COUNCIL MINUTES

Unconfirmed Minutes Ordinary Council Meeting

6:00 PM 24 March, 2026
Council Chambers (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

wanneroo.wa.gov.au

City of Wanneroo

RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

1. POLICY STATEMENT

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

2. OBJECTIVE AND PURPOSE

Objective

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

Purpose

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

3. KEY DEFINITIONS

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

4. SCOPE

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

5. IMPLICATIONS

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

Strategic Community Plan 2021-2031

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

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

6. IMPLEMENTATION

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

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

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

Recording of Proceedings

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

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

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

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

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

Access to Recordings

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

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

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

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

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

7. ROLES AND RESPONSIBILITIES

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

8. DISPUTE RESOLUTION

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

9. EVALUATION AND REVIEW PROVISIONS

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

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

10. RELATED DOCUMENTS

City of Wanneroo Recordkeeping Plan

Ordinary Council Meetings and Forums of Council Policy

City of Wanneroo Standing Orders Local Law 2021

11. REFERENCES

Local Government Act 1995

Local Government (Administration) Regulations 1996

State Records Act 2000

General Retention and Disposal Authority for Local Government Information

12. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance & Council Services

COMMONLY USED ACRONYMS AND THEIR MEANING

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

UNCONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 24 MARCH, 2026

CONTENTS

ITEM 1	**ATTENDANCES**	**1**
ITEM 2	**APOLOGIES AND LEAVE OF ABSENCE**	**2**
ITEM 3	**PUBLIC QUESTION AND STATEMENT TIME**	**2**
PQ01-03/26	M CURRUTHERS, TAPPING	2
PQ02-03/26	D OWEN, CARRAMAR	2
PQ03-03/26	C CHAPMAN, QUINNS ROCKS	3
PQ04-03/26	JUAN, CARRAMAR	3
PQ05-03/26	A WEATHERILL, TAPPING	4
PQ06-03/26	M CAIACOB, TAPPING	6
PQ07-03/26	N HERRIDGE, LANSDALE	9
PQ08-03/26	N PERRIGNON, CARABOODA	14
PQ09-03/26	J MACRAE, YANCHEP	15
PQ10-03/26	C EDWARDS, YANCHEP	16
PQ11-03/26	W BOWMAN, YANCHEP	16
PQ12-03/26	D BOWMAN, YANCHEP	17
PQ13-03/26	CARRAMAR & TAPPING RESIDENTS ASSOCIATION INC	18
PQ14-03/26	N BOWMAN, YANCHEP	19
PQ15-03/26	M HUDSON, MINDARIE	20
PQ16-03/26	J WILLEMSE, MINDARIE	21
PQ17-03/26	G JAMES, GIRRAWHEEN	21
PQ18-03/26	N HERRIDGE, LANSDALE	22
PQ19-03/26	T CARROLL, GIRRAWHEEN	23
PQ20-03/26	I MARTIN, CARRAMAR	24
PQ21-03/26	R CASEY, MERRIWA	25
PQ22-03/26	K WILLIAMS, BANKSIA GROVE	28
PQ23-03/26	A VAN DER WALT, MINDARIE	28

PQ24-03/26 J MONGOO, BANKSIA GROVE 29
PQ25-03/26 K RICHTER, CARRAMAR 30
PQ26-03/26 K GORDON, TAPPING 31
PQ27-03/26 C HAMMOND OAM, CARABOODA 31
PQ28-03/26 M ZAGAR, CARABOODA 32
PQ29-03/26 T SCARREN, CARRAMAR 33
ITEM 4 CONFIRMATION OF MINUTES 33
OC01-03/26 MINUTES OF ORDINARY COUNCIL MEETING HELD ON 24 FEBRUARY 2026 33
ITEM 5 ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION 33
OA01-03/26 CITY OF WANNEROO AWARDED 5 AWARDS AT INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA (IPWEA) WA EXCELLENCE AWARDS 33
ITEM 6 QUESTIONS FROM COUNCIL MEMBERS 34
ITEM 7 PETITIONS 35
NEW PETITIONS RECEIVED 35
PT01-03/26 REQUEST FOR DELAY OF THE NEERABUP RESOURCE RECOVERY PRECINCT PENDING INDEPENDENT ASSESSMENTS AND PUBLIC RELEASE OF FINDINGS 35
UPDATE ON PETITIONS 35
UP01-03/26 INSTALL IMPROVED AMENITIES AT ARDUAINE PARK (PT01-02/26) 35
UP02-03/26 PROPOSED ANGLED PARKING AT YANCHEP LAGOON (PT02-02/26) 36
ITEM 8 REPORTS 36
PLANNING AND SUSTAINABILITY 37
STRATEGIC LAND USE PLANNING & ENVIRONMENT 37
PS01-03/26 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 37
PS02-03/26 **PROPOSED AMENDMENT NO. 236 TO DISTRICT PLANNING SCHEME NO. 2 (DPS 2) - LOT 5 (NO.330) SYDNEY ROAD, GNANGARA 50
COMMUNITY & PLACE 69
PLACE MANAGEMENT 69
CP01-03/26 **YANCHEP LAGOON FORESHORE MANAGEMENT PLAN - COMMUNITY ENGAGEMENT OUTCOMES 69
PLANNING AND SUSTAINABILITY 197
STRATEGIC LAND USE PLANNING & ENVIRONMENT 197
PS03-03/26 PROPOSED CITY OF WANNEROO SUBMISSION: DRAFT CARABOODA DISTRICT STRUCTURE PLAN 197
APPROVAL SERVICES 231
PS04-03/26 **CONSIDERATION OF DRAFT LOCAL PLANNING POLICY 4.26 – EXEMPTIONS FROM DEVELOPMENT (PLANNING) APPROVAL 231
ASSETS 251
STRATEGIC ASSET MANAGEMENT 251
AS01-03/26 **ASHBY OPERATIONS CENTRE MASTER PLAN 251

AS02-03/26 PT04-06/25 REQUEST FOR SPEED BUMPS ON SOUTHAMPTON LANE, MINDARIE - UPDATED TRAFFIC SURVEY RESULTS 280

AS03-03/26 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 285

AS04-03/26 PT01-06/25 CLOSURE OF PUBLIC ACCESS WAY, RUPARA CIRCLE, QUINNS ROCKS - RESULTS OF PUBLIC CONSULTATION 303

INFRASTRUCTURE CAPITAL WORKS 316

AS05-03/26 GIRRAWHEEN HUB REDEVELOPMENT UPDATE 316

PARKS & CONSERVATION MANAGEMENT 321

AS06-03/26 **PT01-11/25 - RESPONSE TO PETITION - DETERIORATION OF VERGES AND SMALLER PARKS - ALKIMOS BEACH AND ALKIMOS VISTA 321

AS07-03/26 **PT04-11/25 - RESPONSE TO PETITION - PROPER MAINTENANCE OF PICASSO PARK, ALKIMOS 326

COMMUNITY & PLACE 331

PLACE MANAGEMENT 331

CP01-03/26 **YANCHEP LAGOON FORESHORE MANAGEMENT PLAN - COMMUNITY ENGAGEMENT OUTCOMES 331

CORPORATE STRATEGY & PERFORMANCE 331

BUSINESS & FINANCE 331

CS01-03/26 FINANCIAL ACTIVITY STATEMENT FOR PERIOD ENDED 31 JANUARY 2026 331

TRANSACTIONAL FINANCE 349

CS02-03/26 WARRANT OF PAYMENTS FOR THE PERIOD TO 31ST JANUARY 2026 349

CUSTOMER & INFORMATION SERVICES 414

CS03-03/26 PROPOSAL TO RENAME HARTMAN DRIVE, LENORE ROAD, AND FRANKLIN ROAD 414

CORPORATE PLANNING PERFORMANCE & IMPROVEMENT 420

CS04-03/26 SECOND QUARTER CORPORATE REPORT & CEO KPI UPDATE REPORT 420

CHIEF EXECUTIVE OFFICE 420

LEGAL & GOVERNANCE 420

CE01-03/26 EXTENSION TO REVIEW DATE OF THE CITY'S CORPORATE GOVERNANCE FRAMEWORK 420

CE02-03/26 **REVIEW OF STANDARDS FOR RECRUITMENT, PERFORMANCE REVIEW AND TERMINATION OF CEO POLICY 423

CE03-03/26 RISK MANAGEMENT FRAMEWORK REVIEW 453

CE04-03/26 SUBMISSION – WALGA'S ADVOCACY ON LOCAL GOVERNMENT ELECTORAL REFORMS 456

CE05-03/26 COUNCIL MEMBER, COMMITTEE MEMBER AND CANDIDATE CODE OF CONDUCT 471

COUNCIL SERVICES 503

CE06-03/26 **CONSIDERATION OF MINUTES AND DECISIONS OF THE ELECTORS' ANNUAL GENERAL MEETING HELD 5 FEBRUARY 2026 503

ITEM 9 MOTIONS ON NOTICE 784

MN01-03/26 CR SEIF - CIVIC EVENT FOR ABORIGINAL AND TORRES STRAIT ISLAND COMMUNITY 784

ITEM 10 LATE REPORTS 791

CORPORATE PLANNING PERFORMANCE & IMPROVEMENT 791

CS04-03/26 SECOND QUARTER CORPORATE REPORT & CEO KPI UPDATE REPORT 791

ITEM 11 URGENT BUSINESS 809

ITEM 12 CONFIDENTIAL 809

CR01-03/26 CEO PERFORMANCE REVIEW - APPOINTMENT OF CONSULTANT FOR ANNUAL REVIEW & APPROVAL OF THE ANNUAL REVIEW TIMELINE 809

CR02-03/26 CEO PERFORMANCE REVIEW POLICY REVIEW 809

ITEM 13 DATE OF NEXT MEETING 810

ITEM 14 CLOSURE 810

*Indicates that a report has been carried En Bloc.

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

M I N U T E S

Mayor Aitken declared the meeting open at 6:00PM and read the prayer.

Good evening Councillors, staff, ladies and gentlemen, this meeting today is being held on Whadjuck Nyoongar Boodjar and I would like to acknowledge and pay my respects to Elders, past, present and future. I thank all past and present members of the community that have supported the City to better understand and value Nyoongar culture within the City of Wanneroo.

I invite you to bow your head in prayer:

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

Item 1 Attendances

LINDA AITKEN, JP	**Mayor**

Councillors:

ALEX FIGG	North Ward
SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
PAUL MILES	Central-East Ward
HELEN BERRY	Central-West Ward
JACQUELINE HUNTLEY	Central Ward *(left at 8:36PM)*
JORDAN WRIGHT JP	Central Ward
HUGH NGUYEN	South-West Ward *(left at 6:47PM)*
VINH NGUYEN	South-West Ward *(left at 7:39PM)*
JAMES ROWE, JP	South Ward
EMAN SEIF, JP	South Ward

Officers:

BILL PARKER	Chief Executive Officer
VICKI COLES	General Counsel
HARMINDER SINGH	Director Assets
KIRSTIE DAVIS	Director Community & Place
KATHERINE HARRISON	Acting Director Corporate Strategy & Performance
CHRIS LEIGH	Director Planning and Sustainability
MARK DICKSON	Project Director
CHRISTOPHER FORDE	Project Director – Strategic Projects
NICOLAS DE VECCHIS	Manager Approval Services
KATIE RUSSELL	Manager Community Development
ELIZABETH KRUGER	Manager Cultural Development
CHRIS LANGSFORD	Acting Manager Parks & Conservation Management
MADONNA ILIFFE	Acting Manager Corporate Governance & Council Services
CASSEY SANTOS	Acting Media & Communications Specialist
DOUG BRETT-MATTHEWSON	Principal Specialist Corporate Data
DEBORAH GOUGES	Coordinator Council Services
CAS JENNINGS	Council Services Officer (Minutes)

Item 2 Apologies and Leave of Absence

PHIL BEDWORTH	Central-West Ward (Leave of Absence)
MARIZANE MOORE	Central-East Ward (Parental Leave)

There were 27 members of the public and one member of the press in attendance.

Item 3 Public Question and Statement Time

PQ01-03/26 M Curruthers, Tapping

AS03-02/26 Neerabup Resource Recovery Precinct Stage 1 - Local Government Act Section 3.59 Business Plan - Advertising Outcomes

Questions Taken on Notice at 24 February 2026 Ordinary Council Meeting:

1. *The agenda state that Business Plan was advertised for a period of 46 days from 30 October 2025 to 17 December 2025 including: An advertisement in the West Australian (Thursday 30 October 2025); An advertisement in Perth Now (Wanneroo - Thursday 30 October 2025); Public Notice Section on the City's website; and Public Noticeboards at all City Libraries and Civic Centre I am not sure how many rate payers spend time looking at these sites for advertising on business plans. I have better things to do with my time. My wife and I live in Tapping and only became aware of the project when we received a letter date 4th Feb 2026. Why was a letter not sent out back in October advising us of the business plan?*

2. *Was the letter just an afterthought to try and appease those against? This stinks of bureaucratic BS given the nature of the project.*

Response by Director Assets

1. The Business plan for the Neerabup Resource Recovery Precinct Masterplan was advertised as specified under section 3.59 of the *Local Government Act 1995*.

2. The letter of 4 February 2026 was provided in response to request from the community at the public information session on 3 December 2025.

PQ02-03/26 D Owen, Carramar

AS03-02/26 Neerabup Resource Recovery Precinct Stage 1

Question Taken on Notice at 24 February 2026 Ordinary Council Meeting:

Enviro impact on houses 5km away Why have the council been underhanded in letting public know about this How much extra money really would it be to transfer to an already built waste facility why take it to Kwinana and not like Stirling council or somewhere closer Why pick that site and not another site further away from homes Why aren't you listening to the people who voted you in Why are you saying its only a transfer station when there is plans already for further development of the site.

Response by Director Assets

Stage 1 of the NRRP Masterplan provides a Waste Transfer Station, Community Recycling Centre and Material Recovery Facility. The Master Plan sets aside a suitable area at the NRRP for the potential delivery of a Waste to Energy (WtE) plant in the future, if deemed suitable and viable, and subject to authority and council approvals. This is likely to be up to 20 years away, and at that time, the latest technology, safety standards and approvals would be applied to its design and operation.

PQ03-03/26 C Chapman, Quinns Rocks

AS03-02/26 Neerabup Resource Recovery Precinct Stage 1

Questions Taken on Notice at 24 February 2026 Ordinary Council Meeting:

1. *Has a full independent Human Health Risk Assessment been conducted for residents within 2-5km of the site been undertaken including impact to the surrounding agriculture where food is grown?*
2. *Will council commit to commissioning one before Proceeding. What international precedents support 1.6 km separation from residential housing for a facility of this scale?*
3. *What buffer does Kwinana have to nearest residential zoning?*
4. *Kwinana commissioning coincided with documented odour complaints and public concern. Even if emissions remain within limits, amenity impact is real. What assurance can be given that Neerabup residents will not experience similar impacts?*
5. *Should continued monitoring of odours and pollutants not be considered?*
6. *As they are not at Kwinana Why have you not considered other sites that can accommodate future stages or even a fully recycling facility like internationally that eliminates emissions?*

Response by Director Assets

1. A Human Health Risk Assessment is not required for the Stage 1 facilities at NRRP. Any future stages of the NRRP will be undertaken with any necessary studies and assessments as required by the appropriate governing agency.
2. The NRRP is located 1.8 km from the nearest residential area, well beyond the Department of Water and Environmental Regulation (DWER) and Environmental Protection Authority (EPA) recommended separation distance of 200m for waste transfer stations. This is also significantly greater than similar facilities operating across the Perth metropolitan area, which have not caused undue impacts on surrounding communities.
3. The nearest residential zoning to the Kwinana Waste to Energy (WtE) plant is 3km, noting that NRRP Stage 1 does not include a WtE plant.
4. Any future stages of the NRRP will be undertaken with any necessary studies and assessments as required by the appropriate governing agency.
5. Any future stages of the NRRP will be undertaken with any necessary studies and assessments as required by the appropriate governing agency, including continued monitoring.
6. The City is committed to effective recycling of waste; however non-recyclable residual waste requires to be managed/disposed. The City will always seek to minimise the level of residual waste where possible.

