Consumables / Slashing Rural Verges / Cleaning Services	
52595	27/01/2026	Interfire Agencies Pty Ltd	\$3,573.87
		PPE Equipment - Fire Services	
52596	27/01/2026	J Blackwood & Son Ltd	\$79.20
		Gloves - Stores	
52597	27/01/2026	Jackson McDonald	\$4,851.00
		Legal Fees For The City	
52598	27/01/2026	James Quinlan	\$1,329.30
		Vehicle Crossing Subsidy	
52599	27/01/2026	Rates Refund	\$3,299.60
52600	27/01/2026	JCorp Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52601	27/01/2026	Jessica Callahan Aulson	\$95.10
		Hire Fee Refund	
52602	27/01/2026	Rates Refund	\$331.71
52603	27/01/2026	Katharine Humphrey	\$29.00
		Refund - Junior Volleyball Camp - Cancelled	
52604	27/01/2026	Kleenit	\$3,768.15
		Graffiti Removal - Various Locations	
		Remove Black Marks From Steps - Fleming Park	
		Remove Bore Water Stains Of Wall - Homestead Park	
52605	27/01/2026	Konica Minolta Business Solutions Australia Pty Ltd	\$2,152.21

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Printing For Konica	
52606	27/01/2026	Rates Refund	\$1,377.35
52607	27/01/2026	Kyocera Document Solutions	\$827.20
		Kyocera Valet Services	
52608	27/01/2026	La Vida Australia Pty Ltd	\$64,000.00
		Refund - Street & Verge Bonds	
52609	27/01/2026	Landgate	\$6,238.01
		GRV Interim Valuations - Rates	
52610	27/01/2026	Landscape Elements Pty Ltd	\$187,456.90
		Landscape Maintenance Works - Various Locations	
52611	27/01/2026	Landscape Elements Pty Ltd	\$11,524.15
		Landscape Maintenance Works - Various Locations	
52612	27/01/2026	Lauren Szalla	\$110.00
		Refund - Occupancy Permit - Returned By CRC	
52613	27/01/2026	Lee Teague	\$2,000.00
		Refund - Street & Verge Bond	
52614	27/01/2026	Linemarking WA Pty Ltd	\$31,009.37
		Linemarking Services - Various Locations	
52615	27/01/2026	Living Turf	\$9,301.60
		Turfing Works - Chemicals - Parks	
52616	27/01/2026	LoganScott Design	\$487.50
		Graphic Design Services For The City	
52617	27/01/2026	Rates Refund	\$150.00
52618	27/01/2026	Lucia Britton	\$2,000.00
		Refund - Street & Verge Bond	
52619	27/01/2026	Luxury Living WA Pty Ltd t/a Status Residential	\$2,000.00
		Refund - Street & Verge Bond	
52620	27/01/2026	Master Hose Pty Ltd t/a Hose Mart	\$41.80
		Vehicle Spare Parts	
52621	27/01/2026	Maxxia Pty Ltd	\$12,351.17
		Payroll Deductions	
52622	27/01/2026	Melvin Hachuma	\$500.00
		CCTV Rebate	
52623	27/01/2026	Messages On Hold	\$872.07
		Provision Of Audio Productions 30 December 2025 - 29 March 2026	
52624	27/01/2026	Metrowest Electrical & Communications Pty Ltd	\$338.00
		Refund - Building Application - Not Required	
52625	27/01/2026	Michael Botterill	\$500.00
		CCTV Rebate	
52626	27/01/2026	Millard Property Group Pty Ltd	\$2,960.00
		Refund - Subdivision Bonds - Duplication Of Payment	
52627	27/01/2026	Mills Corporation Pty Ltd t/a Mills Recruitment	\$11,826.02
		Casual Labour Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52628	27/01/2026	Mindarie Regional Council	\$475,042.84
		Refuse Disposal Charges	
52629	27/01/2026	MME Underground Services Pty Ltd	\$1,420.98
		Location Of Services - Montrose Park	
52630	27/01/2026	Mohit Bharatbhai Tanna	\$449.70
		CCTV Rebate	
52631	27/01/2026	MST Consultancy & Services	\$147.00
		Refund - Development Application - Withdrawn	
52632	27/01/2026	Myzone (APAC) Pty Ltd	\$2,626.80
		Standard License - 1 Units 12 Month Contract Billed Annually - Aquamotion	
52633	27/01/2026	Nadia Samardali	\$2,000.00
		Refund - Street & Verge Bond	
52634	27/01/2026	Nationwide Towing & Transport Pty Ltd	\$2,095.93
		Towing Services - Abandoned Vehicles	
52635	27/01/2026	Natural Area Consulting Management Services	\$46,663.21
		Landscape Maintenance Works - Various Locations	
52636	27/01/2026	Nespresso Professional	\$328.00
		Pods For Commercial Coffee Machine - Jarrah Lounge / Leschenaultia Room	
52637	27/01/2026	Nicole Gordon	\$1,460.00
		Facepainter - Christmas Fiesta	
52638	27/01/2026	Nintex Pty Ltd	\$111,650.00
		Licence Fees - Nintex Process Manager Expert	
52639	27/01/2026	Norwest Building Group	\$451.58
		Refund - Building Application - Cancelled	
52640	27/01/2026	Omni Projects Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52641	27/01/2026	Omnicom Media Group Australia Pty Ltd trading as Marketforce	\$12,963.71
		Advertising Services For The City	
52642	27/01/2026	On Tap Services	\$38,871.76
		Plumbing Maintenance Services - Various Locations	
52643	27/01/2026	Oracle Corporation Australia Pty Ltd	\$1,386.55
		Oracle Cloud Integration Cloud Services / Monthly Subscription Charges For 5K Messages	
52644	27/01/2026	Orbit Health & Fitness Solutions	\$3,604.63
		Operating Lease Rental - Aquamotion	
52645	27/01/2026	Outdoor World	\$2,000.00
		Refund - Street & Verge Bond	
52646	27/01/2026	Patrick Kavanagh	\$517.50
		Hire Fee Refund	
52647	27/01/2026	Paxon Group	\$2,791.25
		Internal Audit Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Probity Advisory - External Alkimos Aquatic & Recreation Centre	
52648	27/01/2026	Paywise Pty Ltd	\$10,430.14
		Payroll Deductions	
52649	27/01/2026	Perth Martial Arts Centre	\$1,455.00
		Participation Funding - 3 Members - Abu Dhabi World Youth Jiu-Jitsu Championship 2025	
52650	27/01/2026	Plunkett Homes	\$250.00
		Refund - Infringement Revoked	
52651	27/01/2026	Power Vac Pty Ltd	\$1,500.75
		Service - Battery Scrubbers & Parts - Kingsway	
		Vacuum Dust Filter - Sweeper - Kingsway	
52652	27/01/2026	Prestige Alarms	\$85,179.38
		Alarm / CCTV Services - Various Locations	
52653	27/01/2026	Programmed Facility Management Pty Ltd	\$90,123.21
		Construction Of Fleet Workshop Change Room Upgrades	
52654	27/01/2026	Proof the Band	\$2,117.50
		Performance - Gemini (Main Act) - Carramar Sunset Sounds	
52655	27/01/2026	Property Fire Maintenance	\$462.00
		Intermittent Fault On Fire Panel - Aquamation	
52656	27/01/2026	R1i Technology Pty Ltd	\$94,607.63
		Milestone 1 - Rack Remediation - ICT	
52657	27/01/2026	RAC BusinessWise	\$175.00
		Roadside Assistance Fee - WN 614	
52658	27/01/2026	Rebecca Anne Garlett	\$500.00
		Opening Storytelling - Noongar Storytelling Session: Ancient Trees & Christmas Tales - Dordaak Kepup	
52659	27/01/2026	Reffing Hoops	\$429.00
		Netball Umpires - 14.01.2026 - Kingsway Stadium	
52660	27/01/2026	Reliable Fencing WA Pty Ltd	\$158,280.75
		Install Vehicle Access & Horse Gates - Between Seminara Place Viva Visa Drive	
		Replace Fencing - Kingsway Sump	
		Replace Damaged Gate - Greenvale Place	
		Sump Fencing Upgrades - Alexander Drive	
52661	27/01/2026	Rentokil Initial Pty Ltd	\$14,970.90
		Provision Of Sanitary Waste Disposal And Hygiene Services -	
52662	27/01/2026	Roads 2000	\$7,818.58
		Asphalt & Traffic Management - Ashdale Boulevard	
		Repairs - Koondoola BMX Track	
		Supply Asphalt - Engineering	
52663	27/01/2026	Russell Building Approvals	\$327.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Refund - Building Application - Returned	
52664	27/01/2026	SAI360 Pty Ltd T/As Evotix360	\$150,766.00
		Annual EHS Licences Period Starting In February 2026	
52665	27/01/2026	Sameshan Pather	\$534.96
		Vehicle Crossing Subsidy	
52666	27/01/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	\$69,983.50
		Cylinder & Rotary Specialised Mowing - Various Locations	
52667	27/01/2026	Seek Limited	\$6,808.52
		Seek Branded Ads	
52668	27/01/2026	Shinto Raj	\$480.00
		CCTV Rebate	
52669	27/01/2026	SJ McKee Maintenance Pty Ltd	\$635.00
		Repair Works - Various Locations - Waste	
52670	27/01/2026	Smartsalary	\$1,966.62
		Payroll Deductions	
52671	27/01/2026	Soft Landing	\$32,125.50
		Mattress Processing - Bulk Services	
52672	27/01/2026	SOLO Resource Recovery	\$200,115.24
		Contract For Provision Of Kerbside Bin Collection & Transport (Organics)	
52673	27/01/2026	SRCP (Alkimos Central) Pty Limited	\$657.29
		Refund - Landscape Assessment Fee - Double Paid	
52674	27/01/2026	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
52675	27/01/2026	Stanlee Hospitality Supplies	\$3,461.78
		Kitchen Equipment - Youth Services	
52676	27/01/2026	Statewide Cleaning Supplies Pty Ltd	\$412.27
		Cleaning Items - Stores	
52677	27/01/2026	Stiles Electrical & Communication Services Pty Ltd	\$1,082.40
		Lightshade For Lightpole – Lighthouse Park	
52678	27/01/2026	Rates Refund	\$31,769.73
52679	27/01/2026	Sydney Tools Pty Ltd	\$2,840.00
		Tool Purchases - Engineering	
52680	27/01/2026	Synergy	\$94,440.48
		Power Supply Charges - Various Locations	
52681	27/01/2026	Synergy 23 Pty Ltd t/a Cosmic Cocktails & Events	\$4,400.00
		Catering - Wanneroo Business Sundowner - Doordak Kepup	
52682	27/01/2026	Tara Akter	\$171.65
		Refund - Building Application - Returned	
52683	27/01/2026	Team Global Express Pty Ltd	\$37.06
		Courier Services For The City	
52684	27/01/2026	Telstra Limited	\$1,646.53
		Phone Charges For The City	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
52685	27/01/2026	Terra Verde Resource Solutions	\$237.60
		Construction Material- Sand / Sandy Loam - Alkimos	
52686	27/01/2026	The Local Government, Racing and Cemeteries Employees Union (WA)	\$1,082.00
		Payroll Deductions	
52687	27/01/2026	The Pivot Institute and Mine Training Australia	\$1,500.00
		Certificate IV In Training And Assessment - Block Four	
52688	27/01/2026	The Royal Life Saving Society Australia	\$4,646.61
		Splashpad Repairs - December 2026 - Kingsway	
		Water Feature Monthly Services - Revolution Park / Kingsway	
52689	27/01/2026	The Trustee for Prime Projects Construction Trust	\$1,880.00
		Refund - Street & Verge Bond	
52690	27/01/2026	Thyssen Elevator Australia Pty Ltd	\$8,519.51
		Provision Of Lift / Elevator Service - Various Sites	
52691	27/01/2026	Traveller By Trade	\$2,640.00
		Social Media Management - Discover Wanneroo	
52692	27/01/2026	Tree Planting & Watering	\$211,885.45
		Tree Watering - December 2025	
52693	27/01/2026	Triton Electrical Contractors Pty Ltd	\$6,601.10
		Irrigation Electrical Works - Various Locations	
52694	27/01/2026	Trpe Angelkovski	\$147.00
		Refund - Development Application - Withdrawn	
52695	27/01/2026	Truck Centre WA Pty Ltd	\$1,300.37
		Vehicle Service	
52696	27/01/2026	Rates Refund	\$1,094.83
52697	27/01/2026	Two Rocks Volunteer Bush Fire Brigade	\$183.64
		Reimbursement - Stationery / Cleaning Items	
52698	27/01/2026	Two Rocks Volunteer Bush Fire Brigade	\$352.51
		Reimbursement - Remembrance Wreath / Dyna Bolts / Hydrant Paint Engine Bay	
52699	27/01/2026	Tydan Constructions Pty Ltd	\$129.00
		Refund - Building Application - No Fee Required	
52700	27/01/2026	Uniting Global Pty Ltd	\$53,059.10
		Cleaning Services - Various Locations	
52701	27/01/2026	Veolia Recycling & Recovery Pty Ltd	\$7,316.23
		General / Cardboard / Paper Collections - Bulk Bins	
52702	27/01/2026	Vivid Media	\$1,100.00
		Mobile Photo Booth - Christmas Function	
52703	27/01/2026	Vocus Pty Ltd	\$3,984.38
		Provision Of Tier 4 Data Centre Rack Space & Supply Of Associated Hardware	
52704	27/01/2026	Vocus Pty Ltd	\$495.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Unlimited - Standard Access 100mbps - Lagoon Drive	
52705	27/01/2026	Vorgee Pty Ltd	\$544.50
		Ear Putty / Ear Bands - Aquamotion	
52706	27/01/2026	WA Limestone Company	\$12,075.63
		Bitumen Stabilised Limestone - Alexandria View Carpark Repairs	
52707	27/01/2026	Wanneroo Business Association Incorporated	\$24,750.00
		Sponsorship Contribution	
52708	27/01/2026	Wanneroo Electric Pty Ltd	\$2,487.42
		Electrical Maintenance Services - Various Locations	
52709	27/01/2026	Water Corporation	\$13,962.25
		Water Supply Charges - Various Locations	
52710	27/01/2026	Water Corporation	\$32,577.04
		Water Supply Charges - Various Locations	
52711	27/01/2026	West-Sure Group Pty Ltd	\$379.37
		Cash Collection Services	
52712	27/01/2026	Western Power	\$15,386.61
		Additional Costs - Split Lighting Circuit To Allow Drainage Installation - Alexander Drive	
		Redesign Variation Fee - Alexander Drive	
52713	27/01/2026	William Arthur Hersee Powell	\$300.00
		Refund - Infringement Notice	
52714	27/01/2026	William Print	\$110.00
		Refund - Building Application - Not Required	
52715	27/01/2026	Workpower Incorporated	\$26,669.85
		White Goods / Electrical Waste Collection And Processing	
52716	27/01/2026	Wow Group (WA) Pty Ltd	\$152.56
		Refund - Building Application - Change Of Building Price	
52717	27/01/2026	Youngho Cha	\$2,000.00
		Refund - Street & Verge Bond	
52718	27/01/2026	Zipform Pty Ltd	\$13,230.67
		Printing - Rates Notices / Instalment Reminders 2025 / 2026	
		Total EFT Payments	\$36,781,770.62
CREDIT CARD RECONCILIATIONS			
101	5/01/2026	NAB Corporate Card	
		Advocacy & Economic Development	
101-01		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Building Maintenance	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-02		25/11/2025 - Bunnings - Marine Plywood - Maintenance Community Buildings	\$93.13
101-03		25/11/2025 - Bunnings - Barrel Bolt / Screws - Maintenance Community Buildings	\$30.41
101-04		25/11/2025 - Bunnings - Barrel Bolts - Maintenance Community Buildings	\$9.98
101-05		25/11/2025 - Bunnings - Bit's / Screws / Hinges - Maintenance Community Buildings	\$77.36
101-06		25/11/2025 - Bunnings - Masonry Bit / Ramsedt Pack - Maintenance Community Buildings	\$34.21
101-07		25/11/2025 - Bunnings - Padbolt / Metric Bit - Maintenance Community Buildings	\$44.39
101-08		25/11/2025 - Bunnings - Paint - Maintenance Community Buildings	\$80.67
101-09		25/11/2025 - Bunnings - Paint - Maintenance Community Buildings	\$80.67
101-10		27/11/2025 - Valspar Joondalup - Paint - Maintenance Community Buildings	\$73.24
101-11		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-12		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-13		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-14		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-15		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-16		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-17		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-18		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-19		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-20		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-21		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-22		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Chief Bush Fire Control Officer	
101-23		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Coastal Maintenance	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-24		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community & Place - Dordaak Kepup	
101-25		27/11/2025 - CGTrader - 3D Models & Assets - 3D Printing Workshop	\$136.21
101-26		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community & Place - Events	
101-27		27/11/2025 - Joondalup Music Cent - Microphone - Events	\$116.00
101-28		27/11/2025 - Sp Mega Music - Microphone - Events	\$87.00
101-29		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-30		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community & Place - Place Management	
101-31		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community Development	
101-32		27/11/2025 - Kmart - Volunteer Bus Drivers - International Thank a Volunteer Day Items	\$59.50
101-33		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community History	
101-34		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Community Safety & Emergency Management	
101-35		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-36		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Corporate Support	
101-37		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Council & Corporate Support - Hospitality	
101-38		27/11/2025 - Coles - In House Hospitality Requests - Various Functions / Events For And When Required	\$101.90