PQ04-03/26 Juan, Carramar

AS03-02/26 Neerabup Resource Recovery Precinct Stage 1

Question Taken on Notice at 24 February 2026 Ordinary Council Meeting:

Why is the COW council members not finding a different location for the tip away from homes. The people that have purchase homes that will be affected may have the property value drop.

This is a similar situation like the overpass where the council did not listen to the people directly affected. The people affected by the tip waste smell and pollutants would be looking at seeking legal action against the council and councillors. Are they prepared for that.

Response by Director Assets

The NRRP is located 1.8 km from the nearest residential area, well beyond the Department of Water and Environmental Regulation (DWER) and Environmental Protection Authority (EPA) recommended separation distance of 200m for waste transfer stations. This is also significantly greater than similar facilities operating across the Perth metropolitan area, which have not caused undue impacts on surrounding communities.

PQ05-03/26 A Weatherill, Tapping

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026

Question received in writing:

1. *My question is regarding the City of Wanneroo website update titled "DWER Works Approval - Public Comment" dated 5 March 2026 for the Neerabup Resource Recovery Precinct (NRRP). The update states that public comment on the Department of Water and Environmental Regulation (DWER) Works Approval application for Stage 1 of the project will open Monday 9 March 2026 and remain open for 28 days. However, the DWER listing for Works Approval W3210/2026/1 relating to the Waste Transfer Station (WTS) and Community Recycling Centre (CRC) at Lot 600, 570 Wattle Avenue, Neerabup currently shows a public comment closing date of 27 March 2026. Based on the information published on the City's website, residents would reasonably expect the submission period to run until approximately 6 April 2026. The closing date displayed on the DWER page suggests a significantly shorter timeframe. In addition, the DWER application and supporting documents appear to have already been publicly available prior to the date stated by the City as the start of the consultation period. Given the level of community interest in the NRRP project, it is important that residents are provided with accurate information about the timeframe available for submissions. Could you please clarify the following: The actual opening date of the DWER consultation period for Works Approval W3210/2026/1? Whether the closing date of 27 March 2026 is correct? Why the City's website states the consultation period will run for 28 days from 9 March 2026? Whether the City intends to update its NRRP project page to reflect the correct submission deadline? Clear and accurate information is critical to ensuring the community is able to participate meaningfully in the regulatory consultation process.*

Response by Director Assets

The Department of Water and Environment Regulation (**DWER**) has confirmed that the official advertising period is 9 March – 30 March 2026.

The City was initially advised of an incorrect timeframe; however, this has now been rectified. Both the City’s website and the DWER website now reflect the correct dates.

While the City was originally informed that the DWER consultation period was 28 days, DWER has confirmed that the standard consultation period for this type of application is 21 days. Community members may still request an extension directly through DWER, should they require additional time to provide feedback.

Please note that the previously referenced 27 March closing date was incorrect — the correct closing date is 30 March 2026.

AS01-03/26 Ashby Operations Centre Master Plan

Question received in writing:

2. *The Ashby Operations Centre report confirms the City has commissioned four separate consultant reports on the future of the depot since 2019 - from Dave Lanfear, Pracsys, Hunt Architects and ACIL Allen - at a total cost of $174,500. The preferred recommendation is to remain at the current Ashby site and invest $43 million over the next 20 years. Given that residents have faced consecutive rate increases, can the Mayor advise whether Council has considered whether any future proceeds from the disposal of City-owned land - including the Ashby site under Scenario 2 or the Neerabup freehold land - could be used to provide rate relief to ratepayers, rather than being reinvested entirely into new infrastructure? And can the Mayor advise whether $174,500 in consultant fees to reach the conclusion of staying at the existing site represents value for money?*

Response by Director Assets

The allocation of any future revenue sources will be the decisions of the Council as part of the annual budget consideration/adoption. The consultants have provided specialist professional reports and advice which enables Council's informed consideration of this matter involving significant investment. It is noted that the consultants were engaged to prepare reports on the Ashby Operations Centre Master Plan after following the City's Purchasing Policy and value for money was a key consideration in their engagement.

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - Decision 4.5 – Long Term Financial Plan

Question received in writing:

3. *Residents voted 21-0 to rescind the Long-Term Financial Plan adopted in December 2025 on the basis that the community had not been adequately consulted. Administration is recommending Council does not support this, saying the LTFP will be reviewed annually. The LTFP includes $28.5 million for the Ashby Operations Centre and significant funding for the NRRP, yet neither of these figures was subject to dedicated community consultation before adoption. Can the Mayor advise what specific engagement was conducted with residents before the December 2025 LTFP was adopted and at what point in that process were residents informed of the NRRP related costs included within it?*

Response by Director Corporate Strategy and Performance

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 was adopted after a thorough consultation process with Council Members who represent community aspirations and needs.

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - Decision 4.3 - Circular Economy and the Incinerator

Question received in writing:

4. *Residents voted 24-1 that any waste management solution must be part of the circular economy and must not include a waste-to-energy incinerator or similar technology. Administration's recommended response states the City "would be remiss in excluding any future options at this stage." Can the Mayor clarify whether tonight's vote on Decision 4.3 will constitute a binding commitment by Council not to progress waste-to-energy incineration at the NRRP or whether administration's recommendation effectively preserves the City's ability to pursue an incinerator in future stages regardless of what electors voted for?*

Response by Director Assets

The recommendation to decision 4 .3 in report CE06-03/26 supports the commitment to a circular economy but preserves the right of the City to pursue waste management options in future stages of the NRRP subject to the appropriate engagements and approvals.

4.2 Quarterly Strategic Report

Question received in writing:

5. *The report states that Tamala Park landfill is expected to close within the next 2 to 5 years. I am asking Administration to provide a specific verbal answer tonight about what formal contingency planning has been completed if approvals, procurement or construction at Neerabup are delayed, challenged or do not proceed as currently expected. I am not seeking to be directed to a future report or review, I am asking what contingency plan exists right now?*

Response by Director Assets

Should Neerabup Resource Recovery Precinct stage 1 approvals, procurement or construction be not completed prior to the closure of Tamala Park Landfill facility, the City will use the Wangara Waste Transfer Station to transport the red bin (residual) waste to an appropriate facility.

PQ06-03/26 M Caiacob, Tapping

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026

Questions received in writing:

1. *4.19 Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 Decision 4.4 - Inquiry into the NRRP. If the Administration , Which has not responded to Decision 4.4 Inquiry into NRRP in this agenda, has conflicts of Interest, has avoided addressing the issue as the public are not interested in whether the Administration thinks it has followed Due Process, or whether DWER will assess the Clearing or Works permits which do not hold this administration to account for its Planning or Processes pathways. And again talks of Stage 1, when Cr Seif has correctly clearly stated you have only consulted on the Master Plan and not stage 1, has nothing to conceal, hide or be ashamed of and has followed Due, open and accountable processes, applied relevant policies and dealt with the community in an acceptable manner why does it not approve of an investigation to clear the air, prove the waste to energy incinerator is not harmful to humans or environment and provide Council a guarantee of success?*

Response by Director Assets

Any future investigations into the future stages of the NRRP will be costed and undertaken at the appropriate time will involve industry best practices and knowledge to inform Council decisions.

2. *Why has the Administration avoided answering my questions 1 & 2 from the 24th Feb Meeting regarding separation distances of Waste to Energy Incinerators to sensitive land uses Active State Policy 4.1 and states Guidance Paper 3, When previously questioned this Administration relied only on the 2013 EPA report 1468. Avoiding using and not paid DUE REGARD to Active State Policy 4.1, Guidance Paper 3 and the Waste Authority Planning and Approvals Background paper - Waste facilities and the Western Australian Planning System 2013?*

Response by Director Assets

Response to question PQ04-02/26 1 & 2 are provided in the minutes of the Ordinary Meeting of Council 24 February 2026.

3. *After refusing a presentation from Zero Waste Australia, Has the City provided Councillors, as part of a balanced reporting system and process, with any health information, reports, papers, presentations or other advice from health professionals such as; Chief Medical Officer, Principle Allied Health Advisors, Public Health Adviser or Officer, Health and Social Policy Advisor, Health Consultants or Specialists? Please respond with specifics ie Traceable references and links.*

Response by Director Assets

Any future investigations into the future stages of the NRRP will be costed and undertaken at the appropriate time will involve industry best practices and knowledge to inform Council decisions

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026

Question received in writing:

4. *In regards to the AGM motion for Investigation into NRRP. Advice to Councillors from the Administration is for DWER to assess the Citys actions!!!!! Why are the Administration and Officers advising the Councillors that 1x DWER assessment is sufficient when the AGM Inquiry motion calls for inquiry into ALL aspects of the NRRP. This was voted for and approved by the ratepayers at the AGM 2026? Will the Councillors approve the motion for Inquiry into the NRRP and support the ratepayers?*

Approved response by Director Assets

Council will consider the report presented on the AGM motions and make decisions on any motion as it deems appropriate

5. *In response to Ms I. Martin's question No 4 from PQ2-12/25 - 16 dec 2025 - and the AGM motion for an Inquiry into the NRRP. The Director Assets stated that " the NRRP Buffer Zone Area which I understand was provided by DWER" !!!!! Could I please have a clear, concise and exact answer to;*

    a) *Why, The Officers think DWER is to provide planning advice on Buffer Zones?*

    b) *What, was the exact advice and reasoning provided by DWER? (DWER Reference Number please.)*

    c) *Why was the City's paid Consultant providing advice on the same planning issues?*

    d) *What were the exact reason(s) the City Officers mailed out community engagement letter to 5Kms whilst claiming 1.8kms was the required buffer?*

    e) *Why does the Director Assets claim in the provided answer of 16 Dec 2025, that the buffer is 1.8Kms when Talis state 1km on page XIV clause 4.8?*

    f) *How did the City's Consultants arrive at a 1Km buffer when the Report relied upon (EPA Report 1468.) contains no distances only vague locality and zone siting?*

    g) *Why the Talis Report does not detail or make detailed mention or assessment of the Active State Policy 4.1 Industrial Interface - Buffers, the assisting Fact Sheet or Guidance Paper 3 to policy 4.1, when a 3 to 5kms buffer is required by law?*

h) Why do the City Officers believe (Exact reasons please) that an inquiry into the NRRP is not warranted, when there was a clear determination by the Ratepayers that the investigation is warranted including separation distances?

i) Why the questions asked over the NRRP are the same line of questioning some Councillors are now asking over projects such as Scenic Park, Alkimos board walk, Ashby Depot etc?

j) Why is the reasoning provided by the Administration in respect to the Inquiry into the NRRP non sensical, as the requested inquiry has nothing to do with DWER nor its environmental assessments but the City's and Officers Actions? Please Councillors vote for an Inquiry to satisfy yourselves and your communities.

Response by Director Assets

a) The City has utilised the EPA Guidance Statement 3 which specifies the separation distances between sensitive receptors (households, schools, etc) and various industrial facilities including waste facilities. DWER's assessment of buffer distances is based on the EPA Guidance Statement 3 which is its common approach for its various regulator assessments.

b) The City through the engagement of Talis discussed separation distance with the DWER during the Scoping Meeting with the DWER for the NRRP Stage 1 infrastructure (which is the only application that the DWER is currently assessing on this project).

c) Talis has significant experience in the delivery of waste infrastructure including securing relevant approvals.

d) The 5km radius was in response to a request made by the community at the NRRP information session on 3 December 2025.

e) The 1.8km buffer is the actual measurement to the nearest residential zone. Whereas the 1km stated by Talis is to the nearest single residence to the north of the site.

f) Talis applied a 1km separation distance from the proposed WtE as per the EPA Guidance Statement 3.

g) Talis has significant experience in the delivery of waste infrastructure including securing relevant approvals. The EPA Guidance Statement 3 is the document utilise as part of assessment for various waste infrastructure through the various environmental approvals. Section 3.2 the EPA Guidance Statement 3 discusses its relationship with the Industrial Buffers policy.

h) Any funding opportunities and certification for future stages of the NRRP will be investigated at the appropriate time as the project develops.

i) Council Members can ask questions and seek information before making an informed decision on any matter before Council.

j) Any funding opportunities and certification for future stages of the NRRP will be investigated at the appropriate time as the project develops. ase refer to the response in CE06-03/26.

6. Is the City of Wanneroo expecting any, (Green, Renewable or other), certification, accreditations or grants for; Renewable Electricity Guarantee of Origin (REGO) Large-scale Generation Certificates (LGCs) Australian Carbon Credit Units (ACCUs) Or similar For the NRRP.

Response by Director Assets

Any funding opportunities and certification for future stages of the NRRP will be investigated at the appropriate time as the project develops.

PQ07-03/26 N Herridge, Lansdale

Financial Activity Statement for Period Ended 31 January 2026

Questions received in writing:

1. *Can the delay of the Driver Road, Darch New Public Open Space be explained please. Is this delay due to the City of Wanneroo or the developer and why? Being this was an adopted recommendation of council in August 2025 are there any assurances for locals being put in place to ensure the development of the POS is done in a timely manner as expressed at the time from the Developer.*

Response by Director Planning & Sustainability

At its meeting held in June 2025 Council supported an initiative whereby the City and the developer will co-contribute to the development of the Darch Sports Public Open Space and that a Deed of Agreement underpin this process.

There has been ongoing communication between the City and the developer to progress the Deed of Agreement. Finalisation of the Deed is required prior to a contract being awarded and the works being undertaken.

Based on current status of discussions, it is expected that works will commence early in the 2026/27 financial year with exact timeframes and milestones to be confirmed once the contract is awarded.

2. *Is the additional funding allocated to the "Mirrabooka Rd roundabouts" inclusive of the Hepburn Avenue & Kingsway roundabouts?*

Response by Director Assets

The additional funding allocated to the Mirrabooka Avenue roundabouts is inclusive of the Hepburn Avenue and Kingsway roundabouts. The additional funding relates to landscaping works at three roundabouts:

- Mirrabooka Avenue / Kingsway
- Mirrabooka Avenue / Hepburn Avenue
- Mirrabooka Avenue / Koondoola Avenue

The requested additional funds relate to landscaping works are higher due to the requirement for works to be undertaken at night given the high traffic volumes. Ensuring safety of workers and road users during construction.

3. *Can the City please confirm that the white line markings for the Kingsway intersection roundabout will be done as a priority due to locals concern that the new construction has created a smaller width of exit from the roundabout on the southern side?*

Response by Director Assets

Temporary line marking has been installed to ensure road safety and clarity post construction.

Main Roads WA (**MRWA**) has been formally advised that the site is ready for road marking works. At the City's request, MRWA is scheduling these works as a priority.

4. *Can a Councillor aide in the assistance of the technical design of an operational capital works project such as the Kingsway/Mirrabooka Rd roundabout?*

Response by Director Assets

Council Members and residents may provide feedback through the community engagement process. The design of the civil construction projects like Kingsway/Mirrabooka Rd roundabout is undertaken by qualified professional Civil Designers in accordance with Australian standards.

5. *Can the delay of the Driver Road, Darch New Public Open Space be explained please. Is this delay due to the City of Wanneroo or the developer and why? Being this was an adopted resolution of council in August 2025 are there any assurances being put in place to ensure the development of the POS is done in a timely manner as expresses at the time from the developer.*

Response by Director Planning & Sustainability

At its meeting held in June 2025 Council supported an initiative whereby the City and the developer will co-contribute to the development of the Darch Sports Public Open Space and that a Deed of Agreement underpin this process.

There has been ongoing communication between the City and the developer to progress the Deed of Agreement. Finalisation of the Deed is required prior to a contract being awarded and the works being undertaken.

Based on current status of discussions, it is expected that works will commence early in the 2026/27 financial year with exact timeframes and milestones to be confirmed once the contract is awarded.