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-39		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-40		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Curatorial Services	
101-41		28/11/2025 - Eventbrite Pro Sub - Monthly Membership	\$15.00
101-42		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Customer & Information Services	
101-43		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-44		27/11/2025 - Smashballoon.Com - De - Instagram Feed Pro Personal - 1 Year Of Updates / Support	\$153.15
101-45		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Engineering Maintenance	
101-46		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-47		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Fleet Maintenance	
101-48		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-49		26/11/2025 - Industrial Power Equip - Hose Reel Package	\$400.00
101-50		26/11/2025 - Industrial Power Equip - Water Pump	\$380.00
101-51		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-52		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-53		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-54		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Gallery Curator - Cultural Exhibitions	
101-55		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Health Services	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-56		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Heritage Education	
101-57		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Irrigation Maintenance	
101-58		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Kingsway Indoor Stadium	
101-59		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Leasing & Land	
101-60		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Library Services	
101-61		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-62		25/11/2025 - Red Dot Stores - Christmas Program	\$28.94
101-63		25/11/2025 - Red Dot Stores - General Materials - Craft Supplies	\$10.49
101-64		26/11/2025 - Amazon Marketplace Au - General Material - - Santa Suit - Christmas Events	\$95.99
101-65		26/11/2025 - My Post Business/Post - Inter Library Loans Postage	\$43.37
101-66		27/11/2025 - Coles - IAAP Supplies	\$10.00
101-67		27/11/2025 - Kmart - Program Materials - Summer Reading Quest - Customer Use	\$127.50
101-68		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-69		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-70		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-71		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-72		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-73		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-74		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-75		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-76		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-77		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-78		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-79		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-80		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-81		28/11/2025 - Eventbrite Pro Sub - Library Programs - Events Booking Platform	\$15.00
		Marketing & Design Services	
101-82		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Organisational Development	
101-83		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Parks & Conservation Management	
101-84		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Parks Maintenance	
101-85		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-86		25/11/2025 - Bunnings - Equipment / Materials - Asset Officer	\$55.89
101-87		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Parks Operations	
101-88		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-89		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		People & Culture	
101-90		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Preventative Engineering Maintenance	

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-91		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Surveys	
101-92		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Traffic Services	
101-93		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Tree & Conservation Maintenance	
101-94		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Wanneroo Aquamotion	
101-95		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-96		27/11/2025 - Coles - Water Bottles, / Juice Boxes, And Sauces For Attendees Of The Annual Dolphin Christmas Party For Swim School Participants	\$96.69
101-97		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Waste Services	
101-98		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-99		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-100		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-101		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-102		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-103		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Youth Services	
101-104		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-105		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-106		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-107		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
101-108		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
101-109		28/11/2025 - Annual Fee - Annual Card Fee - Paid Monthly	\$5.00
		Total - NAB	\$2,866.69
CANCELLED PAYMENTS - PREVIOUS PERIOD			
125333	1/12/2025	Optus Networks Pty Limited	-\$126,721.41
125334	1/12/2025	Budget Rent a Car	-\$500.74
124267	7/08/2023	Mishal Noor	-\$100.00
124268	7/08/2023	S. H Nuwan Milinda	-\$5.00
124271	7/08/2023	Metrowest Electrical & Communications Pty Ltd	-\$338.00
124273	14/08/2023	Adriana Badita	-\$110.00
124288	21/08/2023	James McKnight	-\$110.00
124289	21/08/2023	Lynda Folan	-\$137.00
124296	28/08/2023	Evan Hakesley	-\$70.60
124317	4/09/2023	Estate of Lesley Holland	-\$715.99
124326	11/09/2023	Laurie Burke	-\$17.50
124364	2/10/2023	Alldin Pty Ltd	-\$110.00
124367	9/10/2023	Andrea Page	-\$171.65
124368	9/10/2023	Lisa Norris	-\$8.40
124389	16/10/2023	Kris Gate	-\$124.50
124390	16/10/2023	Anna George	-\$25.00
124396	23/10/2023	Stephen Wisse	-\$318.84
124417	6/11/2023	Adventist Christian Schools WA	-\$168.75
124422	6/11/2023	Nirad Weeramanthri	-\$176.18
124428	13/11/2023	Karim Bhaidani	-\$318.81
124430	20/11/2023	Leighton Hurring	-\$65.60
124441	27/11/2023	Matthew Flynn-Lowe	-\$70.60
124442	27/11/2023	Tydan Constructions Pty Ltd	-\$129.00
124466	11/12/2023	Glen Farrell	-\$23.50
124467	11/12/2023	Ayesha Serin	-\$13.10
124468	11/12/2023	Gwen Harris	-\$100.00
124481	2/01/2024	John Philip Griffiths	-\$182.53
124487	2/01/2024	Callum Harris	-\$73.00
124488	2/01/2024	Thanh Thuy Do	-\$26.50
124500	8/01/2024	The Trustee of MST Consultancy & Services	-\$147.00
124508	22/01/2024	Linda Hinde	-\$625.38
124513	22/01/2024	Mark Richards	-\$233.30
124557	19/02/2024	Imran Khan	-\$12.30
124577	5/03/2024	Diane & Michael Stephenson	-\$724.65
124579	5/03/2024	Norma Margaret Devlin	-\$196.14
124580	5/03/2024	Kenneth Russell	-\$922.32
124585	5/03/2024	Tayana Blurton	-\$25.00
124586	5/03/2024	Tyrone Cole	-\$70.60
124594	11/03/2024	Eleanor Williams	-\$70.60

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
124595	11/03/2024	Jasmine King	-\$13.10
124607	18/03/2024	Nicolas Toussaint	-\$50.00
124617	25/03/2024	Monydit Nyata	-\$25.00
124618	25/03/2024	Joao Ladeira	-\$312.79
		Total - Cancelled	-\$134,360.38
MANUAL JOURNALS			
FA26-476		FER Lodgement - January 2026	\$6,814.50
		Reject Returned Fees - January 2026	\$7.50
		Total - Journals	\$6,822.00
General Fund Bank Account			
		Payroll Payments January 2026	
		06.01.2026	\$13,554.59
		06.01.2026	\$17,797.58
		06.01.2026	\$49,939.98
		06.01.2026	\$2,545,953.19
		08.01.2026	\$98,292.63
		20.01.2026	\$2,562,259.73
		20.01.2026	\$50,898.96
		20.01.2026	\$17,797.58
		20.01.2026	\$36,617.33
		21.01.2026	\$337.73
		Total - Payroll	\$5,393,449.30
		Bank Fees January 2026	
		CBA Pooling Maintenance Fee	\$50.00
		Paybles Reject Fee	\$1,120.00
		Merchant Fees	\$17,307.64
		Amex Fee	\$199.10
		BPAY Rates	\$16,839.86
		BPAY FAC	\$62.69
		BPAY Debtors	\$55.04
		Bpoint Rates	\$921.81
		Bpoint Debtors	\$0.64
		Commbiz Transaction Fees	\$1,184.86
		Account Service Fee - DDA Transactions	\$65.20
		Total - Bank Fees	\$37,806.84
		Total - Muni Recoup	\$36,746,110.08

Warrant of Payments January 2026			
Number	Date	Supplier / Description	Amount
		Direct Payments Total (Includes Payroll, Bank Fees & Advance Recoup)	\$42,177,366.22

At the close of January 2026 outstanding creditors amounted to \$6,286,884.77.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of January 2026 is presented to the Council for information and recording in the minutes of the meeting, as required by the *Local Government (Financial Management) Regulations 1996*.

Statutory Compliance

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of January 2026, as detailed in this report.

Attachments: Nil

Customer & Information Services

4.15 Proposal to Rename Hartman Drive, Lenore Road, and Franklin Road

File Ref: 14553V019 – 26/22609
 Responsible Officer: Acting Director Corporate Strategy & Performance
 Attachments: 1
 Previous Items: MN04-11/25 - Mayor Aitken - Street Name Changes - Ordinary Council - 25 Nov 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 the findings of Administration's investigation into the possible renaming of Hartman Drive, Lenore Road and Franklin Road to use a single name.

Background

Council at its meeting on 25 November 2025 approved the following resolution:

"That Council:-

1. *REQUESTS Administration to investigate the possible renaming of Hartman Drive, Lenore Road and Franklin Road with a single road name; and*
2. *REQUESTS Administration to provide a report on the investigation no later than the March 2026 Ordinary Council Meeting."*

Detail

Under S. 26A(5)(b) of the *Land Administration Act 1997*, authority for altering or changing a road name in Western Australia rests with the Minister for Lands.

The Minister is supported by Landgate and the independent advisory Geographic Names Committee (**GNC**). GNC issues the *Policies and Standards for Geographical Naming in Western Australia (GNC Standard)* which incorporates and reflects Australian/New Zealand Standard 4819:2011, *Rural and Urban Addressing (AS/NZS 4819:2011)*.

The role of local government is to assess road naming and renaming proposals and, if it is determined that they meet the relevant standards, to recommend them to Landgate for consideration.

Key guidance in respect of road re-naming includes the following:

- Section 4.6 of AS/NZS 4819:2011 'Changing Road Names and Extents' addresses the renaming of roads.
- Section 2.4 of the GNC Standard 'Naming Amendments' sets out the conditions under which an existing road name may be amended.
- Landgate publish an assessment process for name change proposals (**Attachment 1**) and associated guidance including Frequently Asked Questions.

Administration's investigation has been based on this guidance and is organised into three streams:

1. Assessing factors which support renaming;
2. Assessing factors which argue against renaming; and
3. Identifying any other factors relevant to the issue, for example likely future changes to road layout or traffic flow.

Assessing Factors Which Support Renaming

Consistent and compliant road naming of continuous routes can prevent ambiguity in property addressing and improve clarity for residents of and visitors to the area.

Both AS/NZS 4819:2011 and the GNC Standard acknowledge the possibility that road renaming may be required in order to maintain clarity in addressing.

Section 2.4 of the GNC Standard 'Naming Amendments' lists the circumstances under which a renaming can be considered:

- redesign of a road layout (including the separation of a road into discontinuous sections, for example by the creation of a cul-de-sac);
- changed traffic flow;
- mail delivery problems;
- the misspelling of a name in the original application;
- name duplication issues; and
- property street addressing issues (including address numbering problems).

The GNC Standard additionally draws specific attention to "*The requirements of emergency services for clear, unambiguous road naming*".

Several of these can be immediately eliminated as they do not apply to this proposal. There has been no recent change to road layout or traffic flow. Review of the road names in use and their provenance indicates no issues of duplication or misspelling. Justification for the proposal therefore relies upon the ability to evidence either or both mail delivery and/or property street addressing issues, particularly if they involve emergency services access.

A review of the City's Customer Request Management (**CRM**) system records returned no examples of services access, property addressing, or mail delivery issues relating to properties on any of the three roads. One customer request has been received on the subject of the possible renaming of the continuous route, noting the potential for future confusion or addressing issues.

The City's process for handling notifications relating to emergency services access, including issues of addressing or locating properties, is to document them as CRM records. The CRM system review returned no instances of issues notified by emergency services in respect of the three roads.

In order to ensure that the investigation included any issues that had not been documented as CRM records, relevant stakeholders including Council Members, the City's Community Safety and Emergency Management Team, and the Geographical Information Systems (**GIS**) Team were also consulted. No instances of property addressing, access or mail delivery were reported by any of these groups.

Assessing Factors Which Argue Against Renaming

Both AS/NZS 4819:2011 and the GNC Standard emphasise that road names once approved are intended to be enduring.

All three road names under consideration have been in place for over fifty years, with Landgate confirming their approval details to be as follows:

- Hartman Drive, approved 12 January 1976, named for Heinrich/Heinrick Hartman, mail contractor and early resident of the district;
- Lenore Road, approved 6 May 1970, origin unknown;
- Franklin Road, approved 10 September 1964, named for former local landowner E. Franklin.

The current road names are well established and will appear in many maps, documents and other records. A renaming will take time ranging from a few days to many months to filter through to all resources where this information appears, during which time the City will need to communicate and manage the change to ensure that no confusion arises.

Landgate have indicated that relocating or re-using a road name, once it has been approved for a specific location and extent, is almost never supported because of the potential to cause confusion and ambiguity. This rules out using one of the existing names for the full continuous route as well as re-using the existing names in new locations. The City will need to manage any community impact resulting from the loss of these historic names from local use.

Noting that the situation where a continuous route uses more than one road name is very common throughout the City, the possibility of setting a precedent via a renaming in this case must be considered.

Other Relevant Considerations

Administration notes that under District Planning Scheme Number 2 (**DPS 2**) as part of the development of East Wanneroo, Lenore Road and Franklin Road are anticipated to receive future upgrades, with Franklin Road in particular undergoing major redevelopment and extension including widening to a four-lane dual carriageway extending north to Neaves Road. The intersection of Lenore Road, High Road and Franklin Road is likely to be upgraded to a traffic signals-controlled junction, creating a clear point at which the name change from Lenore to Franklin occurs and reducing the likelihood of confusion or ambiguity for road users.

Consultation

Internal consultation has been undertaken with customer-facing Service Units to identify any instances whereby the community or Administration staff have registered a query or complaint regarding addressing from Hartman Drive, Lenore Road or Franklin Road. Particular emphasis was given to any instance involving management of an emergency or community safety situation.

Records of interactions with State Emergency Services have been reviewed for any enquiries or complaints arising from the current road naming and addressing arrangements.

Council Members have been requested to provide information on any instances of emergency services access, property access, addressing, or mail delivery issues that have been brought to their attention.

Landgate have provided guidance in respect of renaming applications in general and an initial informal comment on the specific proposal.

Comment

Given the emphasis in the relevant standards for road names once approved to be enduring Landgate's bar for a compliant renaming proposal is high and strictly applied.

Administration's investigation of this issue to date has not identified any instance of reported inconvenience, ambiguity, or inability of emergency services, utilities, mail services or other service providers to locate a property as a result of the different names along this route.

Examples of continuous routes using multiple road names along their length are common throughout the City and are compliant with the applicable standards. The situation where the change from one name to another is not clearly marked by an interruption to traffic flow, for example a traffic signal-controlled junction, is less common but does occur, with the Wanneroo Road/Indian Ocean Drive transition and Joondalup Drive/Neaves Road transition being notable examples.

Administration notes that the ongoing prioritisation of road safety improvements can have a flow-on benefit of eliminating instances where a road name change is unmarked by traffic controls. As mentioned above, the Lenore Road/Franklin Road/High Road intersection will in the future be clearly delineated with traffic signals.

Based on the results of the investigation, Administration recommends that there is currently insufficient evidence that a renaming is necessary to meet the standard for a compliant proposal to Landgate. However, this matter can be revisited once the land development in the surrounding area is substantially complete.

Statutory Compliance

Land Administration Act 1997

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.7 Traffic Management	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Strategic and Corporate risk registers.

Policy Implications

Nil

Financial Implications

Costs relating to developing and submitting a proposal to Landgate would need to be met from operating funds and are currently unbudgeted. These include public consultation and Landgate fees and are estimated at between \$1,000 and \$5,000.

If approved, both operating and capital funding would be required to implement the change. Capital funds would be required to procure and install new signage and are estimated to be in the order of \$35,000. Additional operational funds would be required to develop and implement a communication plan and to maintain temporary measures to ensure that the renaming is clearly communicated in the interim period before the change cascades to a majority of external resources. These funds would need to be assessed and budgeted into 2026/27 and potentially future years.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. RECEIVES Administration's report into the possible renaming of Hartman Drive, Lenore Road, and Franklin Road; and**
- 2. REQUESTS Administration to review this matter once the areas surrounding Lenore Road/Franklin Road/Rousset Road is substantially developed.**

Attachments:

[1](#). Attachment 1 - Landgate - Assessment Process for Land Change Proposals 25/437522

Assessment process for name change proposals

Community

- ✓ Advocate for change.
- ✓ Prepare a proposal with substantiated evidence of a compelling need for change.

Local Government

- ✓ Assess proposals and support only when it is in line with relevant naming policy requirements and a compelling need for change is substantiated.
- ✓ Submit to Landgate for initial consideration, if proposal is supported.
- ✓ Manage objective community consultation.

Landgate

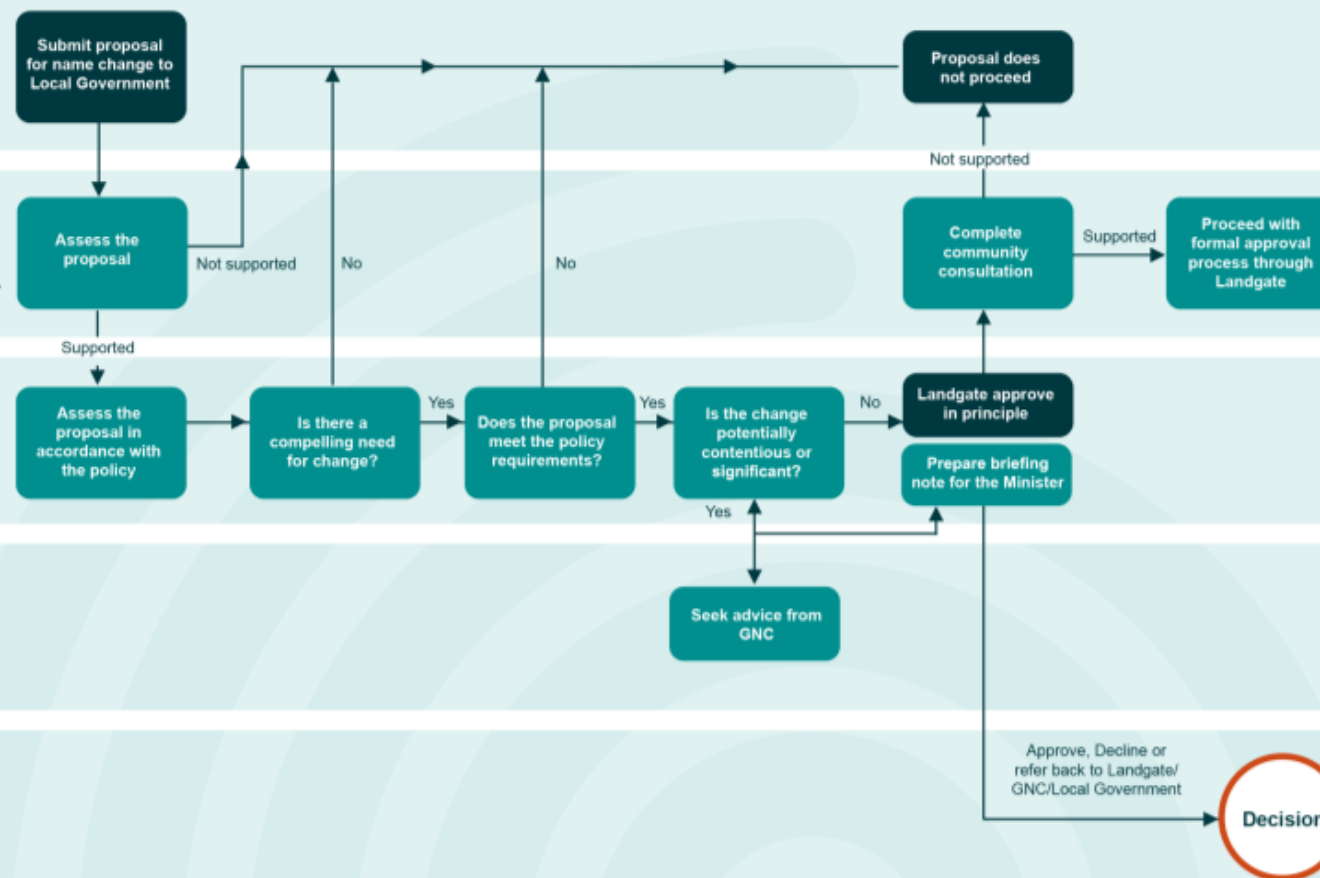
- ✓ Advise local government on process.
- ✓ Undertake initial review of proposal.
- ✓ Escalate to the GNC or Minister if required.
- ✓ Approve name change proposals within delegated authority.

Geographic Names Committee (GNC)

- ✓ GNC is an independent, consultative committee.
- ✓ Provide advice on contentious and significant naming issues.

Minister for Lands

- ✓ In accordance with the Land Administration Act s.26(2c) the Minister may by order name, rename and cancel the name of any topographical feature, road or reserve.



Proposal requirements

Official names of places are intended to be enduring, particularly locality and street names which impact a property address. It takes significant time to progress the change through the many systems of both public and private service providers and poses a significant risk of confusion, particularly to essential services such as Emergency Services and Australia Post.

To progress a proposal for a name change, there must be substantiated evidence of a compelling need for change. This must include evidence of demonstrated, real life examples, not statements of claim.

Examples of a possible compelling need for change include:

- Evidence of address duplication, leading to confusion.
- Evidence that the address / name causes confusion to essential services, such as Emergency Services and Australia Post.
- Evidence of substantial and compelling historical ties with the proposed name. Any proposed names must adhere to the Policies and Standards for the Geographical Naming in Western Australia (the policy).

Chief Executive Office

Legal & Governance

4.16 Extension to Review Date of the City's Corporate Governance Framework

File Ref:	2391 – 26/67119
Responsible Officer:	Chief Executive Officer
Attachments:	Nil
Previous Items:	MN06-08/25 - Cr Wright - Review of the City's Corporate Governance Framework - Ordinary Council - 26 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 request an extension to the March 2026 date for presentation of a report on the draft revised Corporate Governance Framework as approved in Cr Wright's Motion on Notice - MN06-08/25.

Background

At the 26 August 2025 Ordinary Council Meeting Cr Wright presented Motion on Notice MN06-04/25, requesting a comprehensive review and update of the City of Wanneroo's Corporate Governance Framework to ensure it reflects current legislative requirements, organisational structures, and provides clear guidance on the hierarchy and purpose of the City's strategic documents.

The recommendation is shown below:-

"That Council:-

1. *REQUESTS the Administration to undertake a comprehensive review of the City of Wanneroo's Corporate Governance Framework;*
2. *REQUIRES the revised Corporate Governance Framework to feature a clear hierarchy and definitions for the City's key strategic document types, including but not limited to, Management Plans, Registers, Plans, Council Policies, Frameworks, Strategies, Local Planning Policies, Local Laws, and Master Plans, and their relationship within the Integrated Planning and Reporting Framework; and*
3. *REQUESTS that a report presenting the draft revised Corporate Governance Framework be provided to Council for consideration before March 2026."*

Detail

A preliminary desktop review has now been completed. The review confirmed that the scope, complexity and breadth of the Corporate Governance Framework require specialist analysis, which cannot be delivered within internal resources or within the original timeframe.

To ensure the review is robust, compliant, and aligned with leading governance practice, an external consultant will be appointed to assist in drafting the revised Framework. Delays

associated with procurement, consultant availability, and subsequent Councillor engagement mean the March 2026 deadline is no longer achievable.

An extension to November 2026 is therefore required to allow:

- Appointment of a suitably qualified consultant;
- Completion of detailed analysis and drafting of the Framework;
- Councillor engagement through a Concept Forum; and
- Preparation of the final report for Council consideration.

Consultation

Preliminary internal consultation has been undertaken with relevant business units as part of the initial desktop review. Internal officers provided background information and operational context; however, further technical assessment is required to support informed decision-making.

Specialist external advice is necessary to ensure the City obtains an independent, evidence based assessment of the matters raised in Motion on Notice MN06-04/25. A consultant with expertise in the relevant subject area will need to be appointed to undertake this work. Due to procurement and scheduling requirements, this consultation has not yet commenced.

Councillors will be further consulted once the external advice has been received. This will ensure Council Members are fully informed of the consultant's findings. A Concept Forum will be scheduled following receipt of the consultant's report to support discussion and provide guidance before the final report is prepared for Council.

Comment

The preliminary review demonstrated that specialist governance expertise, delivered through a consultant, is necessary to ensure the revised Framework aligns with best-practice standards and provides Council with clear, defensible options. Engagement of the consultant is therefore essential to achieving a contemporary and strategically aligned Framework.

The revised timeline will allow for a more complete review, give Councillors enough time to provide input, and reduce the risks that come with rushing the process. Extending the deadline to November 2026 will help ensure the City achieves a high quality, evidence based outcome.

Statutory Compliance

Local Government Act 1995

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

This proposal has been assessed under the provisions of the City's Council Policy Framework Policy.

Financial Implications

The review and development of the revised Corporate Governance Framework can be delivered within the existing operational budget of the service unit.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES extending the reporting deadline from March 2026 to November 2026 for the presentation of the revised Corporate Governance Framework for consideration.

Attachments: Nil

4.17 Review of Standards for Recruitment, Performance Review and Termination of CEO Policy

File Ref:	2391 – 26/8933
Responsible Officer:	Chief Executive Officer
Attachments:	3
Previous Items:	CE04-04/21 - Model Standards for the recruitment, performance review and termination of CEO's - Ordinary Council - 20 Apr 2021 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 review the City of Wanneroo Standards for CEO Recruitment, Performance and Termination.

Background

Introduction of the Model Standards

On 2 February 2021, Schedule 2 of the *Local Government (Administration) Amendment Regulations 2021* (**Administration Regulations**) introduced model standards (**Model Standards**) for the recruitment, performance review and termination of local government CEOs.

The Department of Local Government, Sport and Cultural Industries at the time undertook consultation on the topic of CEO recruitment and performance review during stage one of the Local Government Act review consultation. The City participated in that process and provided feedback to the Department and WALGA.

The Model Standards were introduced in response to findings that concluded that providing councillors with greater support in performing the critical tasks of CEO performance review and recruitment would benefit local governments and the community.

The Standards prescribe clear requirements to assist Council in ensuring transparent and procedurally fair CEO recruitment, performance review and termination processes.

Council adoption of the Model Standards

The *Local Government Act 1995* (**Act**) required Council to adopt the Model Standards by absolute majority within three months of the Administration Regulations coming in to effect (section 5.39B).

Accordingly, Council adopted the Model Standards as they appear in Schedule 2 of the Administration Regulations at an Ordinary Council Meeting on 20 April 2021. The adopted Standards are included at **Attachment 1**.

Detail

Review

The City's adopted Standards are due for review in April 2026.

The Model Standards in the Administration Regulations have not been amended since Council adopted the Model Standards in 2021. Therefore, it is not recommended that any substantive changes be made to the Standards.

Under section 5.39B of the Act, the City may include provisions that are in addition to the Model Standards, but any additions will be of no effect if they are inconsistent with the Model Standards. The City cannot remove provisions of the Model Standards in its adopted Standards.

Administrative changes recommended

The Administration proposes that two administrative changes be made to the adopted Standards.

1. Template:

When reviewing a Council document that is due for review, the Administration updates the templates to ensure consistency across documents.

The Model Standards are placed on an old template featuring the old corporate logo. Council approval is sought to revise the Model Standards to the extent that they are placed on the City's new Corporate Logo template.

2. Revision History:

The current version of the Standards does not feature a "Revision History" table. This table is critical for document and version control. This assists with future reviews by reducing ambiguity and duplication of work, by allowing Council and the Administration to confirm the versions, next review dates, and document numbers at a glance.

Although these amendments are administrative changes only, section 5.39B of the Act requires an amendment to the Model Standards be adopted by absolute majority. The Act does not differentiate between an administrative or substantive change.

A tracked change document showing the administrative changes made is included at **Attachment 2**.

The revised document for adoption is included at Attachment 3.

Consultation

A review of the standards adopted by Perth Metropolitan local governments (including the Cities of Joondalup, Swan, Stirling, Perth, Armadale, Rockingham, Mandurah) showed that those local governments have also adopted the Model Standards in the exact form prescribed by Schedule 2 of the Administration Regulations without addition.