Kingsway Indoor Stadium Renovation

Question received in writing:

6. *Kingsway Indoor Stadium is a part of the wider Regional Space and has recently undergone many upgrades. Can the City please confirm the amounts and type of works undertaken at the Stadium within the past 2 budget cycles? Including both maintenance and new works.*

Response by Director Community and Place

A summary of works undertaken at Kingsway Indoor Stadium over the last two financial years, and associated costs is outlined in the table below:

2024/25	
Additional solar panels and battery installation (Design)	**$46,880**
Electronic Roadside Sign	**$114,500**
Operational Maintenance Costs	**$150,365**
2025/26	
Additional solar panels and battery installation (Construct)	**$260,000**
Renew fire indicator panels and Emergency Warning & Intercommunications System (Construct)	**$425,000**
External multipurpose space (Feasibility and Design)	**$90,000**

2025/26	
Various modifications to improve the standard of service, accessibility and safety	**$97,000**
To renew or replace building assets identified through asset renewal modelling	**$50,000**
Renewal and upgrades, including: • Lift renewal (Design) • Structural renewal of sports hall floor (Design) • Upgrade BBQ area (Design) • Upgrade foyer and concourse (Design) • Upgrade court louvres (Design)	**$150,000**
Operational maintenance costs	**$167,432**

Financial Activity Statement for Period Ended 31 January 2026

Questions received in writing:

7. *Can the delay of the Driver Road, Darch New Public Open Space be explained please. Is this delay due to the City of Wanneroo or the developer and why? Being this was an adopted recommendation of council in August 2025 are there any assurances for locals being put in place to ensure the development of the POS is done in a timely manner as expressed at the time from the Developer.*

Response by Director Planning & Sustainability

At its meeting held in June 2025 Council supported an initiative whereby the City and the developer will co-contribute to the development of the Darch Sports Public Open Space and that a Deed of Agreement underpin this process.

There has been ongoing communication between the City and the developer to progress the Deed of Agreement. Finalisation of the Deed is required prior to a contract being awarded and the works being undertaken.

Based on current status of discussions, it is expected that works will commence early in the 2026/27 financial year with exact timeframes and milestones to be confirmed once the contract is awarded.

8. *Is the additional funding allocated to the "Mirrabooka Rd roundabouts" inclusive of the Hepburn Avenue & Kingsway roundabouts?*

Response by Director Assets

The additional funding allocated to the Mirrabooka Avenue roundabouts is inclusive of the Hepburn Avenue and Kingsway roundabouts. The additional funding relates to landscaping works at three roundabouts:

- Mirrabooka Avenue / Kingsway
- Mirrabooka Avenue / Hepburn Avenue
- Mirrabooka Avenue / Koondoola Avenue

The requested additional funds relate to landscaping works are higher due to the requirement for works to be undertaken at night given the high traffic volumes. Ensuring safety of workers and road users during construction.

9. *Can the City please confirm that the white line markings for the Kingsway intersection roundabout will be done as a priority due to locals concern that the new construction has created a smaller width of exit from the roundabout on the southern side?*

Response by Director Assets

Temporary line marking has been installed to ensure road safety and clarity post construction.

Main Roads WA (**MRWA**) has been formally advised that the site is ready for road marking works. At the City's request, MRWA is scheduling these works as a priority.

10. *Can a Councillor aide in the assistance of the technical design of an operational capital works project such as the Kingsway/Mirrabooka Rd roundabout?*

Response by Director Assets

Council Members and residents may provide feedback through the community engagement process. The design of the civil construction projects like Kingsway/Mirrabooka Rd roundabout is undertaken by qualified professional Civil Designers in accordance with Australian standards.

11. *Can the delay of the Driver Road, Darch New Public Open Space be explained please. Is this delay due to the City of Wanneroo or the developer and why? Being this was an adopted resolution of council in August 2025 are there any assurances being put in place to ensure the development of the POS is done in a timely manner as expresses at the time from the developer.*

Response by Director Planning & Sustainability

At its meeting held in June 2025 Council supported an initiative whereby the City and the developer will co-contribute to the development of the Darch Sports Public Open Space and that a Deed of Agreement underpin this process.

There has been ongoing communication between the City and the developer to progress the Deed of Agreement. Finalisation of the Deed is required prior to a contract being awarded and the works being undertaken.

Based on current status of discussions, it is expected that works will commence early in the 2026/27 financial year with exact timeframes and milestones to be confirmed once the contract is awarded.

Kingsway Indoor Stadium Renovation

Question received in writing:

12. *Kingsway Indoor Stadium is a part of the wider Regional Space and has recently undergone many upgrades. Can the City please confirm the amounts and type of works undertaken at the Stadium within the past 2 budget cycles? Including both maintenance and new works.*

Response by Director Community and Place

A summary of works undertaken at Kingsway Indoor Stadium over the last two financial years, and associated costs is outlined in the table below:

2024/25	
Additional solar panels and battery installation (Design)	**$46,880**
Electronic Roadside Sign	**$114,500**
Operational Maintenance Costs	**$150,365**
2025/26	
Additional solar panels and battery installation (Construct)	**$260,000**
Renew fire indicator panels and Emergency Warning & Intercommunications System (Construct)	**$425,000**
External multipurpose space (Feasibility and Design)	**$90,000**
Various modifications to improve the standard of service, accessibility and safety	**$97,000**
To renew or replace building assets identified through asset renewal modelling	**$50,000**
Renewal and upgrades, including: • Lift renewal (Design) • Structural renewal of sports hall floor (Design) • Upgrade BBQ area (Design) • Upgrade foyer and concourse (Design) • Upgrade court louvres (Design)	**$150,000**
Operational maintenance costs	**$167,432**

13. *Can the City please provide an overview of any LTFP capital works listed for the Indoor Stadium within the next 2 budget cycles.*

Response by Director Community and Place

Outlined below are the works listed in the City's draft 20-year capital works program for the next two budget cycles:

Description of Works	Year	Amount
Additional solar panels and battery installation (Construct)	2026/27	$150,000
External multipurpose space (Construct)	2026/27	$715,000
Recurring program – renewals • Electrical/HVAC Renewals • PA system renewal • Fit out Renewals • Original basketball hoops • Curtain Netting and motors	2027/28	$155,000
Renewal and upgrades to the facility including • Lift renewal (Commence construction) • Structural renewal of sports hall floor (Commence construction) • Upgrade BBQ area (Commence construction) • Upgrade foyer and concourse (Commence construction) • Upgrade court louvres (Commence construction)	2026/27 2027/28	$785,000 $1,566,000
Recurring program - minor upgrade works	2026/27 2027/28	$30,000 $30,000

14. *Being that parking is of the highest pain point within the regional space does the City currently have listed within it's LTFP a project to conduct a parking & road use study to ensure there is adequate space & usage for current levels and projected users of the next 5 years? If not, why not?*

Response by Director Community and Place

Administration is currently in the process of engaging a suitably qualified traffic/transport planning consultant to undertake a comprehensive, data-driven parking and traffic assessment of the Kingsway Regional Sporting Complex. The investigation will involve a parking occupancy survey (that assesses utilisation, peak demand, turnover, duration of stay, and informal/non-compliant parking) and an assessment of access and traffic flow (reviewing vehicle movements, circulation efficiency, queuing, and pedestrian conflict points).
Surveys will be undertaken between April and June 2026 (winter sports season) to capture peak demand conditions. The evidence-based assessment will identify capacity constraints, operational issues and safety risks, and outline short, medium and long-term recommendations to improve parking efficiency, and both vehicular and pedestrian circulation and safety. Where the need for capital improvements are identified, these recommendations will inform future budget listings in the LTFP to support implementation.

15. *Can the City please confirm out of all of the clubroom facilities located within the Kingsway Reserve that the Kingsway Sporting (football) Clubrooms would be the only one to not receive upgrades to its facilities within the regional space outside of works of compliance across the past 10 years? And are currently still with support beams holding up the balcony which have been in place for over a number of years.*

Response by Director Community and Place

Ventilation upgrades were completed to the changerooms in 2024/25. Administration is currently progressing the design and delivery of a modular changeroom facility and building upgrade project. Phase 1 (modular building) is scheduled for construction by the end of 2026, followed by Phase 2 (construction of the building upgrade works). The balcony at the facility is still propped up as an interim safety measure until such time as the building upgrade works can commence.

Cr Smith left the Chamber at 6:14pm due to having an indirect financial interest in PS03-03/26 due to her father being involved in property for a future school in the area.

PQ08-03/26 N Perrignon, Carabooda

PS03- 03/26 - Proposed City of Wanneroo Submission: Draft Carabooda District Structure Plan

Question received in writing:

1. *The Carabooda District Structure Plan is now substantially progressed, with a final decision of the WAPC expected in the coming months. Lot 107 Godel Road is identified as Conservation on the DSP and this was supported by the EPA as part of their Section 16 Advice on the DSP. We understand the City previously supported a Development Application for extraction of Basic Raw Materials on this lot, which would result in removal of the vegetation. Given the advanced status of the DSP could the City please confirm their position in relation to the future use of Lot 107?*

Response by Director Planning & Sustainability

An ‘Industry – Extractive’ activity at Lot 107 Godel Road, Nowergup was approved by the Metro Outer Development Assessment Panel in April 2025. As part of this application the City provided a supportive recommendation as at that time the City’s District Planning Scheme No. 2 supported Basic Raw Materials extraction.

The Carabooda District Structure Plan was not formally lodged and therefore carried no weight to guide the City's recommendation. Since that time, the Carabooda District Structure Plan has been formally lodged and advertised, is now classified as a 'seriously entertained planning proposal' and is expected to be determined by the Western Australian Planning Commission in the coming months. Lot 107 is identified in the Carabooda District Structure Plan as a key component of a central 231-hectare Regional Conservation Reserve due to its significant environmental values.

The EPA recently contacted the City to clarify its position in relation to Lot 107. The City has advised the EPA that permitting extraction and associated clearing on this site would undermine the integrity of Regional Conservation Reserve proposed by the Carabooda District Structure Plan.

The City further advised that as a result it no longer supports clearing or extraction on Lot 107 and supports its protection for conservation purposes as identified within the District Structure Plan.

Cr Smith entered the Chamber at 6:19PM.

PQ09-03/26 J MacRae, Yanchep

CP01 - 03/26 - YLFMP Community Engagement Outcomes

Question received in writing:

1. *Thank you for the opportunity to ask a question regarding the YLFMP. My name is Julie MacRae I am a representative of 74 Capricorn Esplanade. My question today is a fourth occasion where I am approaching the City of Wanneroo to resolve a matter before it becomes a dispute. Using the City of Wanneroo Risk Management Policy and the expertise of 2 Senior Project Management Engineers and 2 Work Health and Safety Professionals, a risk assessment of the FMP boardwalk from construction to insitu use has been completed. This has been forwarded to all Councillors. We have identified over 50 risks. Six of these risks are rated Catastrophic or Extreme. According to CoW Risk Management Policy, Extreme ratings are deemed unacceptable and require immediate notification to Elected members. Two of the risks have statutory mandatory reporting requirements to multiple State Government departments. The Premier Circular 2025/05 Private Property Rights Charter for WA, bold point 4 states: Public officers should consider whether there are any alternative means by which the relevant community benefit or public interest could be advanced in a manner which avoids or reduces adverse effects on private property rights in land. https://www.wa.gov.au/government/publications/private-property-rights- charter-western-australia-premiers-circular-202505 Given the above two points, can the CoW explain why it is proceeding with the FMP boardwalk which carries unacceptable risk according to its own policies and contravenes a Department of Premier and Cabinet Charter, when a low risk alternative that satisfies ACH and using objective data regarding coastal hazard risk and erosion has been proposed?*

Response by Director Community and Place

The boardwalk shown in the FMP is a concept level alignment to improve universal access and site connectivity between Fisherman's Hollow, the Lagoon Settlement and Mary Lindsay Homestead. Final alignment, construction method, and operational settings are not endorsed at this time and will be resolved through detailed design, environmental/heritage due diligence, geotechnical investigations and standard approvals, once the FMP has been endorsed by WAPC.

Further to the FMP, more detailed analyses will occur to determine the exact nature of the existing and proposed structures of the FMP and whether they require additional bushfire planning and design.

Emergency access and egress arrangements will be affirmed as required during detailed design with the relevant agencies, noting that the recently completed fire access track retains its primary emergency function and the City will ensure the concept does not infringe that purpose.

PQ10-03/26 C Edwards, Yanchep

CP01 - 03/26 YLFMP Community Engagement Outcomes

Question received in writing:

1. *The consultation process that has been followed by the City for the development of the Yanchep Lagoon Foreshore Management Plan is difficult to follow and landowners were restricted by the City in options for seeking information. At an on-site meeting with Matthew Hunt and Ian Ireland in November 2025 landowners from 74, 78 and 80 Capricorn Esp Yanchep were shown a map with 5 options (A,B,C,D,E) for locating a boardwalk along the foreshore at Yanchep.*

   After lengthy discussion, landowners agreed that Option E would be the least intrusive on the landscape and the four properties and more cost effective. Landowners at that meeting were asked NOT to discuss the boardwalk with the wider community, as community comments were not being considered until December 2025. Can the City explain why the Yanchep Lagoon Foreshore Management Plan presented for public comment in December 2025, contained only ONE option for a boardwalk for comment not FIVE options as presented to affected landowners in November at the site meeting and clarify when, with whom and at what level of consultation occurred to develop the Yanchep Lagoon Foreshore Management Plan.

Response by Director Community and Place

The engagement tool 'Boardwalk Options Map' was used as a part of the targeted engagement phase, at the group workshop, and at the landowner on site discussions. This tool was developed for illustration purposes to convey the considerations and constraints guiding the draft boardwalk concept alignment. The group session was more inclined to go with A (away from Fire Track and outside of Heritage area, aligned with contours, vegetation etc) and the Landowner discussion was keen for as far away from houses as possible and with consideration to vegetation and contours e.g. option E.

The boardwalk alignment presented in the draft FMP reflects refinement informed by technical constraints and stakeholder input, including the explicit request from landowners to avoid the existing fire access track and to consider dune contours/slope, vegetation and constructability.

The draft FMP presents a refined concept at precinct planning level only. The alignment refinement remains subject to environmental/heritage due diligence, geotechnical investigations and standard approvals, following WAPC approval.

The presented Boardwalk alignment matches closely with the 2019 Master Plan.

PQ11-03/26 W Bowman, Yanchep

CP01 - 03/26 YLFMP Community Engagement Outcomes

Question received in writing:

1. *Hello Councillors. Please refer to the short Pros and Cons presentation pack you will have received via email contrasting Option A, an elevated boardwalk, and Option E, a boardwalk at the base of the dune.*

Please note, in addition to other aspects of risk or concern, everything with a cross in that document represents some form of increased financial liability. In relation to cost, the last row in the document, a cost report was prepared for the Feb 2025 Draft Foreshore Management Plan which has the boardwalk at the Option E location. The cost is $9.1 million including all materials, labour, office costs, indirect costs and contingency. This is a total installed cost for the boardwalk only. Unfortunately, there is no cost for Option A provided in the Dec 2025 Draft Foreshore Management Plan, which is a bit surprising because you, as Councillors, are being asked to vote on a plan without a cost, at least a cost that the public can see. However, what we can say is Option A, although slightly shorter, is a more difficult and complex construction project and therefore would be a higher cost per meter compared to Option E. So, at this time, $9.1 million, is the minimum cost to be paid. So, to the pros and cons of the two boardwalk options. We know there are no impediments to building Option E, so, why is the City of Wanneroo choosing the least beneficial option in terms of compliance with the Yanchep Lagoon Management Plan principles of secondary connections, protecting the environment (coastal, vegetation and fauna), impact on landowners, accessibility, construction difficulties, and at the highest cost to ratepayers?

Response by Director Assets

The latest cost report was completed in February 2026. In this cost report the total cost of the boardwalk is estimated at $5.2m which is based on a construction cost of $3.5m, the remainder being contingencies and escalations.

It also includes allowances for revegetation and planting, as part of the Dune rehabilitation works.

These costs will be updated as part of the Implementation Plan and further refined during the detailed design phase, based on the material selection and actual location of boardwalk.