Comment

The position of a local government CEO is an important role and is responsible for implementing council decisions, the operations of the local government including employing staff and is instrumental in setting the workplace culture of a local government.

The selection of the CEO is a crucial decision to be made by a council and choosing the right candidate, and managing their performance in a transparent and procedurally fair manner, are critical to the success of the council and the local government.

Section 5.40 of the Act lists a number of general principles of employment that apply to local governments, specifically that a local government must not exercise nepotism, bias or patronage in exercising its powers and must not unlawfully discriminate against applicants.

Statutory Compliance

Section 5.39A(1) of the Act states that regulations must prescribe model standards for:

- (a) *The recruitment of CEOs;*
- (b) *The review of the performance of CEOs; and*
- (c) *The termination of the employment of CEOs.*

Section 5.39B means that Councils were required to adopt the Model Standards, any changes to the adopted Standards, even if they are administrative or operational, must be made by absolute majority.

Section 5.40 sets out general principles that apply to a local government in respect of its employees:

- (a) *employees are to be selected and promoted in accordance with the principles of merit and equity; and*
- (b) *no power with regard to matters affecting employees is to be exercised on the basis of nepotism or patronage; and*
- (c) *employees are to be treated fairly and consistently; and*
- (d) *there is to be no unlawful discrimination against employees or persons seeking employment by a local government on a ground referred to in the Equal Opportunity Act 1984 or on any other ground; and*
- (e) *employees are to be provided with safe and healthy working conditions in accordance with the Work Health and Safety Act 2020; and*
- (f) *such other principles, not inconsistent with this Division, as may be prescribed.*

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

The City's Chief Executive Officer Performance Review Policy is to be reviewed by Council by July 2026. In undertaking that review, the City must ensure that the Policy remains consistent with the Model Standards.

Financial Implications

Council's operational budget reflects the costs associated with the recruitment and performance management of the CEO.

Voting Requirements

Absolute Majority

Recommendation

That Council APPROVES BY ABSOLUTE MAJORITY the revised Standards for the Recruitment, Performance Review and Termination of the Chief Executive Officer as set out in Attachment 3.

Attachments:

1. [Download](#) Current - Standards for the Recruitment, Performance Review and Termination of CEOs 21/87832[v1]
2. [Download](#) Tracked - Standards for the Recruitment, Performance Review and Termination of CEOs 26/48806
3. [Download](#) Revised - Standards for the Recruitment, Performance Review and Termination of CEOs 21/87832[v2]



Model Standards for CEO Recruitment, Performance and Termination

[r. 18FA]

Division 1 — Preliminary provisions

1. Citation

These are the City of Wanneroo Standards for CEO Recruitment, Performance and Termination.

2. Terms used

(1) In these standards —

Act means the *Local Government Act 1995*;

additional performance criteria means performance criteria agreed by the local government and the CEO under clause 16(1)(b);

applicant means a person who submits an application to the local government for the position of CEO;

contract of employment means the written contract, as referred to in section 5.39 of the Act, that governs the employment of the CEO;

contractual performance criteria means the performance criteria specified in the CEO's contract of employment as referred to in section 5.39(3)(b) of the Act;

job description form means the job description form for the position of CEO approved by the local government under clause 5(2);

local government means the City of Wanneroo;

selection criteria means the selection criteria for the position of CEO determined by the local government under clause 5(1) and set out in the job description form;

selection panel means the selection panel established by the local government under clause 8 for the employment of a person in the position of CEO.

(2) Other terms used in these standards that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — Standards for recruitment of CEOs

3. Overview of Division

This Division sets out standards to be observed by the local government in relation to the recruitment of CEOs.

4. Application of Division

(1) Except as provided in subclause (2), this Division applies to any recruitment and selection process carried out by the local government for the employment of a person in the position of CEO.

(2) This Division does not apply —

(a) if it is proposed that the position of CEO be filled by a person in a class prescribed for the purposes of section 5.36(5A) of the Act; or

- (b) in relation to a renewal of the CEO's contract of employment, except in the circumstances referred to in clause 13(2).

5. Determination of selection criteria and approval of job description form

- (1) The local government must determine the selection criteria for the position of CEO, based on the local government's consideration of the knowledge, experience, qualifications and skills necessary to effectively perform the duties and responsibilities of the position of CEO of the local government.
- (2) The local government must, by resolution of an absolute majority of the council, approve a job description form for the position of CEO which sets out —
 - (a) the duties and responsibilities of the position; and
 - (b) the selection criteria for the position determined in accordance with subclause (1).

6. Advertising requirements

- (1) If the position of CEO is vacant, the local government must ensure it complies with section 5.36(4) of the Act and the *Local Government (Administration) Regulations 1996*, regulation 18A.
- (2) If clause 13 applies, the local government must advertise the position of CEO in the manner referred to in the *Local Government (Administration) Regulations 1996* regulation 18A as if the position was vacant.

7. Job description form to be made available by local government

If a person requests the local government to provide to the person a copy of the job description form, the local government must —

- (a) inform the person of the website address referred to in the *Local Government (Administration) Regulations 1996* regulation 18A(2)(da); or
- (b) if the person advises the local government that the person is unable to access that website address —
 - (i) email a copy of the job description form to an email address provided by the person; or
 - (ii) mail a copy of the job description form to a postal address provided by the person.

8. Establishment of selection panel for employment of CEO

- (1) In this clause —
independent person means a person other than any of the following —
 - (a) a council member;
 - (b) an employee of the local government;
 - (c) a human resources consultant engaged by the local government.
- (2) The local government must establish a selection panel to conduct the recruitment and selection process for the employment of a person in the position of CEO.
- (3) The selection panel must comprise —
 - (a) council members (the number of which must be determined by the local government); and
 - (b) at least 1 independent person.



9. Recommendation by selection panel

- (1) Each applicant's knowledge, experience, qualifications and skills must be assessed against the selection criteria by or on behalf of the selection panel.
- (2) Following the assessment referred to in subclause (1), the selection panel must provide to the local government —
 - (a) a summary of the selection panel's assessment of each applicant; and
 - (b) unless subclause (3) applies, the selection panel's recommendation as to which applicant or applicants are suitable to be employed in the position of CEO.
- (3) If the selection panel considers that none of the applicants are suitable to be employed in the position of CEO, the selection panel must recommend to the local government —
 - (a) that a new recruitment and selection process for the position be carried out in accordance with these standards; and
 - (b) the changes (if any) that the selection panel considers should be made to the duties and responsibilities of the position or the selection criteria.
- (4) The selection panel must act under subclauses (1), (2) and (3) —
 - (a) in an impartial and transparent manner; and
 - (b) in accordance with the principles set out in section 5.40 of the Act.
- (5) The selection panel must not recommend an applicant to the local government under subclause (2)(b) unless the selection panel has —
 - (a) assessed the applicant as having demonstrated that the applicant's knowledge, experience, qualifications and skills meet the selection criteria; and
 - (b) verified any academic, or other tertiary level, qualifications the applicant claims to hold; and
 - (c) whether by contacting referees provided by the applicant or making any other inquiries the selection panel considers appropriate, verified the applicant's character, work history, skills, performance and any other claims made by the applicant.
- (6) The local government must have regard to, but is not bound to accept, a recommendation made by the selection panel under this clause.

10. Application of cl. 5 where new process carried out

- (1) This clause applies if the local government accepts a recommendation by the selection panel under clause 9(3)(a) that a new recruitment and selection process for the position of CEO be carried out in accordance with these standards.
- (2) Unless the local government considers that changes should be made to the duties and responsibilities of the position or the selection criteria —
 - (a) clause 5 does not apply to the new recruitment and selection process; and
 - (b) the job description form previously approved by the local government under clause 5(2) is the job description form for the purposes of the new recruitment and selection process.

11. Offer of employment in position of CEO

Before making an applicant an offer of employment in the position of CEO, the local government must, by resolution of an absolute majority of the council, approve —

- (a) the making of the offer of employment to the applicant; and
- (b) the proposed terms of the contract of employment to be entered into by the local government and the applicant.

12. Variations to proposed terms of contract of employment

- (1) This clause applies if an applicant who is made an offer of employment in the position of CEO under clause 11 negotiates with the local government a contract of employment (the **negotiated contract**) containing terms different to the proposed terms approved by the local government under clause 11(b).
- (2) Before entering into the negotiated contract with the applicant, the local government must, by resolution of an absolute majority of the council, approve the terms of the negotiated contract.

13. Recruitment to be undertaken on expiry of certain CEO contracts

- (1) In this clause —
commencement day means the day on which the *Local Government (Administration) Amendment Regulations 2021* regulation 6 comes into operation.
- (2) This clause applies if —
 - (a) upon the expiry of the contract of employment of the person (the incumbent CEO) who holds the position of CEO —
 - (i) the incumbent CEO will have held the position for a period of 10 or more consecutive years, whether that period commenced before, on or after commencement day; and
 - (ii) a period of 10 or more consecutive years has elapsed since a recruitment and selection process for the position was carried out, whether that process was carried out before, on or after commencement day;
 - and
 - (b) the incumbent CEO has notified the local government that they wish to have their contract of employment renewed upon its expiry.
- (3) Before the expiry of the incumbent CEO's contract of employment, the local government must carry out a recruitment and selection process in accordance with these standards to select a person to be employed in the position of CEO after the expiry of the incumbent CEO's contract of employment.
- (4) This clause does not prevent the incumbent CEO's contract of employment from being renewed upon its expiry if the incumbent CEO is selected in the recruitment and selection process referred to in subclause (3) to be employed in the position of CEO.

14. Confidentiality of information

The local government must ensure that information provided to, or obtained by, the local government in the course of a recruitment and selection process for the position of CEO is not disclosed, or made use of, except for the purpose of, or in connection with, that recruitment and selection process.

Division 3 — Standards for review of performance of CEOs**15. Overview of Division**

This Division sets out standards to be observed by the local government in relation to the review of the performance of CEOs.

16. Performance review process to be agreed between local government and CEO

- (1) The local government and the CEO must agree on —
 - (a) the process by which the CEO's performance will be reviewed; and
 - (b) any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.



- (2) Without limiting subclause (1), the process agreed under subclause (1)(a) must be consistent with clauses 17, 18 and 19.
- (3) The matters referred to in subclause (1) must be set out in a written document.

17. Carrying out a performance review

- (1) A review of the performance of the CEO by the local government must be carried out in an impartial and transparent manner.
- (2) The local government must —
 - (a) collect evidence regarding the CEO's performance in respect of the contractual performance criteria and any additional performance criteria in a thorough and comprehensive manner; and
 - (b) review the CEO's performance against the contractual performance criteria and any additional performance criteria, based on that evidence.

18. Endorsement of performance review by local government

Following a review of the performance of the CEO, the local government must, by resolution of an absolute majority of the council, endorse the review.

19. CEO to be notified of results of performance review

After the local government has endorsed a review of the performance of the CEO under clause 18, the local government must inform the CEO in writing of —

- (a) the results of the review; and
- (b) if the review identifies any issues about the performance of the CEO — how the local government proposes to address and manage those issues.

Division 4 — Standards for termination of employment of CEOs

20. Overview of Division

This Division sets out standards to be observed by the local government in relation to the termination of the employment of CEOs.

21. General principles applying to any termination

- (1) The local government must make decisions relating to the termination of the employment of a CEO in an impartial and transparent manner.
- (2) The local government must accord a CEO procedural fairness in relation to the process for the termination of the CEO's employment, including —
 - (a) informing the CEO of the CEO's rights, entitlements and responsibilities in relation to the termination process; and
 - (b) notifying the CEO of any allegations against the CEO; and
 - (c) giving the CEO a reasonable opportunity to respond to the allegations; and
 - (d) genuinely considering any response given by the CEO in response to the allegations.

22. Additional principles applying to termination for performance-related reasons

- (1) This clause applies if the local government proposes to terminate the employment of a CEO for reasons related to the CEO's performance.

- (2) The local government must not terminate the CEO's employment unless the local government has —
 - (a) in the course of carrying out the review of the CEO's performance referred to in subclause (3) or any other review of the CEO's performance, identified any issues (the performance issues) related to the performance of the CEO; and
 - (b) informed the CEO of the performance issues; and
 - (c) given the CEO a reasonable opportunity to address, and implement a plan to remedy, the performance issues; and
 - (d) determined that the CEO has not remedied the performance issues to the satisfaction of the local government.
- (3) The local government must not terminate the CEO's employment unless the local government has, within the preceding 12-month period, reviewed the performance of the CEO under section 5.38(1) of the Act.

23. Decision to terminate

Any decision by the local government to terminate the employment of a CEO must be made by resolution of an absolute majority of the council.

24. Notice of termination of employment

- (1) If the local government terminates the employment of a CEO, the local government must give the CEO notice in writing of the termination.
- (2) The notice must set out the local government's reasons for terminating the employment of the CEO.



Model Standards for CEO Recruitment, Performance and Termination

[r. 18FA]

Division 1 — Preliminary provisions

1. Citation

These are the City of Wanneroo Standards for CEO Recruitment, Performance and Termination.

2. Terms used

(1) In these standards —

Act means the *Local Government Act 1995*;

additional performance criteria means performance criteria agreed by the local government and the CEO under clause 16(1)(b);

applicant means a person who submits an application to the local government for the position of CEO;

contract of employment means the written contract, as referred to in section 5.39 of the Act, that governs the employment of the CEO;

contractual performance criteria means the performance criteria specified in the CEO's contract of employment as referred to in section 5.39(3)(b) of the Act;

job description form means the job description form for the position of CEO approved by the local government under clause 5(2);

local government means the City of Wanneroo;

selection criteria means the selection criteria for the position of CEO determined by the local government under clause 5(1) and set out in the job description form;

selection panel means the selection panel established by the local government under clause 8 for the employment of a person in the position of CEO.

(2) Other terms used in these standards that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — Standards for recruitment of CEOs

3. Overview of Division

This Division sets out standards to be observed by the local government in relation to the recruitment of CEOs.

4. Application of Division

(1) Except as provided in subclause (2), this Division applies to any recruitment and selection process carried out by the local government for the employment of a person in the position of CEO.

(2) This Division does not apply —

- (a) if it is proposed that the position of CEO be filled by a person in a class prescribed for the purposes of section 5.36(5A) of the Act; or
- (b) in relation to a renewal of the CEO's contract of employment, except in the circumstances referred to in clause 13(2).

5. Determination of selection criteria and approval of job description form

- (1) The local government must determine the selection criteria for the position of CEO, based on the local government's consideration of the knowledge, experience, qualifications and skills necessary to effectively perform the duties and responsibilities of the position of CEO of the local government.
- (2) The local government must, by resolution of an absolute majority of the council, approve a job description form for the position of CEO which sets out —
 - (a) the duties and responsibilities of the position; and
 - (b) the selection criteria for the position determined in accordance with subclause (1).

6. Advertising requirements

- (1) If the position of CEO is vacant, the local government must ensure it complies with section 5.36(4) of the Act and the *Local Government (Administration) Regulations 1996*, regulation 18A.
- (2) If clause 13 applies, the local government must advertise the position of CEO in the manner referred to in the *Local Government (Administration) Regulations 1996* regulation 18A as if the position was vacant.