PQ12-03/26 D Bowman, Yanchep

CP01 - 03/26 YLFMP Community Engagement Outcomes

Question received in writing:

1. *My name is David Bowman, and I represent 78 Capricorn Esplanade. In submissions to the City of Wanneroo Administration, objective data was presented showing there is no coastal erosion and inundation risk for locating a boardwalk on the foreshore, or at the base of the dunes, for at least 25 years and with some projections out to 45 years. The sources of the data were: - Landgate aerial surveys between 1965 and 2019 - Dept of Transport Coast Inundation Map of February 2026 - Dept of Transport Seawater Inundation Map of February 2026 - Confirmation email from Dept of Transport Coastal Management (Feb 2026) - Cardno CHRAMP of 2018 - City of Wanneroo Coastal Monitoring Report (2016 - 2024) - Independent University study in 2012 Evidence was also presented showing there is space to construct the boardwalk at the base of the dunes and not encroach on the Aboriginal Cultural and Heritage area. In rejecting the option of a boardwalk at the base of the dune due to potential erosion, inundation and aboriginal heritage issues: Q: What was the data which the Administration used to decide that a boardwalk at the base of the dunes was likely to be subject to erosion, inundation and Aboriginal Cultural Heritage issues.*

Response by Director Community and Place

The draft FMP presents a refined concept informed by technical conditions and stakeholder input at precinct planning level, alignment refinement remains subject to environmental/heritage due diligence, geotechnical investigations and standard approvals; once the FMP has been endorsed by WAPC.

The presented Boardwalk alignment was informed by coastal modelling and monitoring, and matches closely with the 2019 Master Plan. It was influenced through coastal erosion and beach accessibility issues along the Yanchep coastline and the identification of vulnerable coastal sites from the City's Coastal Hazard Risk Management and Adaption plan (CHRMAP and continuing connection with the Yanchep Coastal Management Study.

PQ13-03/26 Carramar & Tapping Residents Association Inc

Item CE06 | AGM Decision 4.2 - Legal Fund for Ratepayer Associations

Question received in writing:

1. *Residents voted 17-9 at the February AGM to allocate a minimum of $1 million per year to a legal fund for incorporated ratepayer associations. Administration is recommending Council does not support this motion, citing concerns about insurance implications, conflicts of interest and governance complexity. The City spent over $180,000 on external legal firms in January 2026 alone - across HopgoodGanim, Jackson McDonald, McLeods, Kennedys Law and others, all listed simply as "Legal Fees For The City."*

   Can the Mayor advise how much of that legal expenditure related to matters concerning the NRRP or in response to community objections? And given that administration is confident the NRRP has followed due process, can Council explain why it is appropriate for ratepayers to fund the City's legal representation in defence of that position, while simultaneously rejecting residents' request for access to independent legal advice?

Response by General Counsel and Director Assets

The City spent $11,880 in relation to legal work for NRRP in its January warrant of payments. This amount reflects the work undertaken by the City's external legal firm in preparing crucial legal documents such as the ground lease, management and operation agreement and recyclables specification without which the MRF in NRRP would have been inoperable. The City did not seek advice to prepare or defend the City's position in relation to the NRRP as this was not deemed to be required, so no funds were not expended in this regard.

Item CE06 | AGM Decision 4.4 - Independent Investigation into the NRRP

Question received in writing:

2. *Residents voted 17-1 at the February AGM to authorise an independent investigation into all aspects of the Neerabup Resource Recovery Precinct, including its approval processes, site selection and governance. Administration is recommending Council does not support this motion, stating the City has followed due process and that DWER will provide independent assessment. Can the Mayor confirm what the scope of DWER's Works Approval assessment actually covers - specifically, whether DWER will be examining the City's site selection process, the market sounding process conducted with waste industry operators prior to community engagement or the governance decisions made in the lead-up to the application being lodged? If DWER's scope is limited to the technical Works Approval for Stage 1 only, on what basis is administration satisfied that this constitutes the full independent scrutiny residents voted for?*

Response by Director Assets

DWER's Works Approval independently examines the suitability of the location and any potential impact on surrounding land uses. It also examines the design of the facilities and their suitability to effectively manage the specific waste stream proposed for the precinct.

Neerabup Resource Recovery Precinct

Question received in writing:

4. Can the City confirm whether it considers it consistent with transparent and well-governed decision-making for waste infrastructure matters, including the Neerabup Resource Recovery Precinct, to be discussed in a committee meeting where the public cannot ask questions?

Response by Director Assets

The City is committed to transparent and well-governed decision-making. Committee meetings are used to consider detailed or technical aspects of matters and support informed decision-making, with agendas and minutes published for transparency. While public question time is not provided at committee meetings without delegations, final decisions are made by Council at meetings where public questions are permitted. The City also undertakes appropriate community consultation and engagement for major projects. Taken together, these processes are considered consistent with transparent and accountable governance.

5. Can the City confirm whether the Neerabup Resource Recovery Precinct is currently included in the City's waste infrastructure planning and project delivery framework?

Response by Director Assets

Yes, the City can confirm that NRRP is part of the City's draft Waste infrastructure plan and LTFP.

6. Can the City confirm whether community feedback can change or stop the Neerabup Resource Recovery Precinct or whether the project will proceed regardless of that feedback?

Response by Director Assets

Community feedback has been considered in the ongoing design development of the NRRP Stage 1 project.

7. Can the City confirm whether planning or enabling works for the Neerabup Resource Recovery Precinct are continuing while community consultation is incomplete or not fully accessible to the public?

Response by Director Assets

The planning for Stage 1 of the NRRP is continuing with detailed design being finalised and works application and approvals being submitted.

PQ14-03/26 N Bowman, Yanchep

CP01 - 03/26 YLFMP Community Engagement Outcomes

Question received in writing:

Will the City acknowledge that a true representation of statistics regarding submission received is as follows and correct the report for this meeting, any future reports and briefings and documentation to be provided to WAPC and any other areas of state government: The statistics are: 50 (45%) opposed 30 (27%) positive 17 (15.3%) neutral 14 (12.6) mixed/ conditional

Response by Director Community & Place

The engagement statistics are provided on pages 173 – 174 of the Report. 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.

PQ15-03/26 M Hudson, Mindarie

AS03-03/26 - 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

Question received in writing:

1. *Given that the residents directly adjacent to the Mindarie Marina boardwalk and jetty-particularly those on Southampton Lane-are the individuals and families most consistently and materially impacted by ongoing nighttime disturbances, can the Council please clarify how it weighs and prioritises the mental health, safety, and overall wellbeing of these directly affected residents against broader community feedback, including submissions from individuals who are not exposed to these impacts on a daily basis? In particular, we note that some objections reference occasional use of the marina at night; however, there are multiple alternative paths and roadways in the area suitable for such use. By contrast, the jetty and boardwalk are wooden structures over water that significantly amplify noise, resulting in a constant and highly intrusive impact on nearby homes-effectively comparable to living alongside major roads-with residents experiencing ongoing sleep disruption and fatigue. It's like living on railway line ... Further, concerns have been raised regarding safety, including feedback provided during community engagement that even rangers feel unsafe attending the area at night due to antisocial behaviour with knives. Given these factors, does the City apply any formal weighting or framework to ensure that decisions appropriately reflect the severity, frequency, and proximity of impact on directly affected residents and their families, rather than being determined primarily by the volume of broader community responses?"*

Response by Director Assets

The report does not attempt to assign a weighting to the location of the responder; however, the report details the comments provided and numbers for and against the closure.

Response by Director Community & Place

In terms of ranger attendance “A system review indicates two reports of anti-social behaviour over the past 12 months”.

In terms of the comment that rangers feel unsafe attending the area at night due to anti-social behaviour with knives, Rangers will not attend reports of anti-social behaviour where there are weapons present. This is a matter for the WA Police.

PQ16-03/26 J Willemse, Mindarie

AS03-03/26 - PT05-06/25 Request for Nighttime Closure and Increased Security of the Public Boardwalk and Jetty at the South-West Corner of Mindarie Marina - Results of Public Consultation

Question received in writing:

1. *Question relating to Safety, Mental Health & Reactive System Failure: "Can the Council please provide clarity on the frequency of incidents and enforcement activity associated with the Mindarie Marina boardwalk and jetty-specifically, how often Rangers, Marina Security personnel, and/or Western Australia Police Force have been required to attend issues such as trespassing, antisocial behaviour, or disturbances. Further, how does the City assess not only the operational impact of these repeated incidents, but also the cumulative impact on the mental health, wellbeing, and quality of life of directly affected residents, including ongoing sleep disruption, stress, and safety concerns arising from persistent nighttime disturbances? In particular, under the current largely reactive model, residents are frequently required to contact security or police late at night, often remaining on calls for extended periods and then waiting-sometimes for hours-for follow-up contact, including return calls from unidentified police numbers. This process itself contributes to further sleep deprivation, anxiety, and ongoing disruption to daily life.*

   Given these factors, has the Council considered whether a more proactive approach-such as a structured nighttime closure-would more effectively reduce incident frequency, lessen the burden on enforcement resources, and materially improve the wellbeing of residents, rather than continuing with a reactive only response model?"

Response by Director Assets

The report does not attempt to assign a weighting to the location of the responder; however, the report details the comments provided and numbers for and against the closure.

Response by Director Community & Place

In terms of ranger attendance “A system review indicates two reports of anti-social behaviour over the past 12 months”.

In terms of the comment that rangers feel unsafe attending the area at night due to anti-social behaviour with knives, Rangers will not attend reports of anti-social behaviour where there are weapons present. This is a matter for the WA Police.

PQ17-03/26 G James, Girrawheen

Girrawheen Hub

Statement received in writing:

I would like to submit my support for the proposed redesign of the Girrawheen Hub District.

I was born and raised here. I have lived in Girrawheen throughout my childhood until my early 20s and returned in 2010 when we purchased a home and began to raise our family.

The services that have been available to us as residents of Girrawheen have been dismal. My grandmother used to attend the Senior Citizens centre when I was in primary school. It still looks the same as it did then. I am 46 years old. The same can be said for the library and outdoor area.

When the hub opened, we were so excited and very grateful for this addition to our community. We attended many workshops there. It was quickly apparent that the space simply wasn’t suitable to accommodate the community interest.

So many fantastic workshops I attended were crowded and fit poorly into the space. I was hoping to rent the space for my own movement classes, but the hub space simply wasn't suitable.

My 3 children are avid readers and while we love our local library, we drive to other areas to use libraries too, as it's just nicer. My kids have gotten older and notice their surroundings more these days. They have started commenting on how our library looks so old when these other libraries look big, bright clean and new (and this was before Landsdale library opened). They now say things like "we don't live in a nice area, do we mum".

With subdivision taking place more and more in Girrawheen, it is vital our growing community has these upgraded facilities for our children, for our seniors and for everyone in between. We need public spaces that inspire and are beautiful, that create a sense of community pride and allow members of the community to come together in a variety of ways.

We dearly wish this project will go ahead as planned and ask you to fully support the plan.

PQ18-03/26 N Herridge, Lansdale

Alexander Drive Shared Footpath

Questions received in writing:

1. *Can the City please explain the delay in the construction of the Alexander Drive Shared Footpath beyond its current construction point end at Arduaine Street, when this will likely restart and an estimated time frame for end of construction at Gnangara Road?*

Response by Director Assets

Administration confirms that delays to Alexander Drive Shared Footpath beyond its current construction point end at Arduaine Street is due to Western Power design, programming of Western Power service adjustment works, and construction delays.

With most of the utility adjustment works now progressed, construction of this section has commenced and with completion anticipated by August 2026.

2. *Confirm where the funding for this project came from, DCP or ratepayer funds?*

Response by Director Assets

Administration confirms that this project is funded by DCP.

3. *Does the City intend to replant along the full stretch of the shared path to reinstate the vegetation that was removed and complete the buffer nature strip zones that have been left to deteriorate due to the construction rather than replanting during the last few years?*

Response by Director Assets

The project allows for a staged revegetation works over a 2-year period.

Hartman & Prindiville Drive Intersection

Questions received in writing:

4. *Can the City please confirm the particulars of the delay to the Hartman & Prindiville Drive lights intersection and the new timeframe for delivery?*

Response by Director Assets

The delays to the project are due to Main Roads and Western Power approvals, with approval from Western Power still pending.

Construction, starting with service relocations, is scheduled to commence in October 2026 and is expected to be completed by 30 June 2027.

5. *Noting this is a black spot project, can this delay be communicated by the City to the general public?*

Response by Director Assets

The City remains on track to complete the project in line with the approved Black Spot program conditions of the MRWA Metropolitan Regional Road Group (**MRRG**).

An update on the project will be placed on the City's website.

PQ19-03/26 T Carroll, Girrawheen

AS05-03/26 Girrawheen Hub Redevelopment Update

Statement received in writing:

As a Girrawheen resident, I'm writing to express my strong support for the Girrawheen Hub Redevelopment and to thank Council for progressing this important project for our community.

The Girrawheen Hub is a central point for our community, bringing together the library, community spaces, programs and groups that help people connect, learn and access support close to home. Improving the Hub's facilities, safety and accessibility is an important and timely step toward ensuring everyone, regardless of age, ability, culture or language, can participate fully in community life.

At present, the Hub's ageing infrastructure and layout make it harder than it should be for older residents, people with disability, parents with prams and anyone with mobility challenges to move through the site comfortably and independently. A well-designed redevelopment is needed to support dignity, independence and participation.

The 6064 area is home to many older residents, as well as people from a wide range of cultural backgrounds. That diversity is our strength, but it also means our community facilities must be flexible and welcoming, with accessible entries and pathways, comfortable gathering areas, and spaces that can host programs that suit different ages, abilities and cultural needs.

I'm hopeful the redeveloped Hub will better support seniors' activities, learning and development activities, multicultural events, youth programs, and intergenerational initiatives that reduce isolation and strengthen social cohesion. Reducing social isolation not only matters for health and wellbeing as we age, but also for community safety. When people feel connected, know their neighbours, and spend time in shared community spaces, informal support networks grow and concerns are more likely to be noticed and addressed early.

These are all factors that research commonly associates with lower levels of antisocial behaviour and violence. Investment in places like the Girrawheen Hub is one of the most practical ways Council can build community wellbeing. When people have a safe, accessible and attractive place to meet, they are more likely to volunteer, join local groups like our community garden, attend events, and look out for one another. This kind of everyday community connection also helps create safer neighbourhoods through greater passive surveillance and a stronger shared willingness to protect and care for public places.

I strongly support the Girrawheen Hub Redevelopment and encourage Council to continue progressing the project as a priority.

Cr H Nguyen left the Chamber at 6:47PM and did not return.

PQ20-03/26 I Martin, Carramar

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - AGM Motion 4.3

Questions received in writing:

Regarding the Motion I put forward on 5th Feb re a legal fund for ratepayer groups, the terms and condition I submitted were omitted from the formal submission by a problem with the portal loading. I raise the fact that they were missing and requested they be included as part of the Motion. I read them out and asked they be included but they are not included in the minutes.

1. *Terms 1 Funds of $1million be set aside in the City of Wanneroo's annual budget for Incorporated Ratepayer Group's legal expenses incurred in opposing or seeking to modify or restrict City of Wanneroo's projects. The funds will be allocated equally across Wards.*

2. *Incorporated Ratepayers Group are defined as a group of ratepayers in a defined Suburb who have incorporated to ensure that the City of Wanneroo protect the health, wellbeing, & environment whilst advancing community inclusion as stakeholders in the City of Wanneroo's future planning.*

3. *All Incorporated Ratepayers' groups be notified of the budget item by mail and asked to nominate as an interested party annually within 30 days of the start of the financial year, to have access to the fund in that year.*

4. *Funds can only be used for legal advice or legal representation by an Incorporated Community Ratepayer groups to provide them with legal recourse when there is need to ensure that a social license is included from the onset of a proposed plan by the City of Wanneroo officer, the CEO or the Council.*

5. *Unused funds in any given year will accumulate annually and a CPI increase applied in line with the CPI adjustment applied to city rates annually.*

6. *At the end of each financial year unused funds will be preserved in the "Incorporated Ratepayer Group's Legal Fund" and held in reserved by the City of Wanneroo as funds for Incorporated Ratepayer Groups to use for matters relating to proposed projects that have implications for community Health, Wellbeing and environment*

7. *Incorporated Ratepayers Groups can pool their allocation if there is agreement with one or more group to seek legal recourse on a project or proposal.*

I was not the only person who had issues with submitting a motion for the AGM so I would again ask that these terms be include and asked the Council members to support this motion to safeguard democratic fairness. It is clear that the administration does not want scrutiny or fairness, but the Council are here to represent the people, and we are asking you to put the people first.