7. Job description form to be made available by local government

If a person requests the local government to provide to the person a copy of the job description form, the local government must —

- (a) inform the person of the website address referred to in the *Local Government (Administration) Regulations 1996* regulation 18A(2)(da); or
- (b) if the person advises the local government that the person is unable to access that website address —
 - (i) email a copy of the job description form to an email address provided by the person; or
 - (ii) mail a copy of the job description form to a postal address provided by the person.

8. Establishment of selection panel for employment of CEO

- (1) In this clause —
independent person means a person other than any of the following —
 - (a) a council member;
 - (b) an employee of the local government;
 - (c) a human resources consultant engaged by the local government.
- (2) The local government must establish a selection panel to conduct the recruitment and selection process for the employment of a person in the position of CEO.
- (3) The selection panel must comprise —
 - (a) council members (the number of which must be determined by the local government); and
 - (b) at least 1 independent person.



9. Recommendation by selection panel

- (1) Each applicant's knowledge, experience, qualifications and skills must be assessed against the selection criteria by or on behalf of the selection panel.
- (2) Following the assessment referred to in subclause (1), the selection panel must provide to the local government —
 - (a) a summary of the selection panel's assessment of each applicant; and
 - (b) unless subclause (3) applies, the selection panel's recommendation as to which applicant or applicants are suitable to be employed in the position of CEO.
- (3) If the selection panel considers that none of the applicants are suitable to be employed in the position of CEO, the selection panel must recommend to the local government —
 - (a) that a new recruitment and selection process for the position be carried out in accordance with these standards; and
 - (b) the changes (if any) that the selection panel considers should be made to the duties and responsibilities of the position or the selection criteria.
- (4) The selection panel must act under subclauses (1), (2) and (3) —
 - (a) in an impartial and transparent manner; and
 - (b) in accordance with the principles set out in section 5.40 of the Act.
- (5) The selection panel must not recommend an applicant to the local government under subclause (2)(b) unless the selection panel has —
 - (a) assessed the applicant as having demonstrated that the applicant's knowledge, experience, qualifications and skills meet the selection criteria; and
 - (b) verified any academic, or other tertiary level, qualifications the applicant claims to hold; and
 - (c) whether by contacting referees provided by the applicant or making any other inquiries the selection panel considers appropriate, verified the applicant's character, work history, skills, performance and any other claims made by the applicant.
- (6) The local government must have regard to, but is not bound to accept, a recommendation made by the selection panel under this clause.

10. Application of cl. 5 where new process carried out

- (1) This clause applies if the local government accepts a recommendation by the selection panel under clause 9(3)(a) that a new recruitment and selection process for the position of CEO be carried out in accordance with these standards.
- (2) Unless the local government considers that changes should be made to the duties and responsibilities of the position or the selection criteria —
 - (a) clause 5 does not apply to the new recruitment and selection process; and
 - (b) the job description form previously approved by the local government under clause 5(2) is the job description form for the purposes of the new recruitment and selection process.

11. Offer of employment in position of CEO

Before making an applicant an offer of employment in the position of CEO, the local government must, by resolution of an absolute majority of the council, approve —

- (a) the making of the offer of employment to the applicant; and
- (b) the proposed terms of the contract of employment to be entered into by the local government and the applicant.

12. Variations to proposed terms of contract of employment

- (1) This clause applies if an applicant who is made an offer of employment in the position of CEO under clause 11 negotiates with the local government a contract of employment (the **negotiated contract**) containing terms different to the proposed terms approved by the local government under clause 11(b).
- (2) Before entering into the negotiated contract with the applicant, the local government must, by resolution of an absolute majority of the council, approve the terms of the negotiated contract.

13. Recruitment to be undertaken on expiry of certain CEO contracts

- (1) In this clause —
commencement day means the day on which the *Local Government (Administration) Amendment Regulations 2021* regulation 6 comes into operation.
- (2) This clause applies if —
 - (a) upon the expiry of the contract of employment of the person (the incumbent CEO) who holds the position of CEO —
 - (i) the incumbent CEO will have held the position for a period of 10 or more consecutive years, whether that period commenced before, on or after commencement day; and
 - (ii) a period of 10 or more consecutive years has elapsed since a recruitment and selection process for the position was carried out, whether that process was carried out before, on or after commencement day;
 - and
 - (b) the incumbent CEO has notified the local government that they wish to have their contract of employment renewed upon its expiry.
- (3) Before the expiry of the incumbent CEO's contract of employment, the local government must carry out a recruitment and selection process in accordance with these standards to select a person to be employed in the position of CEO after the expiry of the incumbent CEO's contract of employment.
- (4) This clause does not prevent the incumbent CEO's contract of employment from being renewed upon its expiry if the incumbent CEO is selected in the recruitment and selection process referred to in subclause (3) to be employed in the position of CEO.

14. Confidentiality of information

The local government must ensure that information provided to, or obtained by, the local government in the course of a recruitment and selection process for the position of CEO is not disclosed, or made use of, except for the purpose of, or in connection with, that recruitment and selection process.



Division 3 — Standards for review of performance of CEOs

15. Overview of Division

This Division sets out standards to be observed by the local government in relation to the review of the performance of CEOs.

16. Performance review process to be agreed between local government and CEO

- (1) The local government and the CEO must agree on —
 - (a) the process by which the CEO's performance will be reviewed; and
 - (b) any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.
- (2) Without limiting subclause (1), the process agreed under subclause (1)(a) must be consistent with clauses 17, 18 and 19.
- (3) The matters referred to in subclause (1) must be set out in a written document.

17. Carrying out a performance review

- (1) A review of the performance of the CEO by the local government must be carried out in an impartial and transparent manner.
- (2) The local government must —
 - (a) collect evidence regarding the CEO's performance in respect of the contractual performance criteria and any additional performance criteria in a thorough and comprehensive manner; and
 - (b) review the CEO's performance against the contractual performance criteria and any additional performance criteria, based on that evidence.

18. Endorsement of performance review by local government

Following a review of the performance of the CEO, the local government must, by resolution of an absolute majority of the council, endorse the review.

19. CEO to be notified of results of performance review

After the local government has endorsed a review of the performance of the CEO under clause 18, the local government must inform the CEO in writing of —

- (a) the results of the review; and
- (b) if the review identifies any issues about the performance of the CEO — how the local government proposes to address and manage those issues.

Division 4 — Standards for termination of employment of CEOs

20. Overview of Division

This Division sets out standards to be observed by the local government in relation to the termination of the employment of CEOs.

21. General principles applying to any termination

- (1) The local government must make decisions relating to the termination of the employment of a CEO in an impartial and transparent manner.
- (2) The local government must accord a CEO procedural fairness in relation to the process for the termination of the CEO's employment, including —
 - (a) informing the CEO of the CEO's rights, entitlements and responsibilities in relation to the termination process; and
 - (b) notifying the CEO of any allegations against the CEO; and
 - (c) giving the CEO a reasonable opportunity to respond to the allegations; and
 - (d) genuinely considering any response given by the CEO in response to the allegations.

22. Additional principles applying to termination for performance-related reasons

- (1) This clause applies if the local government proposes to terminate the employment of a CEO for reasons related to the CEO's performance.
- (2) The local government must not terminate the CEO's employment unless the local government has —
 - (a) in the course of carrying out the review of the CEO's performance referred to in subclause (3) or any other review of the CEO's performance, identified any issues (the performance issues) related to the performance of the CEO; and
 - (b) informed the CEO of the performance issues; and
 - (c) given the CEO a reasonable opportunity to address, and implement a plan to remedy, the performance issues; and
 - (d) determined that the CEO has not remedied the performance issues to the satisfaction of the local government.
- (3) The local government must not terminate the CEO's employment unless the local government has, within the preceding 12-month period, reviewed the performance of the CEO under section 5.38(1) of the Act.

23. Decision to terminate

Any decision by the local government to terminate the employment of a CEO must be made by resolution of an absolute majority of the council.

24. Notice of termination of employment

- (1) If the local government terminates the employment of a CEO, the local government must give the CEO notice in writing of the termination.
- (2) The notice must set out the local government's reasons for terminating the employment of the CEO.

REVISION HISTORY

Version	Next Review	Record No.
<u>1 (CE04-04/21)</u>	<u>April 2026</u>	<u>21/87832</u>
<u>2</u>	<u>March 2031</u>	<u>21/87832[v2]</u>



Model Standards for CEO Recruitment, Performance and Termination

[r. 18FA]

Division 1 — Preliminary provisions

1. Citation

These are the City of Wanneroo Standards for CEO Recruitment, Performance and Termination.

2. Terms used

(1) In these standards —

Act means the *Local Government Act 1995*;

additional performance criteria means performance criteria agreed by the local government and the CEO under clause 16(1)(b);

applicant means a person who submits an application to the local government for the position of CEO;

contract of employment means the written contract, as referred to in section 5.39 of the Act, that governs the employment of the CEO;

contractual performance criteria means the performance criteria specified in the CEO's contract of employment as referred to in section 5.39(3)(b) of the Act;

job description form means the job description form for the position of CEO approved by the local government under clause 5(2);

local government means the City of Wanneroo;

selection criteria means the selection criteria for the position of CEO determined by the local government under clause 5(1) and set out in the job description form;

selection panel means the selection panel established by the local government under clause 8 for the employment of a person in the position of CEO.

(2) Other terms used in these standards that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — Standards for recruitment of CEOs

3. Overview of Division

This Division sets out standards to be observed by the local government in relation to the recruitment of CEOs.

4. Application of Division

(1) Except as provided in subclause (2), this Division applies to any recruitment and selection process carried out by the local government for the employment of a person in the position of CEO.

(2) This Division does not apply —

(a) if it is proposed that the position of CEO be filled by a person in a class prescribed for the purposes of section 5.36(5A) of the Act; or

- (b) in relation to a renewal of the CEO's contract of employment, except in the circumstances referred to in clause 13(2).

5. Determination of selection criteria and approval of job description form

- (1) The local government must determine the selection criteria for the position of CEO, based on the local government's consideration of the knowledge, experience, qualifications and skills necessary to effectively perform the duties and responsibilities of the position of CEO of the local government.
- (2) The local government must, by resolution of an absolute majority of the council, approve a job description form for the position of CEO which sets out —
 - (a) the duties and responsibilities of the position; and
 - (b) the selection criteria for the position determined in accordance with subclause (1).

6. Advertising requirements

- (1) If the position of CEO is vacant, the local government must ensure it complies with section 5.36(4) of the Act and the *Local Government (Administration) Regulations 1996*, regulation 18A.
- (2) If clause 13 applies, the local government must advertise the position of CEO in the manner referred to in the *Local Government (Administration) Regulations 1996* regulation 18A as if the position was vacant.

7. Job description form to be made available by local government

If a person requests the local government to provide to the person a copy of the job description form, the local government must —

- (a) inform the person of the website address referred to in the *Local Government (Administration) Regulations 1996* regulation 18A(2)(da); or
- (b) if the person advises the local government that the person is unable to access that website address —
 - (i) email a copy of the job description form to an email address provided by the person; or
 - (ii) mail a copy of the job description form to a postal address provided by the person.

8. Establishment of selection panel for employment of CEO

- (1) In this clause —
independent person means a person other than any of the following —
 - (a) a council member;
 - (b) an employee of the local government;
 - (c) a human resources consultant engaged by the local government.
- (2) The local government must establish a selection panel to conduct the recruitment and selection process for the employment of a person in the position of CEO.
- (3) The selection panel must comprise —
 - (a) council members (the number of which must be determined by the local government); and
 - (b) at least 1 independent person.



9. Recommendation by selection panel

- (1) Each applicant's knowledge, experience, qualifications and skills must be assessed against the selection criteria by or on behalf of the selection panel.
- (2) Following the assessment referred to in subclause (1), the selection panel must provide to the local government —
 - (a) a summary of the selection panel's assessment of each applicant; and
 - (b) unless subclause (3) applies, the selection panel's recommendation as to which applicant or applicants are suitable to be employed in the position of CEO.
- (3) If the selection panel considers that none of the applicants are suitable to be employed in the position of CEO, the selection panel must recommend to the local government —
 - (a) that a new recruitment and selection process for the position be carried out in accordance with these standards; and
 - (b) the changes (if any) that the selection panel considers should be made to the duties and responsibilities of the position or the selection criteria.
- (4) The selection panel must act under subclauses (1), (2) and (3) —
 - (a) in an impartial and transparent manner; and
 - (b) in accordance with the principles set out in section 5.40 of the Act.
- (5) The selection panel must not recommend an applicant to the local government under subclause (2)(b) unless the selection panel has —
 - (a) assessed the applicant as having demonstrated that the applicant's knowledge, experience, qualifications and skills meet the selection criteria; and
 - (b) verified any academic, or other tertiary level, qualifications the applicant claims to hold; and
 - (c) whether by contacting referees provided by the applicant or making any other inquiries the selection panel considers appropriate, verified the applicant's character, work history, skills, performance and any other claims made by the applicant.
- (6) The local government must have regard to, but is not bound to accept, a recommendation made by the selection panel under this clause.

10. Application of cl. 5 where new process carried out

- (1) This clause applies if the local government accepts a recommendation by the selection panel under clause 9(3)(a) that a new recruitment and selection process for the position of CEO be carried out in accordance with these standards.
- (2) Unless the local government considers that changes should be made to the duties and responsibilities of the position or the selection criteria —
 - (a) clause 5 does not apply to the new recruitment and selection process; and
 - (b) the job description form previously approved by the local government under clause 5(2) is the job description form for the purposes of the new recruitment and selection process.

11. Offer of employment in position of CEO

Before making an applicant an offer of employment in the position of CEO, the local government must, by resolution of an absolute majority of the council, approve —

- (a) the making of the offer of employment to the applicant; and
- (b) the proposed terms of the contract of employment to be entered into by the local government and the applicant.

12. Variations to proposed terms of contract of employment

- (1) This clause applies if an applicant who is made an offer of employment in the position of CEO under clause 11 negotiates with the local government a contract of employment (the **negotiated contract**) containing terms different to the proposed terms approved by the local government under clause 11(b).
- (2) Before entering into the negotiated contract with the applicant, the local government must, by resolution of an absolute majority of the council, approve the terms of the negotiated contract.

13. Recruitment to be undertaken on expiry of certain CEO contracts

- (1) In this clause —
commencement day means the day on which the *Local Government (Administration) Amendment Regulations 2021* regulation 6 comes into operation.
- (2) This clause applies if —
 - (a) upon the expiry of the contract of employment of the person (the incumbent CEO) who holds the position of CEO —
 - (i) the incumbent CEO will have held the position for a period of 10 or more consecutive years, whether that period commenced before, on or after commencement day; and
 - (ii) a period of 10 or more consecutive years has elapsed since a recruitment and selection process for the position was carried out, whether that process was carried out before, on or after commencement day;
 - and
 - (b) the incumbent CEO has notified the local government that they wish to have their contract of employment renewed upon its expiry.
- (3) Before the expiry of the incumbent CEO's contract of employment, the local government must carry out a recruitment and selection process in accordance with these standards to select a person to be employed in the position of CEO after the expiry of the incumbent CEO's contract of employment.
- (4) This clause does not prevent the incumbent CEO's contract of employment from being renewed upon its expiry if the incumbent CEO is selected in the recruitment and selection process referred to in subclause (3) to be employed in the position of CEO.

14. Confidentiality of information

The local government must ensure that information provided to, or obtained by, the local government in the course of a recruitment and selection process for the position of CEO is not disclosed, or made use of, except for the purpose of, or in connection with, that recruitment and selection process.

Division 3 — Standards for review of performance of CEOs**15. Overview of Division**

This Division sets out standards to be observed by the local government in relation to the review of the performance of CEOs.

16. Performance review process to be agreed between local government and CEO

- (1) The local government and the CEO must agree on —
 - (a) the process by which the CEO's performance will be reviewed; and
 - (b) any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.



(2) Without limiting subclause (1), the process agreed under subclause (1)(a) must be consistent with clauses 17, 18 and 19.

(3) The matters referred to in subclause (1) must be set out in a written document.

17. Carrying out a performance review

(1) A review of the performance of the CEO by the local government must be carried out in an impartial and transparent manner.

(2) The local government must —

(a) collect evidence regarding the CEO's performance in respect of the contractual performance criteria and any additional performance criteria in a thorough and comprehensive manner; and

(b) review the CEO's performance against the contractual performance criteria and any additional performance criteria, based on that evidence.

18. Endorsement of performance review by local government

Following a review of the performance of the CEO, the local government must, by resolution of an absolute majority of the council, endorse the review.

19. CEO to be notified of results of performance review

After the local government has endorsed a review of the performance of the CEO under clause 18, the local government must inform the CEO in writing of —

(a) the results of the review; and

(b) if the review identifies any issues about the performance of the CEO — how the local government proposes to address and manage those issues.

Division 4 — Standards for termination of employment of CEOs

20. Overview of Division

This Division sets out standards to be observed by the local government in relation to the termination of the employment of CEOs.

21. General principles applying to any termination

(1) The local government must make decisions relating to the termination of the employment of a CEO in an impartial and transparent manner.

(2) The local government must accord a CEO procedural fairness in relation to the process for the termination of the CEO's employment, including —

(a) informing the CEO of the CEO's rights, entitlements and responsibilities in relation to the termination process; and

(b) notifying the CEO of any allegations against the CEO; and

(c) giving the CEO a reasonable opportunity to respond to the allegations; and

(d) genuinely considering any response given by the CEO in response to the allegations.

22. Additional principles applying to termination for performance-related reasons

(1) This clause applies if the local government proposes to terminate the employment of a CEO for reasons related to the CEO's performance.

(2) The local government must not terminate the CEO's employment unless the local government has —

- (a) in the course of carrying out the review of the CEO's performance referred to in subclause (3) or any other review of the CEO's performance, identified any issues (the performance issues) related to the performance of the CEO; and
 - (b) informed the CEO of the performance issues; and
 - (c) given the CEO a reasonable opportunity to address, and implement a plan to remedy, the performance issues; and
 - (d) determined that the CEO has not remedied the performance issues to the satisfaction of the local government.
- (3) The local government must not terminate the CEO's employment unless the local government has, within the preceding 12-month period, reviewed the performance of the CEO under section 5.38(1) of the Act.

23. Decision to terminate

Any decision by the local government to terminate the employment of a CEO must be made by resolution of an absolute majority of the council.

24. Notice of termination of employment

- (1) If the local government terminates the employment of a CEO, the local government must give the CEO notice in writing of the termination.
- (2) The notice must set out the local government's reasons for terminating the employment of the CEO.

REVISION HISTORY

Version	Next Review	Record No.
1 (CE04-04/21)	April 2026	21/87832
2	March 2031	21/87832[v2]

4.18 Risk Management Framework Review

File Ref: 9454V013 – 26/60822
Responsible Officer: Chief Executive Officer
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

To consider Administration's request to extend the review date of the Risk Management Framework (**Framework**).

Background

The Framework sets out components that provide the foundations and organisational arrangements for designing, implementing, monitoring, reviewing and continually guide and improving how risk management is embedded throughout the organisation.

The current Framework was last endorsed by Council on 18 June 2024, and a full review of the Risk Management Framework in its entirety was last scheduled to be completed by March 2026 and be presented to the Audit, Risk and Improvement Committee and Council.

Detail

The review of the Risk Management Framework and its suite of documents and processes is underway. This includes the review of the Risk Appetite Statements which requires Council's endorsement. Following work with Council in 2025 the Administration has been working to finalise the Administration Guidance which accompanies the Risk Appetite Statement. It is proposed that this will be presented to the Concept Forum in April 2026, before presentation at the Audit Risk and Improvement Committee on 18 May 2026, and then to Council for adoption in June 2026.

Resourcing constraints in the Risk and Assurance team, and shortage of risk specialists in the market have impacted progress in this work, with a consultant being engaged in November 2025 to assist.

An extension to time to review the Framework is requested due to the interconnected nature of the adoption of the Risk Management Policy (Policy), Risk Appetite Statements, Risk Assessment Criteria Matrix, which need to be completed to initiate the major review of the Framework. Administration is also finalising the scope for the review of the City's Business Continuity Plan and Crisis Management Plan and ensure risk alignment across the suite of documents.

The review of the Risk Management Policy was extended by the Policy Review Committee on 16 February 2026.

Consultation

The review of the Framework is underway. Further consultations in relation to the review of the Risk Appetite, Risk Criteria and Matrix, risk workshops across 26 Service Units, review of the Business Continuity Plan and Crisis Management Plan will form part of this Framework.

Comment

Due to resourcing issues with the recruitment of the Risk and Assurance Team, we have now progressed with his project therefore Administration is seeking an extension to complete the review of the Risk Management Framework to 30 June 2026.

The below projects are in progress and within timeline should Council approves the June 2026 extension. Also listed are scheduled reporting for discussion and adoption:

1. The Administration Guidance of the Risk Appetite is scheduled to be presented to:
 - Executive Leadership Team on 5 March 2026, and
 - Council at Concept Forum on 21 April 2026.
2. Risk Appetite and Risk Management Framework are scheduled to be presented to:
 - Audit, Risk and Improvement Committee on 18 May, then
 - Council for adoption on 26 May.
3. Risk Management Policy is scheduled to be presented to:
 - Policy Review Committee on 15 June for endorsement.

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	9.6 Risk Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
General Counsel		Manage

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the extension to the review date of the Risk Management Framework to 30 June 2026.

Attachments: Nil

Council Services

4.19 Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026

File Ref: 14553V019 – 26/74062
 Responsible Officer: Chief Executive Officer
 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 Minutes and decisions for the Electors' Annual General Meeting (**AGM**) held on 5 February 2026.

Background

Section 5.33(1) of the *Local Government Act 1995* requires that all decisions made at an AGM are to be considered at the next Ordinary Council Meeting or, if that is not practicable, at the first Ordinary Council Meeting after that meeting or at a Special Council Meeting called for that purpose, whichever happens first. The City of Wanneroo (**City**) hosted an AGM on 5 February 2026.

Detail

There were fourteen submissions of proposed motions were received in writing prior to the AGM. Two of those motions lapsed due to not having a mover. The following proposed motions were moved and seconded by electors attending the AGM:

	Submitter	Brief Summary of Proposed Motion
1	A Viney	To request for the safety of horses, horse riders and e-vehicles riders, ban e-vehicles from designated bridle paths and equine exercise areas.
2	I Martin	1. APPROVE the allocation each year in the Annual budget the minimum sum of \$1M to be available to the City of Wanneroo incorporated Ratepayers groups as their legal fund; and 2. APPROVE the access for but not limited to, independent legal advice and representation when dealing with the City of Wanneroo's administration Officers projects which can impact on the health, environment & wellbeing of the Community now, or in the future.
3	I Martin	To ENSURE that any waste management solution(s) developed: 1. in the Neerabup Industrial Area, the NRRP or the City of Wanneroo must be part of the Circular Economy; 2. fully committed to its principals by not including a waste to energy incinerator or similar; and

	Submitter	Brief Summary of Proposed Motion
		3. To consult and engage with Toxic Free Australia on behalf of the Ratepayers of the City of Wanneroo with a view to achieving a true circular economy solution.
4	M Caiacob	That Council: 1. AUTHORISE an independent investigation into all aspects, whether directly or indirectly, associated with the Neerabup Resource Recovery Precinct and its associated Waste Services, its approval and all processes leading to its location, initiation, progression and approval. Terms of reference are to be all encompassing; 2. APPOINT an external, Professional Independent Investigator acceptable to Carramar and Tapping Residents Assoc Inc to lead the investigation to ensure impartiality and avoid conflicts of interest, accompanied by two observers to be selected members by and of the Carramar and Tapping Residents Assoc Inc; 3. ALLOCATE an initial budget not exceeding \$500,000 for the engagement of the independent investigator, investigations, the completion of the investigations report and the presentation of the investigations report; 4. REQUIRE a final report to be presented to the Council of the City of Wanneroo and Carramar and Tapping Residents Assoc Inc directly by the inquirer; 5. INSTRUCT the CEO to lock down and secure all files to preserve all records; 6. ENSURE the Administration, Elected Members and the Council of the City of Wanneroo are not involved with this investigation other than the provision of documentation to the appointed inquirer. No right of reply will be granted to ensure the investigation is completely independent and unbiased, until after the report has been presented directly to the Council of the City of Wanneroo and Carramar and Tapping Residents Assoc Inc. All parties will be afforded a right of reply following the presentation of the report; 7. ADVISE the Minister of Local Government and the Local Government Inspector that this Investigation is not about or involving the Council of the City of Wanneroo and or its performance and or governance under the Local Government Act, should the Department or Minister inquire; 8. place on hold the NRRP and any approval, discretionary or otherwise, for the discretionary use of Waste to Energy, renewable Energy or Energy from Waste Incinerators or systems or the like, until the Investigators report is completed, presented and addressed in full; and 9. INVITE other Rate Payer Associations to join this investigation and increase the scope of the investigation, should they be aggrieved by any aspects, whether directly or indirectly associated with the City's projects, approvals and processes, without being frivolous or

	Submitter	Brief Summary of Proposed Motion
		vexatious and meeting the approval of the Carramar and Tapping Residents Association inc.
5	M Caiacob	That Council RESCIND its approval decision of the 16th December 2025, CS07-12/25 Long Term Financial Plan 2026/2027 – 2035/2036 until such time as the Community has been thoroughly Consulted and understands the implications hidden within this document.
6	R Bruvels	That the City works with Cycling Without Age Perth to secure an appropriate site(s) to store trishaw e-bikes within the next four months to ensure the continued delivery and growth of this valued community service.
7	M Murphy	That the Electors of the City of Wanneroo REQUEST that Council instructs the City to: 1. MODIFY the speed restrictions on Woodvale Drive from 50 KPH to 40 KPH zone for the area bounded by the City of Wanneroo; 2. TAKE all necessary actions to ensure that Woodvale Drive is used for its intended and listed purpose as a Local Distributor Road, as defined by the WA Main Roads Hierarchy Chart, to reduce traffic flow for the safety of all local residents which would be a clear mechanism to dissuade the (Rat Running) mis-use of through traffic and clearly identify Woodvale Drive as a Local Distributor Road NOT as a Distributor B Road as it is currently being used as; 3. UPDATE outcome of PR-4571 24th October 2024 Community Consultation-Proposed Traffic Management Treatments, Woodvale Drive Woodvale - commencement date; 4. LIAISE with Main Roads WA to ensure the intersection at Wanneroo Road operates within safe limits and does not direct (Rat Running) through-traffic onto Woodvale Drive; and IMPLEMENT traffic management plans that direct through-traffic along Ocean Reef Road and Whitfords Avenue, both Distributor B Roads designed for higher traffic volumes with particular attention to large vehicles and construction vehicles, noting the upcoming redevelopment under the East Wanneroo District Structure Plan; 5. RELEASE any previous traffic safety reviews and reports for the area to the community; and RE-EVALUATE these reports to capture increased traffic volumes and expected future increases; 6. Outcome for the above FIVE items by 1st April 2026.
8	R Casey	That Council: 1. Formally ABANDONS all current and proposed plans to redevelop Addison Park, Merriwa, as Senior Sport Public Open Space; 2. ACKNOWLEDGES that any senior sport proposal is inconsistent with the planning function of Addison Park as a Neighbourhood Park and with the recreational needs of the local community it serves;

	Submitter	Brief Summary of Proposed Motion
		3. Immediately COMMENCES preparation of a new master plan for Addison Park based on genuine community engagement and compliant with Neighbourhood Park planning principles; and 4. APPLIES the \$850,000 currently held in reserve exclusively to improvements identified through that master planning process.
9	T Gunning	That Council: 1. UNDERTAKE a review and compile a report into all aspects, whether directly or indirectly associated with COW's requirements to comply with their due diligence and code of conduct and advocacy plan obligations as prescribed by COW management controls; 2. PROVIDE a summary of measurable and relevant outcomes and key performance indicators related to the NRRP - Master plan project identified as TW24028; 3. PROVIDE a copy of Business Plan for Major Land Transaction & Major Trading Stage 1 undertakings; 4. DEMONSTRATE which Governance compliances have been met pertaining to the NRRP on: a. Land ownership; b. Approval processes and subsequent approvals; c. Funding arrangements; d. Design plans; e. Construction plans; f. Operational plans; and g. Waste supply quantities and sources; 5. PROVIDE evidence of support for funding arrangements including Federal and State funding grants and how the funds are to be used specifically to locate and develop waste and energy generating industries within WA; 6. PROVIDE evidence of the contract relating to the "Operation under the Management Agreement and Recycling Process Contract"; 7. PROVIDE evidence relating to and relationship with COW's: a. Strategic Community plan; b. Corporate Business plan; c. COW's Long Term Financial Plan; and d. Sustainability Advocacy Plan; 8. DEMONSTRATE how the NRRP plan will meet COW Advocacy Plan 2023-2032 including: a. How it intends to meet Sustainability objectives; b. Productivity objectives; and c. Liveability and Wellbeing objectives.

	Submitter	Brief Summary of Proposed Motion
10	T Gunning	That the Chief Executive Officer and Mayor of the City of Wanneroo, PROVIDE a copy of the final Financial, Accounting, and Budget plan for the COW documents relating to: 1. TW24028-24208 Wanneroo Neerabup RRP Masterplan 2.3; 2. The plan shall include a detailed outline of what due diligence, governance compliance was undertaken and complied with, relevant to this Plan.
11	G Healy	That in the context of its 2026-2027 Business Plan, the City ADOPTS a comprehensive strategy to ensure the ongoing accessibility to footpath infrastructure.
12	M Kwok	That the Electors of the City of Wanneroo REQUEST Council to compile a report on how the City of Wanneroo may positively influence the seven (7) member councils of the Tamala Park Mindarie Regional Council (MRC) to enable this regional council to become more open, transparent, considerate to the local landfill odour-afflicted communities - who through no fault of their own are living in close proximity to the landfill well inside the usual 1km landfill to housing exclusion zone: 1. This Report to be mindful of the intentions of the new Office of the Local Government Inspectorate Reforms (also applicable to regional governments) which aims to improve accountability and transparency in the West Australian local government sector; and 2. The City of Wanneroo Report to highlight the heightened community concerns in respect to the operation of the Tamala Park Landfill and request the Mindarie Regional Council to investigate all options to expediate the closure of the Tamala Park Landfill in a timely and orderly manner.