Response by General Counsel

Please note the Electors AGM Minutes of 5 February 2026 will be updated to reflect the above request.

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - AGM Motions 4.4 and 4.5

Question received in writing:

8. *Neerabup is located on the Swan Coastal Plain, an area with sandy soils, limestone, and seasonal wetlands. Lake Neerabup is an important wetland that has influenced how the area has been used over time. Neerabup is part of Noongar country and has been lived on for over 40,000 years. The Noongar people used the wetlands for food, water, and travel and had strong cultural and spiritual connections to the land. The name "Neerabup," meaning "swampy place" or "small basin," reflects this wetland environment. Today, Neerabup has a small population and remains mostly rural. It includes farms, quarries, a golf course, wineries, and light to general industrial area. While nearby suburbs are becoming more urban, Neerabup has kept its rural character and environmental importance. Do the City of Wanneroo agree this description of Neerabup?*

Response by Director Planning & Sustainability

The City acknowledges there are geomorphic, environmental and cultural attributes in the Neerabup locality as noted in the question – as well as existing land use activities including agriculture, recreation, quarrying and industry. At a strategic level, however, much of the Neerabup locality has been planned by both the City and the State Government as a major employment precinct supporting industrial and manufacturing activities.

The City and the State Government has, and will continue to, undertake land use planning in the Neerabup Industrial Area, so that unacceptable impacts from industrial development over environmentally or culturally sensitive areas are avoided. Similarly, the strategic and land use planning in place for the Neerabup locality does not prevent the continuation of existing non-industrial land uses.

CE06-03/26 - Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - AGM Motion 4.4

Question received in writing:

9. *Have the council engaged with alternatives to the current Masterplan for waste management? If so, who and when?*

Response by Director Assets

The Neerabup RRP Masterplan was developed to provide with City with sustainable and secure waste management processes and infrastructure, controlled and managed by the City with capacity to accommodate the population growth expected within the City.

PQ21-03/26 R Casey, Merriwa

CE06-03/26 **Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026

Question received in writing:

Councillors, You will have read Administration's statement that "Addison Park currently accommodates a junior sized AFL field and supports a range of sporting activities by both senior and junior sporting clubs." However, I have received written confirmation from the City that: "Addison Park is not currently used by any senior clubs for formal fixtures and is mainly viewed by clubs as a backup space due to undulations in the playing surface", and that the ground is currently used by Quinns Districts Junior Football Club and Quinns Rocks Junior Cricket Club. Can Administration clarify the following:

1. *Whether any current or projected demand analysis supports the provision of senior sport facilities at Addison Park, having regard to: existing nearby senior facilities, and local demographic characteristics unlikely to change significantly in the foreseeable future?*

Response by Acting Director Community & Place

Administration has undertaken an analysis of the sporting spaces within the City's Northeast Ward which shows that demand for sporting space in the North-East Ward currently exceeds supply. The review also confirms a gap in senior-sport infrastructure across the area. The review also found that some grounds remain underused because they only cater for junior sport or lack appropriate supporting amenities. With increasing club memberships, year-round competitions, and rising enquiries from new clubs, pressure on existing parks is expected to continue.

In this context, Addison Park's location and layout would help address the shortage of senior-sized facilities, although the number of existing nearby senior reserves and stable local demographics are still important considerations in determining future need.

The outcomes of this analysis will be considered as part of the City's preparation of a Community Infrastructure Plan which will determine whether there is a need to further consider upgrades to Addison Park to increase its capacity to accommodate senior sport.

2. *Whether the following existing senior sporting facilities are considered within an acceptable service radius of Addison Park? Dalvik Park (Merriwa) Ridgewood District Park Gumblossom Park (Quinns Rocks) Abbeyville Park (Mindarie) Anthony Waring Park (Clarkson)*

Response by Acting Director Community & Place

All of the existing senior sporting facilities listed are considered to fall within an acceptable service radius of Addison Park.

3. *Whether any upgrade or extension of the existing playing field would require the removal of a significant number of trees and remnant bush (master plans indicate approximately 25 mature trees and more than 40 grass trees), and if so, provide the estimated canopy loss?*

Response by Acting Director Community & Place

Previous investigations undertaken by the City indicate that expanding the playing field to accommodate a senior sized AFL oval would require the removal of some mature trees and areas of remnant vegetation. The extent of any canopy loss has not been calculated as there is no agreed design in place.

4. *Whether Merriwa is identified in the City's Urban Forest Strategy as a priority suburb for tree planting due to canopy cover of less than 5%?*

Response by Acting Director Community & Place

Merriwa is not included in the City's annual street-tree planting program, although residents are still able to request verge trees, and the City maintains street-tree data for the suburb. It is considered to have a low urban heat-island risk (90% low) and does contain <400 m² lots, indicating increased residential density. Merriwa's approximate tree canopy cover is only 3%, placing it below the 5% threshold, yet its urban canopy priority is classified as low, meaning it is not identified as a high-priority suburb for canopy intervention despite its limited tree cover.

5. *Whether "Neighbourhood Sport" is a recognised classification under: Liveable Neighbourhoods, and/or the Public Open Space Classification Framework or other relevant State planning guidance?*

Response by Acting Director Community & Place

While “Neighbourhood Sport” is not a specific classification listed within Liveable Neighbourhoods, the document does include reference to both ‘sport’ and ‘recreation’ functions. These were used as the basis for the City’s classifications in Local Planning Policy 4.3: Public Open Space, which was then tailored to defining and planning for different levels of sporting provision within the local context

6. *The current utilisation status of the sports amenities building, including: whether any clubs are using (as opposed to given access to) changerooms or showers, and why toilets at the facility remain locked? Will Administration also explain:*

Response by Acting Director Community & Place

The changerooms and clubroom are included with the reserve bookings, and clubs receive access for an additional hour after the end of their reserve allocation. Some clubs use both the changeroom toilets and clubroom, while others do not.

Clubs also differ in how they manage access to toilets and changerooms, particularly when children are involved - some open the toilets at the start of training so parents and children can access them throughout the session, while others monitor and restrict access for safety reasons, opening toilets only upon request.

7. *Why, after approximately eight years of engagement (including public questions, deputations, an internal audit, a petition, and an FOI process), further delay is considered necessary before preparing a new masterplan for public consultation?*

Response by Acting Director Community & Place

Given the time that has elapsed since the preparation of the City’s Active Reserve Masterplan, further work is required to ensure any future planning for Addison Park is grounded in a current, evidence-based understanding of community need. This will be determined through the City’s Community Infrastructure Plan. Should this confirm a need for additional senior sporting spaces within Merriwa, an updated master planning process will be required in consultation with the local community to ensure that coordinated upgrade plans properly reflect the needs and expectations of the broader community. This approach promotes transparency, fairness, and sound decision-making after several years of varied engagement activity.

Response by Acting Director Community & Place

8. *Why the draft 2022/23 Addison Park masterplan (costing $18,650 + GST) has not been presented to Council?*

The draft 2022/23 Addison Park masterplan has not been presented to Council because additional work is required to ensure that any proposed improvements are informed by a robust, well-supported understanding of community need.

9. *The rationale for discontinuing the draft $4.5 million masterplan while not ruling out future senior sport development at the site?*

Response by Acting Director Community & Place

The draft 2022/23 Addison Park masterplan has been discontinued because additional work is required to ensure that any proposed improvements are informed by a robust, well supported understanding of community need.

10. Whether the recently installed barbecue and picnic setting complies with: AS 1428 (Design for Access and Mobility), the City's Landscape Design Specification WD13A, and the Disability Discrimination Act; and if not, whether rectification works are planned?

Response by Acting Director Community & Place

The newly installed barbecue and picnic setting will be reviewed to ensure it meets the City's accessibility expectations. While the DDA applies to access in public spaces, it doesn't set technical rules for outdoor furniture, and the Premises Standards (from 1 May 2011) only apply to buildings, not stand-alone park items like picnic tables. The City will confirm the installation against AS 1428 guidance, the DDA, and its own design specifications, and if any barriers to access are identified, rectification works will be planned to ensure the facilities are inclusive and usable for all community members.

11. Will Council formally consider the resolution passed unanimously (21- 0) at the Annual General Meeting of Electors and determine whether: existing tree canopy at Addison Park will be retained, and priority will be given to delivering community-requested amenities, including public toilets and accessible pathways?

Response by Acting Director Community & Place

Council considered this matter at is meeting on 24 March 2026 – refer CE06-03/26.

PQ22-03/26 K Williams, Banksia Grove

Neerabup Resource Recovery Precinct

Statement:

Ms Williams made a statement about Black Cockatoos and the significance to Aboriginal people and the importance to protect for the future and requests consideration be taken in the development of NRRP.

Cr Huntley left the Chamber at 6:53PM.

PQ23-03/26 A Van der Walt, Mindarie

AS07-09/25 Response to Petition PT05-06/25? Nighttime Closure & Increased Security of Public Boardwalk and Jetty

Question received in writing:

1. What measure will Council take to make families feel more secure in the Mindarie Marina area? We have been notified by the Rangers in a meeting, that they don't feel safe to attend after dark as individuals carry knives. So, if the Rangers don't feel safe and anti-social behaviour is increasing what will Council do to enforce safety measures in Mindarie Marina precinct?

Response by Director Community & Place

Management of the Mindarie Marina precinct is not the sole responsibility of a single organisation or entity. Responsibility for addressing issues within the precinct is determined by the precise location of the issue and the nature of the behaviour being reported. Depending on these factors, responsible stakeholders may include Marina Management, the City and the State Government, each of whom has defined roles and responsibilities within the precinct.

The City takes reports of anti-social, aggressive or concerning behaviour seriously and prioritises the safety of the community and its officers at all times.

City Rangers respond to matters that fall within the City's jurisdiction in accordance with their legislative powers and based on a risk-based assessment. Where it is safe and lawful to do so, Rangers may undertake education, compliance or enforcement activities, or liaise with Marina Management, State Government agencies and other stakeholders as appropriate.

Any behaviour that is threatening, violent or presents an immediate risk to public safety falls outside the City's enforcement powers. WA Police have overarching responsibility for responding to criminal, violent or threatening behaviour and should always be contacted directly in these circumstances. Rangers will not attend, or will withdraw from, situations where there is an identified safety risk and will refer the matter to WA Police for attendance.

The precinct is supported by existing CCTV infrastructure, including a combination of public and private systems operated by relevant stakeholders. Where required as part of a police investigation, CCTV footage may be accessed by WA Police through appropriate channels. The presence of CCTV assists with incident review, evidence gathering and broader community safety objectives, but does not replace the need to contact WA Police where threatening behaviour is occurring.

Some reported behaviours may be disruptive or concerning but may not constitute an offence under local laws. In these instances, the City may continue to monitor the situation, provide education, increase patrols or coordinate with Marina Management, State Government agencies and other stakeholders to address the issue.

Members of the public are encouraged to contact WA Police directly on 000 if there is an immediate threat to safety, or 131 444 for non-urgent police matters. Ongoing or non-urgent concerns can also be reported to the City or Marina Management to support coordinated management of the precinct and proactive community safety measures.

Cr Huntley entered the Chamber at 6:59PM.

PQ24-03/26 J Mongoo, Banksia Grove

Neerabup Resource Recovery Precinct Public Consultation

Question:

1. *How many consultations have you had with indigenous community members and when will the City meet with the Aboriginal community.*

Response by Director Assets

The City undertook community engagement on the NRRP project from October to December 2025 and it was open to all community members.

It is noted that the City undertook a search for relevant heritage sites using the Department of Aboriginal Affairs (DAA) online Aboriginal Inquiry System (AHIS) as part of the Masterplan. This identified two sites approximately 2km to the west and one site approximately 2km to the east, and nothing registered for Lot 600.

Notwithstanding the above, the City will be contacting the relevant people from the Aboriginal community to discuss this project with them.

2. *What research has been done to protect the habitat of the black cockatoos in that area.*

Response by Director Assets

For the NNRP a native vegetation survey for that site was undertaken and based on that survey a clearing permit application was submitted to DWER and as a condition there was the removal of six trees and in return part of the rehab plan requirement of planting 12 trees, but the design plan is looking at planting an additional 20.

PQ25-03/26 K Richter, Carramar

Neerabup Resource Recovery Precinct

Questions:

1. *I submitted a detailed submission on 20 November 2025. To date no response has been received, and why, and what was the intent of the CoW in allowing the Community to submit their concerns.*

Response by Director Assets

The City updated the Frequently Asked Questions document available on the project webpage with responses to all the questions received from the community. These answers also included the presentation, and a recording was uploaded to the web site.

Administration has since provided a direct response to the detailed submission from this resident.

2. *If the submission was read in its entirety, it would have been noted that I expressly asked that all environment approvals required for this project we provided with the timeline so that the community can take part in submissions. Can the CoW tell me when did they apply for the native vegetation clearing permit?*

Response by Director Assets

The application to clear native vegetation for the NRRP project site was submitted on 28 March 2025 and the grant letter was issued on 5 January 2026.

3. *At the November 2025 community engagement session, I asked if any environment approvals had been applied for and I was told no. Can CoW explain why there was no honesty regarding environmental approval.*

Response by Director Assets

The process for applying for native vegetation permits is when an applicant, like CoW, makes an application, the department receives the application and advertises it on their website for public comment for a certain period. This is a public document so there is no concealing of any information, and the public can provide comments to the department.

The department then considers the submission and comments before making a decision. After the permit is issued there is a 21-day appeal period for anyone to lodge an appeal.

4. *The Work Approval Application on DEWAR website. What is CoW applying for?*

Response by Director Assets

The application is for Stage 1 for NRRC. It has three facilities, the first the Community Recycling Centre, the second Waste Transfer Station, and the third Material Recycling Facility

5. *On the DEWAR website it says the CRC, WTS and MRF are included in the application, however, in an email from the City in early March it states the MRF will be subject to a separate application at a later date.*

Response by Director Assets

The Works Application has always been for the three facilities, the CRC, WTS & MRF, and this is what has been submitted to DWER. The documentation and advertising clearly refer to the three facilities.

However, the email referenced in March didn't include a clear reference to the process relating to the MRF. This has been clarified on the project webpage (30 March 2026) with the following:

"In the project news released on 5 March 2026, the City of Wanneroo advised that the Department of Water and Environmental Regulation (DWER) Works Approval for the Materials Recovery Facility (MRF) would be made at a later stage. However, the Works Approval for the MRF will be made in two stages.

One as part of the current Works Approval for the NRRP Stage 1 for the construction of the MRF and a second after construction for the operation of the MRF by the successful operators of the facility.

This does not add to the Stage 1 facilities but provides for more efficient delivery of the MRF."

6. *There are discrepancies in the City's Application. Box ticked for EPA referral, and it states 195 tonnes per annum.*

Response by Director Assets

Regarding the referral to EPA. We have been conveying this in community engagement. The community or City of Wanneroo, as a client, can refer the matter to the EPA.

PQ26-03/26 K Gordon, Tapping

CE06-03/26 **Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026 - AGM motions - NRRP

Question received in writing:

1. *Who selected Lot 600 Wattyl Avenue for the NRRP? How was the site selected? When was the site selected?*

Response by Director Assets

The site was selected as part of an investigation undertaken as part of the masterplan. A full summary of sites considered and rationale for the decision are contained within the report. A link to the document is available on the City Website 'Your Say' - Neerabup Resource Recovery Precinct | Your Say

NRRP Public Consultation

Question received in writing:

2. *In hindsight, does the City agree that the online consultation through the website is the right way to consult as not everyone goes onto the website.*

Response by Director Assets

As a result of feedback there was a community information session and at that session there was a request for a further and there will be a further session where submissions can be made as well as questions.

PQ27-03/26 C Hammond OAM, Carabooda

Neerabup Resource Recovery Precinct

Statement:

I have been a resident of Wanneroo since 1980 and have been an active volunteer with several community organisations, and for the past 8 years with Carramar Tapping Resident Group and have campaigned on many issues including the Wanneroo Road flyover and park upgrades.

We are now faced with an infringement on the health and wellbeing of our community. We certainly didn't sign up for what you voted on. The livestream of the AGM was shut down, preventing residents watching proceedings, which was an attack on our civil rights.