All proposed motions were displayed on the public screen in the Council Chamber, to ensure that everyone present was clear about what they were voting on. The Presiding Person requested a mover and a seconder for each motion that was put to the Meeting.

The full details of the AGM proceedings are detailed in the Minutes of the meeting (**Attachment 1**). These Minutes were published on the City of Wanneroo website on Friday, 20 February 2025.

Decisions Made at the Electors' Annual General Meeting

All proposed motions were put to the vote. There were 12 motions successfully carried, no motions that were lost and two motions lapsed.

In accordance with 5.33(2) of the Act -

"If at a meeting of the Council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the Council meeting."

Council is requested to consider the decisions made at the AGM as detailed below and the Administration comments provided in response.

The recommendation contained at the end of this report provides decisions for Council's consideration in respect to the decisions that were made at the Electors' Meeting.

Decision 4.1

To request for the safety of horses, horse riders and e-vehicles riders, ban e-vehicles from designated bridle paths and equine exercise areas.

CARRIED
29/0

Administration Comment

Under the Public Places and Local Government Property Local Law 2015, the City does not currently have the authority to prohibit the use of e-rideables on City-managed land. This local law is now under review, and the proposed draft scheduled to go to Council in May 2026 includes a clause that would enable Council to make such a determination.

Decision 4.2

That Council:-

1. Approve the allocation each year in the Annual budget the minimum sum of \$1million to be available to the City of Wanneroo incorporated Ratepayers groups as their legal fund;
2. Approve the access for but not limited to, independent legal advice and representation when dealing with the City of Wanneroo's administration Officers projects which can impact on the health, environment & wellbeing of the Community now, or in the future.

CARRIED
17/9

Administration Comment

In making a decision on this proposal, Council Members will need to consider whether the expenditure associated with this proposal is consistent with the general function of the local government to provide for the good government of the district (section 3.1 of the Act), which requires the City to have regard to the need to promote economic sustainability within its district.

Considering the wide ranging implications this proposal will have not only on incorporated ratepayers associations (**IRAs**) but the City's ratepayers as a whole, the City will need to undertake community engagement for a minimum of 28 days in accordance with the City's community engagement protocols before Council makes a formal decision.

Consultation will also need to occur with the City's insurer on the impact of the proposal, which may potentially:

- lead to an increase in legal action taken against the City;
- lead to an increase in legal costs to be incurred by the City;
- increase the number of claims the City makes to its insurer;
- undermine the City's coverage or invalidate it entirely;
- increase the City's premiums; and
- result in proceedings being initiated against Council Members personally.

Investigation will also need to be undertaken into the financial and budgetary implications of the proposal, including alignment with the Council Plan 2025-2035, the Long Term Financial Plan, and ensuring compliance with the *Local Government Act 1995* (**Act**) and the *Local Government (Financial Management) Regulations 1996* (**Regulations**). Notably, the

proposed sum of \$1,000,000 is disproportionate to the City's annual budgeted expenditure for legal expenses of \$500,000.

If the proposal is approved, the City will need to:

- Ensure that the fund is administered in accordance with the Act and Regulations;
- Determine the level of staff resourcing allocated to administering the fund;
- Determine the criteria required to access the fund;
- Whether a decision to approve an application to access the fund will be made by Council, or delegated to the CEO;
- Determine how the funds will be paid (for example, directly to the trust account of a lawyer engaged by the group);
- What happens if the funds are exhausted but the matter remains ongoing;
- Determine what conditions might apply to the use of the fund;
- Determine how the funds will be fairly and evenly apportioned between the various IRAs
- Investigate and assess policy and regulatory implications.

Conflict of interest considerations also apply to the proposal as legal practitioners are required to comply with the strict legislative requirements relating to conflicts of interest. The proposal purports to blur the lines as the ultimate remunerator for the funds is the City but instructions are derived from the IRAs.

As an alternative, IRAs can utilise low cost/ free legal advice from other avenues such as:

- Legal Aid WA;
- Community Legal Centres;
- Citizens Advice Bureau;
- WA Ombudsman.

Desktop research also uncovered no local governments in Australia having such arrangements in place with IRAs. Administration also expects that it would be beyond the scope of law firms to provide legal advice on projects impacting on the "health, environment and wellbeing" of the community, with environmental consultants or the like better placed to do so.

Should Council support the Electors' Motion, Administration will prepare a report establishing a proposed framework for an IRA legal fund that takes into account the considerations listed above.

Decision 4.3

To ENSURE that any waste management solution(s) developed:

1. in the Neerabup Industrial Area, the NRRP or the City of Wanneroo must be part of the Circular Economy;
2. fully committed to its principals by not including a waste to energy incinerator or similar; and
3. To consult and engage with Toxic Free Australia on behalf of the Ratepayers of the City of Wanneroo with a view to achieving a true circular economy solution.

CARRIED

24/1

Administration Comment

The Stage 1 facilities at the NRRP support the City's commitment to the circular economy in the collection and recycling of the City's Waste.

The City is committed to the circular economy and would be remiss in excluding any future options at this stage without further detailed investigation of the most appropriate solution for the management of the City's waste.

In that investigation the City will engage appropriate consultants and industry specialists as appropriate to ensure due diligence is maintained throughout the City's processes and decision making.

Decision 4.4

That Council:

1. Authorize an independent investigation into all aspects, whether directly or indirectly, associated with the Neerabup Resource Recovery Precinct and its associated Waste Services, its approval and all processes leading to its location, initiation, progression and approval. Terms of reference are to be all encompassing;
2. Appoint an external, Professional Independent Investigator acceptable to Carramar and Tapping Residents Assoc Inc to lead the investigation to ensure impartiality and avoid conflicts of interest, accompanied by two observers to be selected members by and of the Carramar and Tapping Residents Assoc Inc;
3. Allocate an initial budget not exceeding \$500,000 for the engagement of the independent investigator, investigations, the completion of the investigations report and the presentation of the investigations report;
4. Requires a final report to be presented to the Council of the City of Wanneroo and Carramar and Tapping Residents Assoc Inc directly by the inquirer;
5. Instruct the Chief Executive Officer to lock down and secure all files to preserve all records;
6. Ensure the Administration, Elected Members and the Council of the City of Wanneroo are not involved with this investigation other than the provision of documentation to the appointed inquirer. No right of reply will be granted to ensure the investigation is completely independent and unbiased, until after the report has been presented directly to the Council of the City of Wanneroo and Carramar and Tapping Residents Assoc Inc. All parties will be afforded a right of reply following the presentation of the report;
7. Advise the Minister of Local Government and the Local Government Inspector that this Investigation is not about or involving the Council of the City of Wanneroo and or its performance and or governance under the Local Government Act, should the Department or Minister inquire;
8. Place on hold the NRRP and any approval, discretionary or otherwise, for the discretionary use of Waste to Energy, renewable Energy or Energy from Waste Incinerators or systems or the like, until the Investigators report is completed, presented and addressed in full; and
9. Invite other Rate Payer Associations to join this investigation and increase the scope of the investigation, should they be aggrieved by any aspects, whether directly or indirectly associated with the City's projects, approvals and processes, without being

frivolous or vexatious and meeting the approval of the Carramar and Tapping Residents Association inc.

CARRIED

17/1

Administration Comment

In the preparation of the Neerabup Resource Recovery Precinct Masterplan, the City has followed due process in the various stages of the project involving but not limited to;

- The engagement of independent consultants.
- The engagement of cost planners.
- Due diligence investigations.
- Environmental investigations.
- Waste Industry engagement.
- Council Reporting
- Community engagement.

The Neerabup RRP Stage 1 will be subject to independent assessment by the Department of Water and Environmental Regulations who will consider the City's application in depth and provide an independent decision on Stage 1 of the proposed project, including the opportunity for comment and input from the community and as such it is not believed that further independent investigation is warranted.

Decision 4.5

That Council RESCIND its approval decision of the 16th December 2025, CS07-12/25 Long Term Financial Plan 2026/2027 – 2035/2036 until such time as the Community has been thoroughly Consulted and understands the implications hidden within this document.

CARRIED

21/0

Administration Comment

The Long Term Financial Plan 2026/2027 – 2035/2036 (**LTFP**) captures all forecast capital works for next 10 years through various informing plans which have been developed through community consultations and forecast population growth within the City. Further, the LTFP will be considered by Council annually with engagement possible through the Council decision making process.

Decision 4.6

That the City works with Cycling Without Age Perth to secure an appropriate site(s) to store trishaw e bikes within the next four months to ensure the continued delivery and growth of this valued community service.

CARRIED

31/0

Administration Comment

The City's Administration has been engaged with Cycling Without Age for some time, providing community development support and assisting with parking and storage site investigations.

Support is expected to continue, and may include a parking and storage location, if a suitable site can be agreed by both parties.

Cycling Without Age is also encouraged to continue working with the State Government and other external parties, noting that further resourcing for Cycling Without Age services should include planning of storage availability for new vehicles and equipment. Given that storage may be possible at school sites and other land managed by the State, there may be worthwhile opportunities for Cycling Without Age to investigate, to supplement any support from the City.

Decision 4.7

That the Electors of the City of Wanneroo REQUEST that Council instructs the City to:

1. MODIFY the speed restrictions on Woodvale Drive from 50 KPH to 40 KPH zone for the area bounded by the City of Wanneroo;
2. TAKE all necessary actions to ensure that Woodvale Drive is used for its intended and listed purpose as a Local Distributor Road, as defined by the WA Main Roads Hierarchy Chart, to reduce traffic flow for the safety of all local residents which would be a clear mechanism to dissuade the (Rat Running) mis-use of through traffic and clearly identify Woodvale Drive as a Local Distributor Road NOT as a Distributor B Road as it is currently being used as;
3. UPDATE outcome of PR-4571 24th October 2024 Community Consultation-Proposed Traffic Management Treatments, Woodvale Drive Woodvale - commencement date;
4. LIAISE with Main Roads WA to ensure the intersection at Wanneroo Road operates within safe limits and does not direct (Rat Running) through-traffic onto Woodvale Drive; and IMPLEMENT traffic management plans that direct through-traffic along Ocean Reef Road and Whitfords Avenue, both Distributor B Roads designed for higher traffic volumes with particular attention to large vehicles and construction vehicles, noting the upcoming redevelopment under the East Wanneroo District Structure Plan;
5. RELEASE any previous traffic safety reviews and reports for the area to the community; and RE-EVALUATE these reports to capture increased traffic volumes and expected future increases; and
6. Outcome for the above FIVE items by 1st April 2026 please.

CARRIED
25/3

Administration Comment

1. The City does not approve speed limits on a road, it can only apply to Main Roads WA to assess the suitability of the City's request. Woodvale Drive, as a Local Distributor Road, connecting Wanneroo Road and Trappers Drive/Whitfords Avenue is not a residential access road, nor does it have high numbers of pedestrians and cyclists, nor is it a local commercial area and therefore a 40km/hour speed zone is not appropriate and is not supported.
2. The City's planned traffic management scheme for Woodvale Drive will reduce the attractiveness of Woodvale Drive as a through route.

- 3 Western Power upgrades are planned to commence in April 2026, with road modifications planned to commence in August 2026, subject to approval of the City's 2026/27 annual budget.
- 4 Woodvale Drive is a public road. All as of right vehicles are legally entitled to use it. The intersection of Woodvale Drive and Wanneroo Road is designed in accordance with Main Roads WA and Austroads Standards to function safely for all as of right vehicles.
- 5 Road Safety Inspections are technical documents, not intended for public distribution.

Decision 4.8

That Council:

1. Formally abandons all current and proposed plans to redevelop Addison Park, Merriwa, as Senior Sport Public Open Space;
2. Acknowledges that any senior sport proposal is inconsistent with the planning function of Addison Park as a Neighbourhood Park and with the recreational needs of the local community it serves;
3. Immediately commences preparation of a new master plan for Addison Park based on genuine community engagement and compliant with Neighbourhood Park planning principles; and
4. Applies the \$850,000 currently held in reserve exclusively to improvements identified through that master planning process.

CARRIED
21/0

Administration Comment

1. A draft Masterplan for Addison Park was prepared by the City in 2022/23 to provide a guide for future improvements to Addison Park. The scope of works identified in the draft Masterplan was based on a high level concept plan and community engagement undertaken as part of the City's Active Reserve Masterplan, which was endorsed by Council in 2016. The draft Masterplan has not yet been considered by Council in any form due in part to ongoing enquiries by Ms Casey questioning the need for some of the improvements outlined in the plan, particularly those required to improve the ability of Addison Park to support senior sporting activities.

It is agreed that the current draft Masterplan should be discontinued, however this should not preclude any potential future plans to consider improving Addison Park to accommodate senior sport.

2. Administration does not support this motion. Addison Park is classified as a 'Neighbourhood Sport' open space in the City's Local Planning Policy 4.3: Public Open Space (LPP 4.3), which means that sporting functions – including both senior and junior sport – are appropriate uses at this location.

This does not mean that other informal recreation or nature/conservation outcomes cannot also be accommodated - across the City these types of spaces regularly accommodate both senior and junior sport while also supporting unstructured community recreation, and the City aims to ensure that these spaces are as flexible as possible to accommodate changing community needs over time.

- Addison Park currently accommodates a junior sized AFL field and supports a range of sporting activities, by both senior and junior sporting clubs. Any proposal to expand the size of this field to accommodate more senior sporting activity would need to be based on a thorough needs analysis and engagement with community and relevant stakeholders.
3. Administration does not support this motion. The preparation of a new masterplan for Addison Park should not be undertaken until such time as the City's Community Infrastructure plan has been completed, as this will identify and document community needs in this area and inform the scope of any future improvements considered necessary for Addison Park.
 4. There is currently \$2 million allocated in the City's draft 20 year Capital Works program, in years 2029/30 and 2030/31 for upgrades to the grounds and clubroom building at Addison Park. This includes an allocation of \$875,000 from the City's Reserves. The timing and amount of these budget allocations will be reviewed on an annual basis, with the intent that they ultimately be informed by the recommendations of the Community Infrastructure Plan once this has been completed.