At the last Council meeting I submitted a Petition with over 700 signatures and we filled Council Chambers. Speakers were restricted to 3 minutes, when dogs on leashes were given at least 5 minutes.

Surely people's health and the destruction of the environment is a lot more important and then to have residents thrown out during the meeting disgusts me. Of all my years living in Wanneroo this must be the lowest of the lows for the City of Wanneroo. Is this what democracy looks like? I don't think so.

In your wisdom you decided to ignore the groundswell of opposition, limited the electorate to a timely input by going by the backdoor. I am disgusted by the way Council has treated us especially our Ward Members who have ignored us for the past few months and pushing their own barrows. Why did this not get advertised in January last year and better still a subject in the last council elections, then you decide to send out a letter to residents with in 5km radius, just before you closed off a chance to respond.

Cr Smith left the Chamber at 7:26PM due to having an indirect financial interest in PS03-03/26 due to her father being involved in property for a future school in the area.

PQ28-03/26 M Zagar, Carabooda

PS03-03/26 Proposed City of Wanneroo Submission: Draft Carabooda District Structure Plan

Statement:

I represent the landowners of the Carabooda West precinct and am part of a Nowergup farming family business established in 1967.

There's a very small but glaring omission to the District Structure Plan. The most important and beneficial piece of land has been left out - Lake Nowergup, the "jewel in the crown" and a vital natural asset.

The omission of Lake Nowergup from the plan as comparable to building communities like Alkimos without beach access or Wanneroo without access to Lake Joondalup. Integrating Carabooda West into the DSP would enable the development of a world-class tourism, recreation, and lifestyle precinct—described as a "Kings Park of the north"—benefiting all residents.

Incorporating this area would not delay the DSP, as required studies could proceed separately via an amendment. The inclusion aligns with the DSP's purpose of serving the holistic interests of the City of Wanneroo, not just developers.

Five Key Benefits are:

1. *Precedent Success: Examples like East Wanneroo show that integrating lakes and natural areas with urban development fosters recreation, environmental appreciation, and community identity.*
2. *Health and Social Benefits: Access to nature improves physical and mental health, reduces antisocial behaviour, and strengthens social cohesion and environmental stewardship.*
3. *Strategic Location: Lake Nowergup's proximity to major infrastructure like the freeway and MetroNET enhances its potential as a regional destination.*

4. *Community Opportunity: This is a once-in-a-generation chance to create a distinctive, connected, and vibrant precinct.*

5. *Environmental Integration: Inclusion supports sustainable planning and long-term ecological and urban harmony.*

The landowners respectfully requested that the City of Wanneroo either include Carabooda West in the current DSP or direct that it be incorporated through the earliest possible amendment after adoption.

Response Director Planning & Sustainability

The City of Wanneroo does not decide on DSP boundaries but can submit recommendations to the DPLH. While City of Wanneroo cannot directly approve the boundary change, it may advocate for an amendment to include Carabooda West in the DSP.

Cr Smith entered the Chamber at 7:26PM.

PQ29-03/26 T Scarren, Carramar

Neerabup Resource Recovery Precinct

Statement:

There has not been enough time to provide input. There was a governance report due at this meeting and it's not been done. Delaying advice on the day the report was due is unacceptable. When requesting an inquiry into the NRRP processes that took officers about twelve months to complete, a fifteen-month governance delay seems, in my mind, very lax. Consultation with first nations people is required.

Item 4 Confirmation of Minutes

OC01-03/26 Minutes of Ordinary Council Meeting held on 24 February 2026

Moved Cr Wright, Seconded Cr Huntley

That the minutes of the Ordinary Council Meeting held on 24 February 2026 be confirmed.

CARRIED UNANIMOUSLY
12/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr V Nguyen, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Item 5 Announcements by the Mayor without Discussion

OA01-03/26 City of Wanneroo awarded 5 Awards at Institute of Public Works Engineering Australasia (IPWEA) WA Excellence Awards

Mayor Aitken stated that she had the honour of attending the Institute of Public Works Engineering Australasia (IPWEA) WA Excellence Awards on Friday, 13 March, where the City of Wanneroo was a standout performer, taking home five major awards.

Three of those related to the Dordaak Kepup Library and Youth Innovation Hub – a community facility we are very proud of.

Dordaak Kepup received awards in the categories of:

- Best Public Works Project over $5m
- Excellence in Innovation and
- Best of the Best Project / the Local Government Engineering Excellence Award.

The opening of this landmark facility in December 2025 was the result of many years of vision, dedication and collaboration and it is wonderful to see it acknowledged at such a high level.

Dordaak Kepup is a prime example of a modern non-traditional library. Its distinctive offering is based on principles from ground-breaking libraries in Europe - Deichmanske Main Library in Oslo, Norway and Oodi Helsinki Central Library in Helsinki, Finland.

Dordaak sets a new benchmark for facilities of this kind and as a City we will ensure we provide enough community facilities like this around the City of Wanneroo.

Road safety is a big focus for us as a City, and I was delighted to see the Hester Avenue/Connolly Drive roundabout safety upgrades win the Best Public Works Project (under $2 million) and Excellence in Road Safety awards.

This project was delivered with a great success in challenging conditions by keeping the traffic flowing through in these busy roads throughout the construction period.

In addition, the Yellagonga Bird Viewing Structure and Path at Lake Joondalup Park was a finalist in the Best Public Works Project ($2m -$5m) category.

To cap off a memorable evening, Aaron MacNish, Manager Fleet Services, was named Emerging Young Leader for his outstanding leadership and innovation.

It was a proud night for me as Mayor to accept these awards on behalf of the City.

It is important we celebrate our successes, which are only possible because of the collective effort of the whole organisation and the leadership shown by you, our Council.

A sincere thank you to everyone who contributed to these achievements.

Cr V Nguyen left the Chamber at 7:39PM and did not return.

Item 6 Questions from Council Members

CQ01-03/26 Councillor Berry – AGM Livestream

The livestream was stopped on the night of the AGM, as Deputy Mayor Miles questioned the livestream, as such discussion took place with the Mayor, CEO and General Counsel. My recollection is Counsellors have no decision in stopping the livestream, it is up to the Mayor as the Presiding Member. Can we ensure the correct information is minuted?

Response from General Counsel

Cr Berry's recollection is correct. Cr Miles raised that there was a discrepancy on the front of the AGM Agenda. That information was inconsistent with the information in the Recording of Meetings Policy, so a decision was made to stop the recording at that time, but future AGMs will be livestreamed.

CQ02-03/26 Councillor Berry - MRC Questions at OCM 24 February

Many questions were asked about the MRC and those responses to Carramar and Tapping Residents Association (CRRA) have not been received, is it possible that Councillors also get a copy of the answers when they are supplied to the CRRA?

Response from Director Assets

A copy of the City's letter and the Mindarie Regional Council's response will be provided to the CRRA and also to Councillors.

CQ03-03/26 Deputy Mayor Miles - Wanneroo Bush Fire Brigade

The Wanneroo Bush Fire Brigade 4 x 4 is past its used by date. The brigade has raised this matter with the Minster and local member. Has the City received any correspondence from them, and have you been able to progress the replacement of the vehicle? I understand that the vehicle which should have been received this year has been passed onto someone else.

CEO Response

The question will be taken on notice. There has been some correspondence received and this will be circulated to Councillors in the next few days.

Item 7 Petitions

New Petitions Received

PT01-03/26 Request for Delay of the Neerabup Resource Recovery Precinct Pending Independent Assessments and Public Release of Findings

Cr Miles presented a petition consisting of 703 signatures (664 who identified as residents), requesting Council halt or delay all approval, funding and progression of the Neerabup Resource Recovery Precinct until full environmental, health and financial due diligence has been completed by independent experts and released publicly for community review.

Moved Cr Miles, Seconded Cr Rowe

That petition PT01-03/26 be received and forwarded to the relevant Directorate for reporting back to Council.

CARRIED UNANIMOUSLY
11/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Update on Petitions

UP01-03/26 Install Improved Amenities at Arduaine Park (PT01-02/26)

Cr V Nguyen presented a petition consisting of 109 signatures (103 who identified as residents), requesting consideration to install improved amenities at Arduaine Park, to foster a greater community spirit and improve safety of the area. The recommended improvements are but not limited to: a public drinking fountain, a community barbeque, increased play equipment, designated park lighting, increased seating, dog waste bags. (26/35071)

Update

Administration is currently investigating this petition and is intending to present a report to the May Ordinary Council meeting for consideration.

UP02-03/26 Proposed Angled Parking at Yanchep Lagoon (PT02-02/26)

Cr Coetzee presented a petition consisting of 36 signatures (36 who identified as residents), requesting Request reconsideration of the proposed angled parking at Yanchep Lagoon, in order to reduce car traffic, parking and idling along the foreshore and ensure integrity of our coastal jewel.

We consider the proposed plan will increase traffic, obscure views of the lagoon with increased parking density, encourage idling of vehicles and pollution, potentially risk the safety of pedestrians, and increase litter. The proposed plan is not the best approach to implement the 'light touch' principle outlined in the Draft Foreshore Management Plan. WE consider that either Option 1 or 3 is the preferred approach.

Update

A report prepared in response to this petition is proposed to be presented at the Ordinary Council Meeting on 28 April 2026.

Item 8 Reports

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

Cr Smith declared an indirect financial interest in PS03-03/26 due to her father being involved in property for a future school in the area.

Mr Leigh declared an impartiality interest in PS03-03/26 due to being employed by the consultancy (from 2012 to 2016) who prepared the District Structure Plan.

Cr Rowe declared an indirect financial interest in CE04-03/26 due to being employed in the office of the Hon. David Michael MLA Minister for Electoral Affairs.

Adoption by Exception

Moved Cr Figg, Seconded Cr Seif

Pursuant to clause 5.2 of the *Standing Orders Local Law 2021* the following reports are voted en bloc:

1. **PS01-03/26 - 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;**
2. **PS04-03/26 - **Consideration of Draft Local Planning Policy 4.26 – Exemptions from Development (Planning) Approval;**
3. **AS06-03/26 - **PT01-11/25 - Response to Petition - Deterioration of Verges and Smaller Parks - Alkimos Beach And Alkimos Vista;**
4. **AS07-03/26 - **PT04-11/25 - Response to Petition - Proper Maintenance of Picasso Park, Alkimos;**
5. **CS02-03/26 - Warrant of Payments for the period to 31st January 2026;**

6. CE01-03/26 - Extension to Review Date of the City's Corporate Governance Framework;

7. CE03-03/26 - Risk Management Framework Review;

8. CE06-03/26 – **Consideration of Minutes and Decisions of the Electors' Annual General Meeting held 5 February 2026;

9. CR01-03/26 - CEO Performance Review - Appointment of Consultant for Annual Review & Approval of the Annual Review Timeline;

10. CR02-03/26 - CEO Performance Review Policy Review.

CARRIED UNANIMOUSLY
11/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

Planning and Sustainability

Strategic Land Use Planning & Environment

PS01-03/26 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

Nil

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 4,844m^2 in area and located at 20 Prindiville Drive, Wangara. The subject site itself is 300m^2 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 underline 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 P*lanning 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

Moved Cr Figg, Seconded Cr Seif

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*.**

CARRIED UNANIMOUSLY
***11/0**

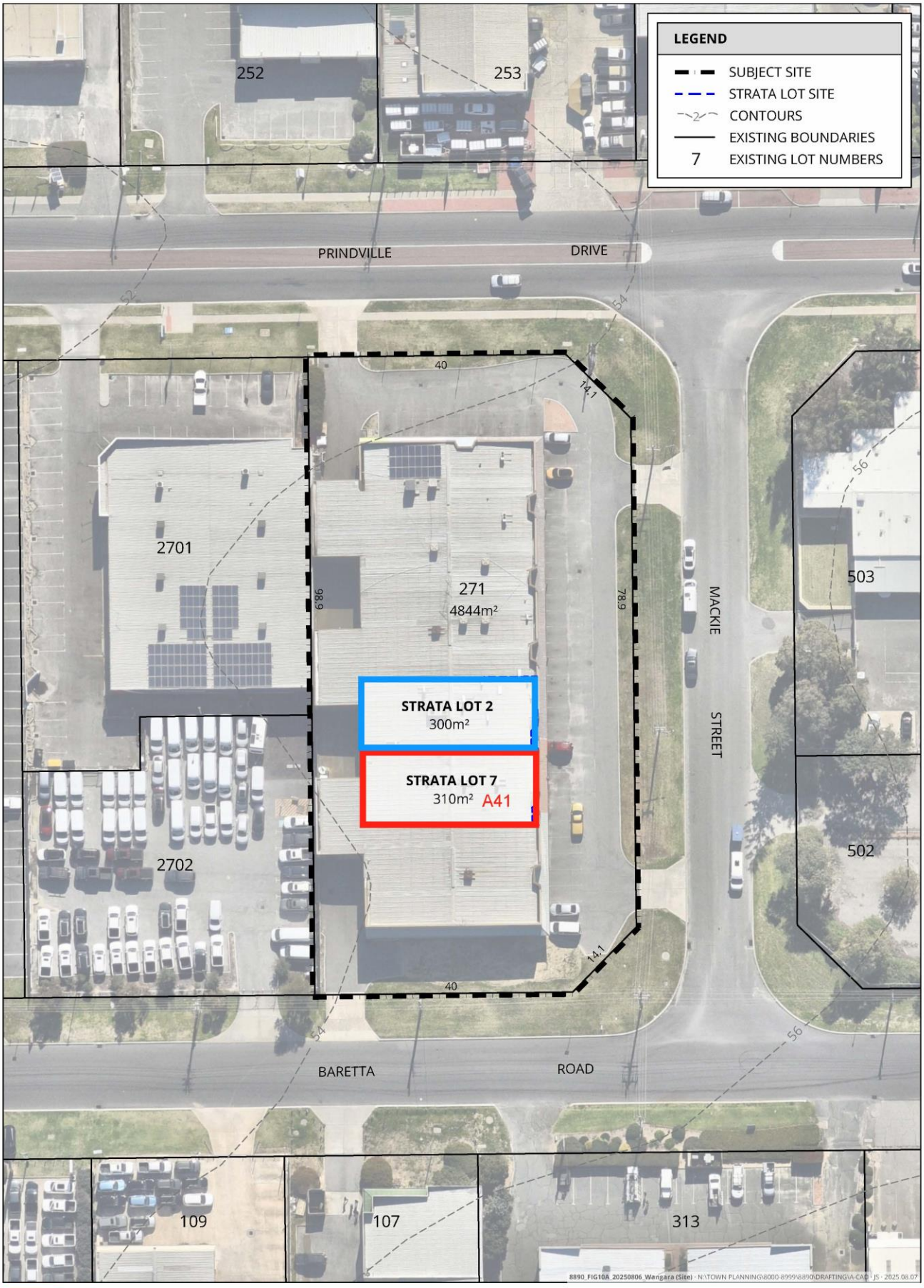
For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**