Decision 4.9

That Council:

1. Undertake a review and compile a report into all aspects, whether directly or indirectly associated with COW's requirements to comply with their due diligence and code of conduct and advocacy plan obligations as prescribed by COW management controls;
2. Provide a summary of measurable and relevant outcomes and key performance indicators related to the NRRP - Master plan project identified as TW24028;
3. Provide a copy of Business Plan for Major Land Transaction & Major Trading Stage 1 undertakings;
4. Demonstrate which Governance compliances have been met pertaining to the NRRP on:
 - a. Land ownership;
 - b. Approval processes and subsequent approvals;
 - c. Funding arrangements;
 - d. Design plans;
 - e. Construction plans;
 - f. Operational plans; and
 - g. Waste supply quantities and sources;
5. Provide evidence of support for funding arrangements including Federal and State funding grants and how the funds are to be used specifically to locate and develop waste and energy generating industries within WA;
6. Provide evidence of the contract relating to the "Operation under the Management Agreement and Recycling Process Contract";
7. Provide evidence relating to and relationship with COW's:
 - a. Strategic Community plan;
 - b. Corporate Business plan;
 - c. COW's Long Term Financial Plan; and
 - d. Sustainability Advocacy Plan;
8. Demonstrate how the NRRP plan will meet COW Advocacy Plan 2023-2032 including;

- a. How it intends to meet Sustainability objectives;
- b. Productivity objectives; and
- c. Liveability and Wellbeing objectives.

CARRIED
21/0

Administration Comment

1. In the preparation of the Neerabup Resource Recovery Precinct Masterplan (**NRRPM**), the City has followed due process in the various stages of the project involving but not limited to;

- The engagement of independent consultants.
- The engagement of cost planners.
- Due diligence investigations.
- Environmental investigations.
- Waste Industry engagement.
- Council Reporting
- Community engagement.

The Neerabup Resource Recovery Precinct (**NRRP**) Stage 1 will be subject to independent assessment by the Department of Water and Environmental Regulations who will consider the City's application in depth and provide an independent decision on Stage 1 of the proposed project, including the opportunity for comment and input from the community and as such it is not believed that further independent investigation is warranted.

2. The NRRPM provides outcomes for the precinct and performance indicators are being developed as part of the contract for the operation of the Materials Recovery Facility and will form the operational plans for the Waste Transfer Station and the Community Recycling Centre.
3. Business Plan for Major Land Transaction & Major Trading Stage 1 undertakings was publicly advertised on the City's Public Notices web page and is available at [Public notices - City of Wanneroo](#)
- 4a. The NRRP provide advice on the land ownership of Lot 600, which is freehold to the City of Wanneroo.
- 4b. The NRRPM report provides advice on the approval's framework required for the various facilities in the precinct.
- 4c. Funding arrangements for the project are listed within the NRRPM and will be refined as the project develops.
- 4d. The design plan for the NRRP will be developed to that appropriate Australian standards and will be independently reviewed by Department of Water and Environmental Regulation (**DWER**) as part of the Works Approval application.
- 4e. Construction plans are currently in development and as per 4d above will be subject to independent review by DWER.
- 4f. Operational plans will be developed for the facilities within Stage 1 of the NRRP at the appropriate time.

- 4g. Part of the DWER application will become public once application is validated.
5. At the present moment in time there are no funding arrangements in place with the State or Federal Governments. The City will continue to advocate for funding for the project as the opportunity arises.
6. The contract for the for the Materials Recovery Facility is currently in development and is treated as “commercial in confidence”. The contract has been prepared by the City’s external legal advisers and reviewed by the City’s internal legal team as well as Waste Management Team and consultants. The contract will be subject to future Council consideration.
- 7a. The NRRP is a key project in the City Council Plan (formally Strategic Community Plan) - Goal 2.
- 7b. The NRRP is key project in the City’s Corporate Business Plan - Goal 4.
- 7c. The NRRP Stage 1 project is listed within the City’s Long Term Financial Plan.
- 7d. The NRRP is listed as a key project in the Sustainability Advocacy Plan.
8. The project and eventual operation of the facility will compliment these objectives with its concentration on the circular economy, recycling, solar productions and rainwater harvesting.

Decision 4.10

That the Chief Executive Officer and Mayor of the City of Wanneroo, provide a copy of the final Financial, Accounting, and Budget plan for the COW documents relating to:

1. TW24028-24208 Wanneroo Neerabup RRP Masterplan 2.3;
2. The plan shall include a detailed outline of what due diligence, governance compliance was undertaken and complied with, relevant to this Plan.

CARRIED
26/0

Administration Comment

The NRRPM provides a breakdown of the budget plan for the precinct in section 11 of the report “Cost Estimates”.

Section 4 of the report provides a due diligence assessment for the project and compliance matters are addressed throughout the report, however in particular in section 5 Legislative & Policy Framework and section 12 Approval Path Mapping.

Decision 4.11

That in the context of its 2026-2027 Business Plan, the City adopts a comprehensive strategy to ensure the ongoing accessibility to footpath infrastructure.

CARRIED
30/0

Administration Comment

The City uses its Pathways Policy to prioritise requests for new footpath infrastructure. This is reviewed on a regular basis, next scheduled in October 2027. The programme for delivery of pathways is subject to approval of the annual budget each year.

The City's Active Transport Plan, currently under review, identifies the programme for major pathways and bike routes.

Decision 4.12

That the Electors of the City of Wanneroo REQUEST Council to compile a report on how the City of Wanneroo may positively influence the seven (7) member councils of the Tamala Park Mindarie Regional Council (MRC) to enable this regional council to become more open, transparent, considerate to the local landfill odour-afflicted communities - who through no fault of their own are living in close proximity to the landfill well inside the usual 1km landfill to housing exclusion zone:

1. This Report to be mindful of the intentions of the new Office of the Local Government Inspectorate Reforms (also applicable to regional governments) which aims to improve accountability and transparency in the West Australian local government sector; and
2. The City of Wanneroo Report to highlight the heightened community concerns in respect to the operation of the Tamala Park Landfill and request the Mindarie Regional Council to investigate all options to expediate the closure of the Tamala Park Landfill in a timely and orderly manner.

CARRIED
28/0

Administration Comment

The City's participation in the Mindarie Regional Council (**MRC**) is governed by the MRC Constitution, originally created in 1997 and now treated as an establishment agreement under the *Local Government Act 1995*.

The MRC is an independent regional local government responsible for the operation and closure of the Tamala Park Landfill under conditions set by the DWER. This includes requirements for environmental protection, groundwater and leachate management, gas and odour control, and site rehabilitation.

While the facility is nearing the end of its operational life, the City has no authority over the timing, method or sequencing of the MRC's closure works. These decisions rest solely with the MRC and must comply with DWER approved closure and post-closure plans.

The City acknowledges the community concerns regarding odour and associated impacts and will continue to advocate for a safe, compliant and timely closure process on behalf of affected residents. The City will also work with the MRC, DWER and other regulators where appropriate to ensure environmental and community considerations are addressed.

Should Council support the Electors' Motion, Administration will prepare a report outlining the avenues available to the City to promote improved transparency and to advocate for the timely progression of closure activities, recognising the MRC's statutory independence.

Consultation

Nil

Comment

Nil

Statutory Compliance

Local Government Act 1995 – Part 5 – Administration. Division 2 – Council Meetings, Committees and their ,meetings and electors' meetings. Subdivision 4 – Electors' meetings.

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council, in regards to the Electors' Annual General Meeting held on 5 February 2025:-

- 1. ACCEPTS the Minutes of the Meeting as detailed in Attachment 1;**
- 2. CONFIRMS that twelve decisions were carried at the meeting; and**
- 3. CONFIRMS that, in relation to:**

- a) Decision 4.1, will **CONSIDER** the ability to prohibit e-rideables from designated areas during the review of the *Public Places and Local Government Local Law*;
- b) Decision 4.2, **DOES NOT SUPPORT** the establishment of a legal fund for incorporated ratepayer's associations due to the legal, governance, budgetary and risk implications identified by Administration.
- c) Decision 4.3, **SUPPORTS** the City of Wanneroo's commitment to the circular economy in the collection and recycling of the City's Waste and engagement with the community as per the City of Wanneroo's Community Engagement Policy;
- d) Decision 4.4, **DOES NOT SUPPORT** any further action as in preparing the Neerabup Resource Recovery Precinct Masterplan, the City has followed due process in the various stages of the project, and project will be progressed after due approvals from the independent regulator, the Department of Water and Environmental Regulation;
- e) Decision 4.5, **DOES NOT SUPPORT** rescinding the Long-Term Financial Plan as the plan will be reviewed annually with opportunities for engagement through the Council decision making process.
- f) Decision 4.6, **SUPPORTS** Administration engaging with Cycling Without Age and potential investigation by Cycling Without Age of storage opportunities through the Department of Education's schools;
- g) Decision 4.7, **REQUESTS** Administration to:
 - i) Write to Main Roads WA to consider 40KMPH speed limit in Woodvale Drive; and
 - ii) Schedule traffic management works in Woodvale Drive in 2026/17 subject to the approval of the City's 2026/27 Annual Budget and the funding application under the Black Spot Program;
- h) Decision 4.8:
 - i) **DISCONTINUES** the current Masterplan project for Addison Park;
 - ii) **DOES NOT SUPPORT** restricting senior sport at Addison Park;
 - iii) **DOES NOT SUPPORT** the preparation of a new Master Plan for Addison Park until such time as the City's Community Infrastructure Plan has been completed; and
 - iv) **DOES NOT SUPPORT** the allocation of \$850,000 to the improvement of Addison Park at this time, as the budget required should be informed by a future master planning process;
- i) Decision 4.9, **DOES NOT SUPPORT** any further action as the City of Wanneroo is progressing the Neerabup Resource Recovery Precinct Masterplan, by following due process in the various stages of the project, and project will be further progressed after due approvals from the independent regulator, the Department of Water and Environmental Regulation;
- j) Decision 4.10, **DOES NOT SUPPORT** any further action as the Neerabup Resource Recovery Masterplan available on the City of Wanneroo's Website

provides a breakdown of the budget plan for the precinct in section 11 of the report "Cost Estimates";

- k) **Decision 4.11, DOES NOT SUPPORT** any further action as the City of Wanneroo has established processes, guided by the Pathways Policy, in place to plan and deliver the footpath infrastructure within the City of Wanneroo; and

Decision 4.12, REQUESTS Administration to continue to work with the Mindarie Regional Council and regulators toward a safe, compliant and timely closure of the Tamala Park Landfill site.

Attachments:

1 [1](#). Attachment 1 - Minutes Electors AGM 05/02/2026 Attachments Included 26/35343

Placeholder for Attachment 1

Consideration of Minutes and Decisions of the Electors'
Annual General Meeting held 5 February 2026

Attachment 1 - Minutes Electors AGM 05/02/2026
Attachments Included

0 Pages

4.19

Item 5 Motions on Notice

5.1 Cr H Nguyen - Kingsway Indoor Stadium Renovation

File Ref: 42989 – 26/55152
Author: Cr Hugh Nguyen
Action Officer: Director Community & Place
Disclosure of Interest: Nil
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

To consider undertaking a feasibility study to expand the Kingsway Indoor Stadium Sporting Facility.

Background

- Kingsway Stadium is currently tired and not currently meeting community needs.
- Users cannot access the facility due to capacity issues.
- No indoor stadium seating.
- Parking in the precinct is at capacity.

Detail

- As a result of population growth in the catchment area there is greater demand for a contemporary facility in this location.
- The City is potentially investing in the facility without an overarching vision for what the centre should be.
- There is a need to increase the footprint of the facility, including consideration of:
 - Increasing the number of courts
 - Providing a show court with stadium seating
 - Providing additional parking to increase the capacity of the centre to accommodate increased visitation.
- Noting that the road network in and around the Kingsway Sporting Complex is at capacity and that this is a risk to users, there is an opportunity to consider multistorey carparking that will free up space for an expansion to the Stadium facility and improve circulation in and around the complex for pedestrians and visitors.

Consultation

Consultation with users and key stakeholder would need to be considered as part of the feasibility study.

Comment

- Opportunity to reposition the facility to raise the profile of the City and attract uses and events that generate economic benefits for the Wanneroo community.
- The feasibility study should consider the need, scope and feasibility of an expansion to the existing Kingsway Indoor Stadium, and identify complementary works that may be necessary for this expansion to occur.
- The City should consider deferring or reviewing the need for capital projects until the feasibility study is completed.

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	2.0 Assets & Infrastructure	
Level 2 Corporate Risk	2.1 Infrastructure Planning	
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

Policy Implications

Nil.

Financial Implications

The cost of undertaking the feasibility investigations should be listed for consideration in the 2026/27 operational budget. This may be offset by deferring planned capital projects that may compromise future expansion of the facility.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. REQUESTS Administration to prepare a feasibility study to expand the Kingsway Indoor Stadium, including consideration of additional parking, traffic management, and complementary works that may be necessary for this to occur; and
2. REQUESTS Administration review the need for planned capital works projects at the Kingsway Indoor Stadium until such time as the outcomes of the feasibility study are known.

Administration Comment

Administration notes the intent of the motion and acknowledges the operational limitations of the existing Kingsway Indoor Stadium. A feasibility study has merit, however it should be integrated into the broader strategic planning framework already underway through the Council endorsed Community Facility Planning Framework. As part of that, Administration has commenced the preparation of a City-wide Community Infrastructure Plan which will document the need and priority of provision for a broad range of community facilities, including indoor recreation facilities. It is anticipated that the CIP will be finalised over the coming 18 months at which time the need and priority for a feasibility study can be reassessed.

The CIP identifies Kingsway as a key regional sporting precinct requiring a holistic, long-term vision that considers land capacity, transport and parking constraints, multi-use potential, and staged infrastructure redevelopment. Any proposed expansion of the Indoor Stadium should therefore form part of a precinct-wide master planning process rather than a stand-alone feasibility investigation. This approach ensures alignment with population growth projections, avoids duplication of effort, and enables coordinated investment decisions across the precinct.

An integrated master plan would also address:

- Traffic and circulation challenges across the broader Kingsway Sporting Complex.
- Parking demand management and the viability of multistorey solutions.
- The relationship between the stadium and surrounding sports, community, and passive recreation uses.
- Long-term asset renewal requirements and lifecycle costing through the AMP.

Given these factors, Administration recommends embedding the Kingsway Indoor Stadium assessment within the scheduled works. This enables Council to make informed decisions grounded in evidence, cost benefit analysis and City-wide outcomes.

In the interim, capital investment in the Stadium is primarily focused on asset renewal works (in particular the renewal of the fire indicator system, accessibility and safety improvements, visual and branding enhancements to the foyer and concourse area, and the renewal of the wooden sports floor) and minor upgrades to improve usability and visitor experience (e.g. office, creche and first aid room upgrades; repurposing of café area) will continue as planned.

Attachments: Nil

5.2 Cr Seif – Civic Event for Aboriginal and Torres Straight Islanders

Changes to Report and Additional Information Arising from Agenda Briefing

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

Item 6 Late Reports (to be circulated under separate cover)

6.1 Tender No. 25249 Wanneroo Showground Club Extension

6.2 CEO Performance Review Policy Review

6.3 CEO Performance Review - Appointment of Consultant for Annual Review & Approval of the Annual Review Timeline

6.4 Second Quarter Corporate Report & CEO KPI Update Report

6.5 Council Member, Committee Member and Candidate Code of Conduct

6.6 Submission – WALGA's Advocacy on Local Government Electoral Reforms

Item 7 Confidential

Nil

Item 8 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00pm on Tuesday 24 March 2026 to be held at Council Chambers (Level 1), Civic Centre, 23 Dundobar Road, Wanneroo.

Item 9 Closure



COUNCIL CHAMBER SEATING DIAGRAM