Against the motion: **Nil**

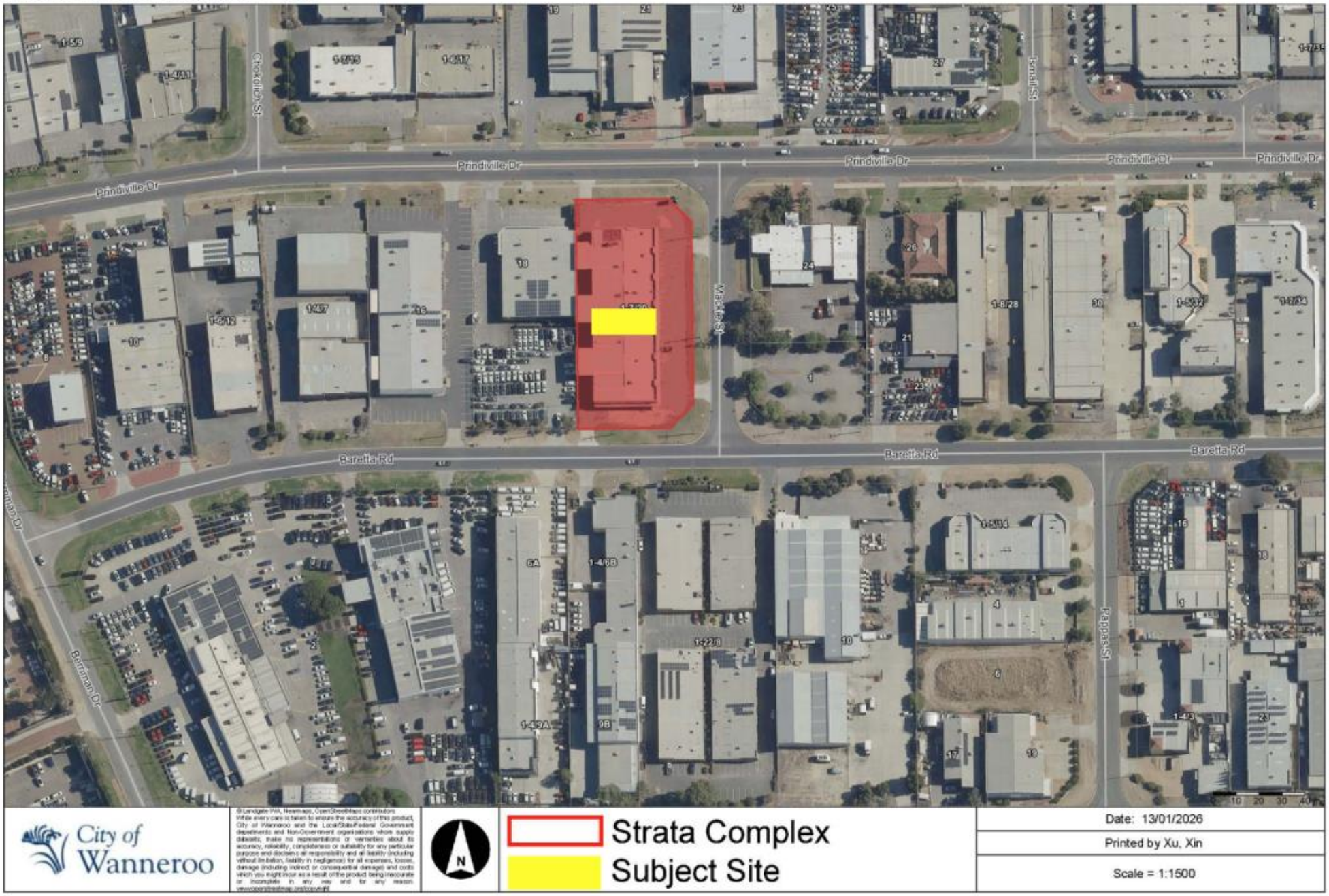
Attachments:

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

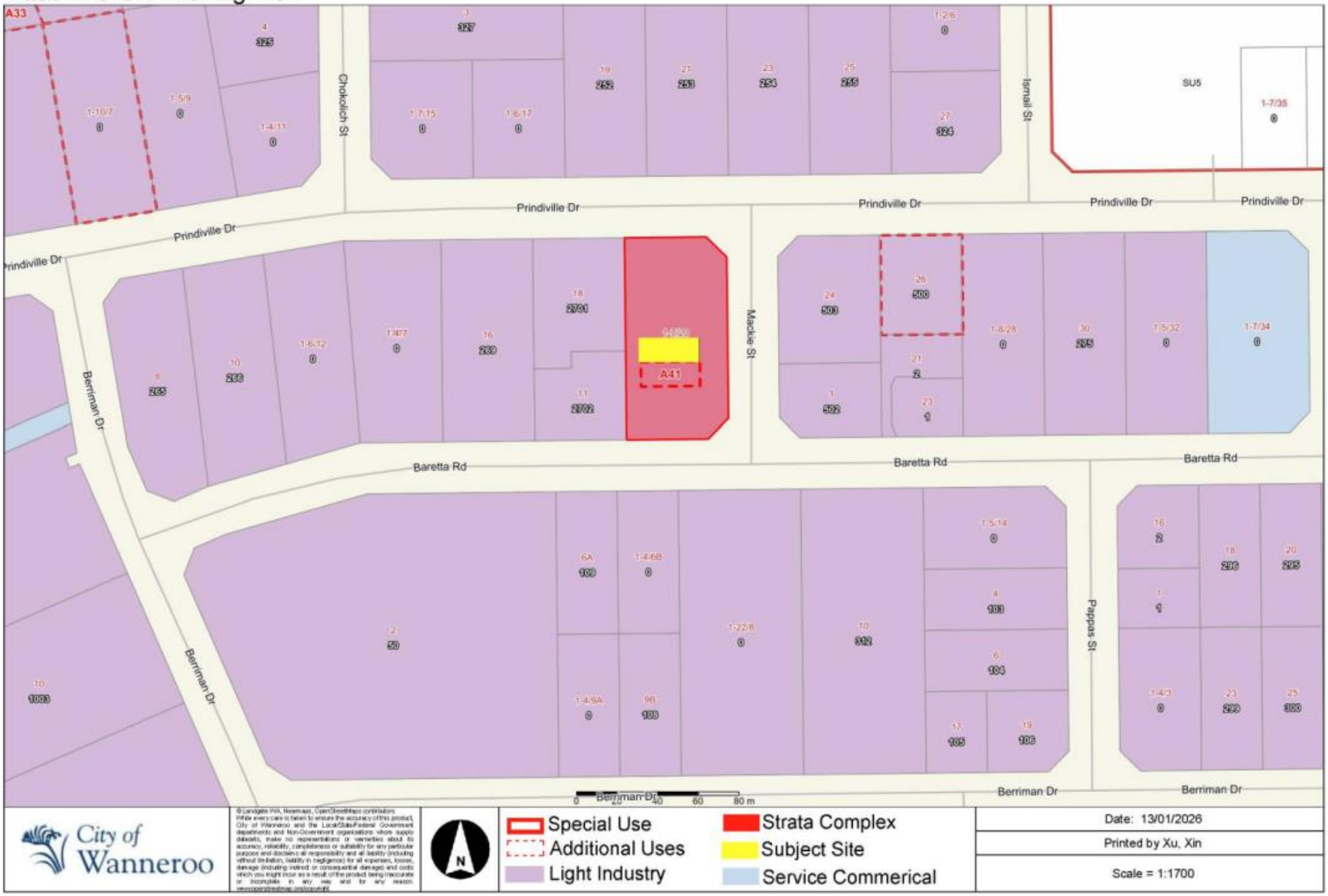
Attachment 1 - Site Plan



Attachment 2 - Location Plan



Attachment 2 - Zoning Plan



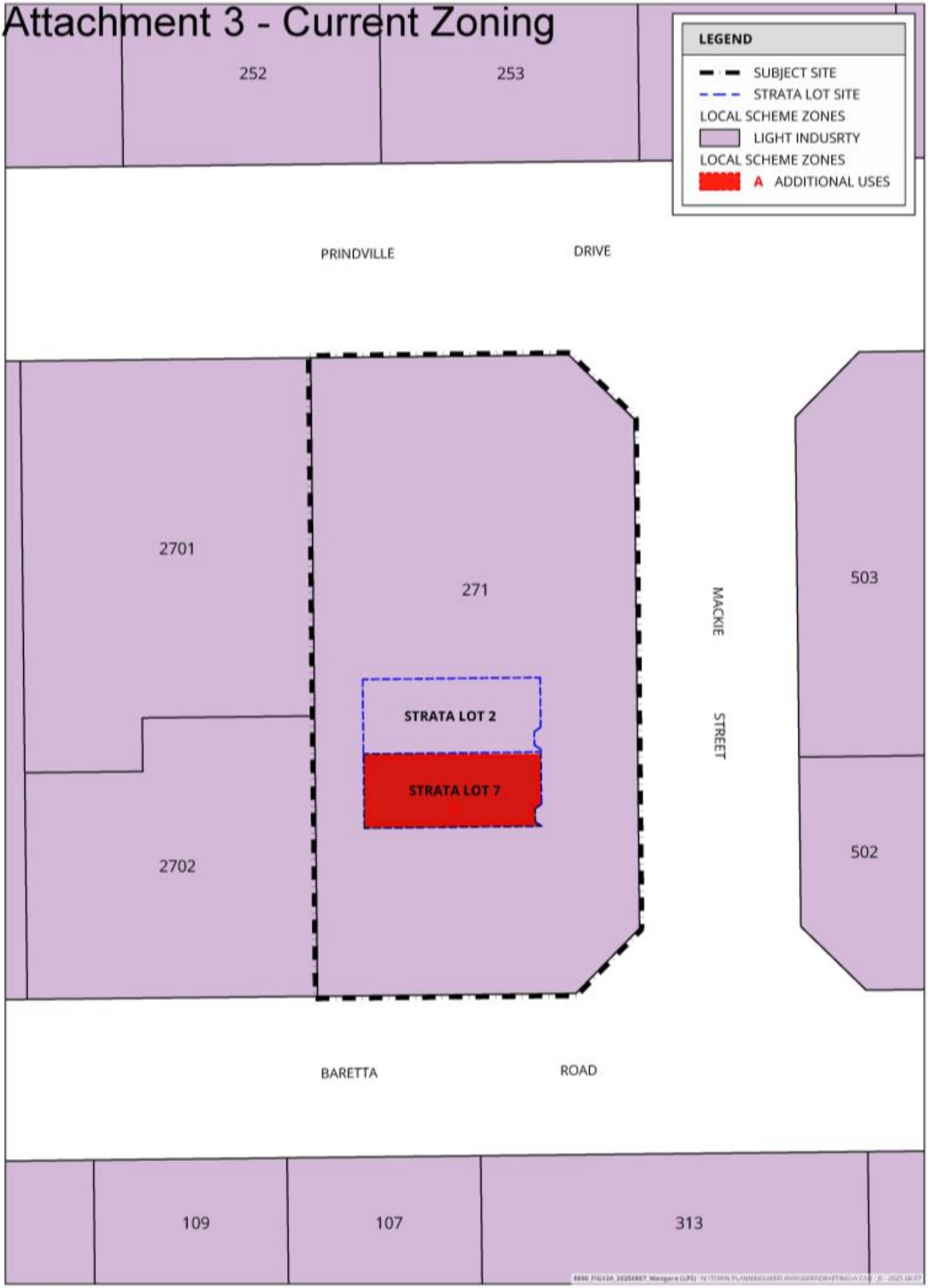


FIGURE 5
CITY OF WANNEROO TOWN PLANNING SCHEME No.2 ZONING

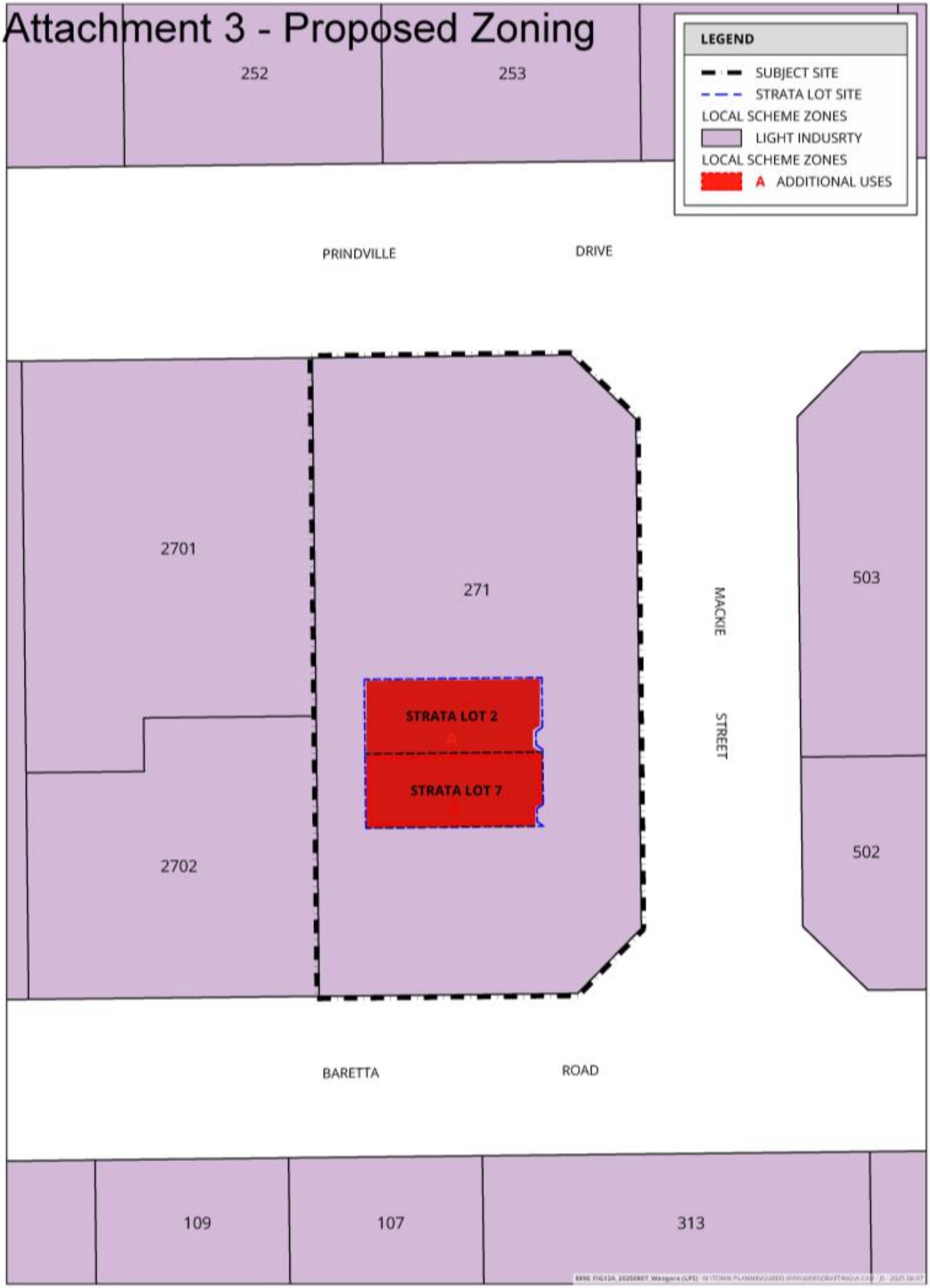


FIGURE 5
CITY OF WANNEROO TOWN PLANNING SCHEME No.2 ZONING

PS02-03/26 **Proposed Amendment No. 236 to District Planning Scheme No. 2 (DPS 2) - Lot 5 (No.330) Sydney Road, Gnangara

File Ref: 55245 – 26/16775
Responsible Officer: Director Planning & Sustainability
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Following the deputation at the Agenda Briefing on 10 March 2026, Administration was requested to liaise with the proponent regarding their revised proposal, which includes a reduced timeframe, confining the Additional Use to the western portion of the site, reducing operational activities and introducing further safeguards.

The further updated material provided by the proponent presents the following:

- a revised timeframe, reducing the proposed approval period from ten years to five years
- a revised amendment map, confining the Additional Use to the western portion of the site
- operational controls, including operating hours of 7:00am to 5:00pm Monday to Friday, a maximum of 10 vehicle movements per day, and a maximum of four employees on site during operating hours
- retention of the vegetated eastern portion of the site and provision of additional landscaping and screening
- a decommissioning requirement, involving removal of all containers, material and hardstand, and reinstatement of the site at the end of the approval period or when urban planning progresses
- the proponent's reference to servicing and infrastructure limitations on the site, which they consider relevant to their justification

The further information provided continues to focus on the above impact-management measures. While these measures relate to the management of amenity impacts, they do not demonstrate any rural purpose or agricultural support arising from the construction-related storage activity, nor do they show any functional relationship between the use and rural production or operational rural functions. The proponent's reference to a working rural context does not establish a functional rural nexus, as the activity remains industrial in nature and unrelated to rural operations. The justification for unique site circumstances relies on servicing constraints and an already disturbed portion of the site, which are characteristics common to many rural properties and therefore do not mitigate the precedent risk identified.

The further information provided does not satisfactorily address these matters or demonstrate alignment with the objectives of the Rural zone, and the amendment's additional use is incompatible with the intended purpose of the Rural zone. Administration's recommendation remains that Council does not support the initiation of the proposed amendment.

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, Gnangara (the subject site).

Applicant	TBB Planning
Owner	Leo Alfred Marzo
Location	Lot 5 (330) Sydney Road, Gnangara
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 15 identified during the early inspection in May 2025 to 13 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, 13 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 Wanneroo 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 Wanneroo 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, Gnangara. 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, Gnangara, and amending Schedule 2 – Specified Additional Uses For Zoned Land in Scheme Area (Clause 3.4), as follows:

No	Street/Locality	Additional Use	Conditions *(Proponent's Conditions - verbatim)*
A55	Lot 5 (330) Sydney Road, Gnangara	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 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 Wanneroo 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 Wanneroo 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 form 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.

Objectives	Proponent's Assessment (verbatim)	Administration Response
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.
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.

Objectives	Proponent's Assessment (verbatim)	Administration Response
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 Wanneroo District Structure Plan

The subject site is located within Precinct 20 (Suburban Neighbourhood) of the East Wanneroo 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 DPS 2. 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 Wanneroo.

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 Wanneroo District Structure Plan, the draft Local Planning Strategy and Local Planning Policy 5.3: East Wanneroo. 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

Moved Cr Wright, Seconded Cr Miles

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, Gnangara 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.**

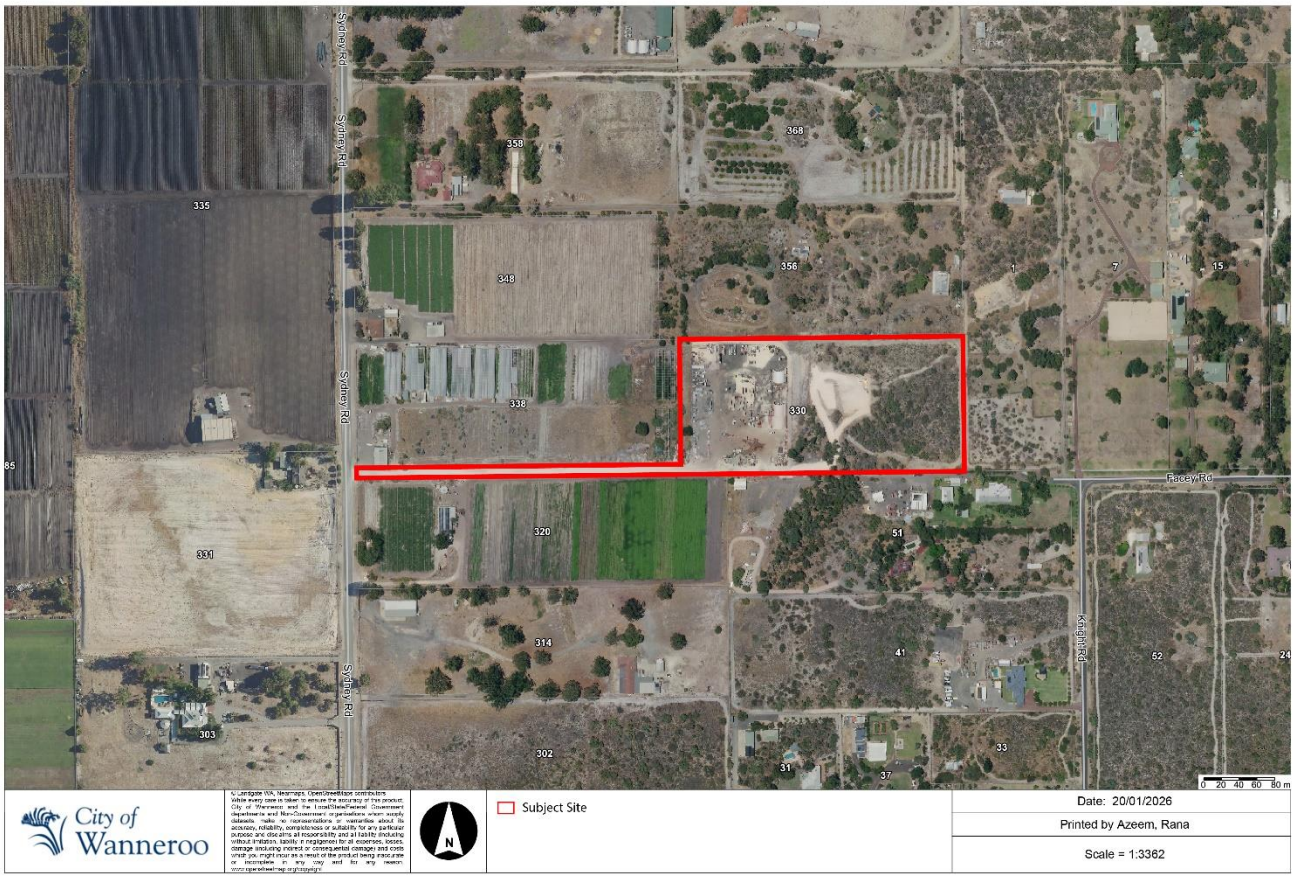
CARRIED
10/1

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright**
Against the motion: **Cr Huntley**

Attachments:

1⇩.	*Attachment 1: Current Location*	*26/22898*
2⇩.	*Attachment 2: Current Zoning and the Proposed Additional Map*	*26/39217*
3⇩.	*Attachment 3: Proponent's Justification*	*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 Wanneroo 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 Wanneroo 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 Wanneroo

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

Relevant to this Scheme Amendment Request, Proposed Amendment No. 226 to the City of Wanneroo 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.

Procedural Motion

Moved Cr Rowe, Seconded Cr Wright

That Item CP01-03/26 - Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes be brought forward in the Order of Business of this Agenda.

CARRIED UNANIMOUSLY 11/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

As per Standing Orders clause 9.6 Mayor Aitken adjourned the meeting at 8:03PM.

No Elected Members spoke on the item prior to the motion to adjourn.

The meeting adjourned at 8:03PM.

The meeting resumed at 8:13PM.

Community & Place

Place Management

CP01-03/26 **Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes

File Ref:	45803V002 – 26/29652
Responsible Officer:	Director Assets
Attachments:	6
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

Clarification of the boardwalk's inclusion within the 2019 Yanchep Lagoon Masterplan is provided as follows:

- The final endorsed Yanchep Lagoon Master Plan of June 2019 illustrated a concept including the Boardwalk in a similar position to what is in the Foreshore Management Plan (**FMP**).

Updated project cost estimates and current Long Term Financial Plan (**LTFP**) allocations is provided as follows:

- 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	$3,343,500	$0	$0	$3,343,500
The Settlement – Beach Bar	$0	$6,458,500	$12,354,000	$18,812,500
The Settlement – SLSC Viewing Deck	$3,128,000	$0	$0	$3,128,000
The Settlement – Boardwalk & Beach Access Paths	$7,689,000	$0	$0	$7,689,000
The Promenade	$0	$0	$5,874,500	$5,874,500
Dune Park	$7,331,500	$0	$0	$7,331,500
Fisherman's Hollow	$6,657,000	$0	$3,266,500	$9,923,500
Streetscape & Site Infrastructure – Stages 1	$1,926,161	$0	$0	$1,926,161
Streetscape & Site Infrastructure – Stages 2	$11,302,000	$0	$0	$11,302,000
Streetscape & Site Infrastructure – Stages 3	$12,778,000	$0	$0	$12,778,000
ESTIMATED TOTAL PROJECT COST	**$54,155,161**	**$6,458,500**	**$21,495,000**	**$82,108,661**

- Where required, funds for the projects outlined in this report have been allocated in the City's 2025/26 (and previous) budgets. Funds for future capital improvements have been provisionally listed in the City's draft LTFP and will be subject to regular review and updating as the FMP progresses.

Year	Value $
2026/27	$7,500,000
2027/28	$7,350,000
2028/29	$26,900,000
2029/30	$4,400,000
Total	**$46,150,000**

Clarification of the Homestead cost allocation and improvements is provided as follows:

- The cost estimate for the Homestead Precinct of $3,343,500 includes:
  - Improving the arrival experience and amenity surrounding the newly renovated homestead as the hub for art, local history and culture.
  - Refurbishing the plaza area and lawn terrace to the north of the newly renovated homestead.
  - Expanding the Homestead Carpark and improving the shade and planting.
  - Linking the Homestead Precinct with the Settlement Precinct.

Full details are available in Section 4.7.1 (page 77) of the Draft Y*anchep Lagoon Foreshore Management Plan*.

Extract data for the Public Transport Authority (**PTA**) bus usage for January 2026 is provided as follows:

- PTA have provided the following extract data for the usage of the bus service throughout January 2026 ahead of their analysis of the full data from the trials period.

Stop	LGA	2026-Jan	
		Weekday	
		Boardings	Alightings
29489: Brazier Rd Yanchep Lagoon	City of Wanneroo	11	14

An update on the progress of the beach access outcomes of the Coastal Management Study is provided as follows:

- The assessment of coastal management options and concept design of beach access modifications is underway with completion expected in March 2026. A Multi Criteria Analysis workshop was held with the Yanchep Coastal Management Advisory Group on 16 February 2025 which intended to determine a preferred option for detailed design.

Due to the extension of community and stakeholder consultation, detailed design and approvals are expected to extend into 2026/27, and construction works are expected for 2027/28.

Attachments 2-6 have been re-attached to correct previous attachment error.

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 of Wanneroo (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's 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, and the use of 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 the 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 7 weeks instead of standard 3 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. This will be managed separate to this report through the City Petitions Management procedures.
- 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 crime prevention through environmental design (**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 pages 3 & 4 of **Attachment 1**) 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 OCM on 24 February 2026 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 tis report, The Yanchep Foreshore Management Plan will be presented to the WAPC 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

Moved Cr Rowe, Seconded Cr Huntley

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

LOST
1/10

For the motion: Cr Rowe
Against the motion: Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Seif, Cr Smith, Cr Wright

Cr Huntley left the Chamber at 8.36pm and did not return.

Alternative Motion

Moved Cr Coetzee, Seconded Cr Figg

That Council:

1. **APPROVES the Yanchep Lagoon Foreshore Management Plan Draft for submission to the Western Australian Planning Commission for their consideration and approval, with the following conditions:**

a) ENDORSE the inclusion of a clear and enforceable design parameters within the Yanchep Lagoon Foreshore Management Plan requiring that a minimum elevation for the proposed coastal boardwalk be established, while allowing the structure to be positioned higher where necessary to avoid significant existing vegetation or respond to identified environmental and cultural conditions;

b) DIRECT that the proposed coastal boardwalk alignment delivers an optimal balance between environmental and cultural protection, user experience, and functional connectivity to car parks, access points, and key movement corridors, ensuring the precinct operates cohesively and safely;

c) REQUIRE that the final boardwalk alignment will be determined only after comprehensive on-site investigations, including assessment of vegetation, dune systems, environmental sensitivities, and other relevant technical constraints; and

d) REQUIRE that, upon completion of all site investigations, a refined boardwalk alignment and elevation profile be returned to Council for formal approval, prior to the commencement of detailed design, cost estimation, or progression of subsequent project phases.

CARRIED
9/1

For the motion: **Mayor Aitken, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright**
Against the motion: **Cr Berry**

Attachments:

1.	*Attachment 1 - Draft Yanchep Lagoon - Foreshore Management Plan*	*26/98215*
2.	*Attachment 2 - Yanchep Foreshore Management Plan Concept*	*26/56745*
3.	*Attachment 3 - Pedestrian Connections*	*26/56750*
4.	*Attachment 4 - PSP Network*	*26/56751*
5.	*Attachment 5 - Parking Provision*	*26/56760*
6.	*Attachment 6 - Rehabilitation and Conservation areas*	*26/56763*



YANCHEP LAGOON
DRAFT FORESHORE MANAGEMENT PLAN

Date Issued: 16th December 2025

UDLA



Edition Details	
Title	Yanchep Lagoon Foreshore Management Plan (FMP)
Prepared For	The City of Wanneroo
Prepared By	UDLA
Authors	JG, PW, CJ (UDLA)
Status	Final Draft
UDLA Project Code	WANFMP

Document Register			
Version	**Date**	**Amendments**	**Prepared By**
DRAFT	21/11/25	Issued to City of Wanneroo for review & comment	JG, PW, CJ
FINAL	16/12/25	Issued to City of Wanneroo for endorsement	JG, PW, CJ

Cover Image & Divider Images: UDLA

DRAFT

EXECUTIVE SUMMARY

Background

The Foreshore Management Plan (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, the State Coastal Planning Policy SPP 2.6 and the Metropolitan Regional Scheme. It supersedes the Preliminary Foreshore Management Plan (PFMP) developed in 2024, in response to a request from the Department of Planning, Lands and Heritage (DPLH) made during the Masterplanning phase in 2019.

Authored by UDLA with support from specialist consultants, the FMP document describes the intent for the design for the YLP and identifies opportunities and constraints, including coastal hazards, vegetation, transport, and commercial opportunities. It will serve as a framework for the management of the YLP, including the built form delivered by private developers and public works undertaken by the City of Wanneroo. It has been developed in consultation with key government agencies like DPLH, Whadjuk Elders and the community reference group established in 2024.

Project Vision

Yanchep Lagoon is one of Perth's premier northern beaches, known for its calm, crystal-clear waters—ideal for swimming, snorkelling, and spotting marine life. As the local population and visitor numbers grow, a refined Foreshore Management Plan is essential to preserve the lagoon's natural beauty, character and culture while supporting increased visitation as a key costal destination.

The overarching aspiration for the FMP is to develop a management framework that facilitates a light-touch approach to foreshore development, prioritising the protection of its natural features which define its well-established sense of place. Yanchep Lagoon offers an opportunity to demonstrate best-practice development guided by place principles rather than economic potential.

The FMP provides a feasible guide for the restoration, design, and development of facilities within the foreshore, supporting public recreation, commercial offerings, beach access, and the conservation of remnant vegetation. This has involved the reinterpretation of the Masterplan's approach to the place drivers with the understanding that:

- **Yanchep Lagoon itself is the key asset -** Understanding that fewer, more thoughtfully considered interventions in this FMP will ensure that the YLP's development aligns closely with the Masterplan's vision.
- **A "light-touch" philosophy is best -** Instead of a historically "brutal" development approach which sees landform transformed beyond recognition, this philosophy prioritises design outcomes that are informed by the natural landscape.

FMP Design

The FMP Design builds on the PFMP Masterplan (UDLA, 2024), developed after a comprehensive review of the 2019 Yanchep Lagoon Masterplan prepared Roberts Day, analysis of relevant documentation and project context, on-site investigations and studies, and extensive stakeholder engagement. It responds to the findings from further investigations and studies recommended in the PFMP document and undertaken in the FMP stage of the project. A set of drawings, including an overarching Masterplan, describing the FMP design is provided as Appendix A (CAD) and Appendix B (Coloured).

The FMP Masterplan represents an iterative step towards realising the 2019 Masterplan's vision, incorporating key design moves from the PFMP and its concept plans for each sub-precinct, along with critical considerations. It aims to refine and implement the strategic objectives set out in the original Masterplan while addressing current site conditions and planning requirements including coastal adaptation, environmental impacts and development control measures.

Protecting Native Vegetation

The proposed development footprint associated with the FMP is 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.

Implementation

The implementation of the FMP will be guided by the Implementation Schedule, provided as Appendix D. This document offers detailed guidance on critical actions / tasks, sequencing, and compliance requirements and considerations for public works delivered by the City (ie. services upgrades), and to a lesser degree, private works delivered by a private developer (ie. built form within the YLP).

The delivery of services upgrades is planned for 2026 – 2027 with construction for Stage 1 – Brazier Rd commencing in late 2025, providing critical infrastructure for the YLP to enable the FMP Implementation. Funding for elements of the FMP design (ie. civil upgrades in The Settlement and the Boardwalk) has been set aside by the City, informed by cost planning led by DCWC (Quantity Surveyors), in parallel with the development of the FMP. Subject to WAPC and CoW Council endorsement of the FMP, a staging plan will be developed with the intent to commence planning the delivery of and detailed design for priority FMP elements in March 2026.

DRAFT

CONTENTS

Executive summary 3

1. Introduction 11

1.1 Title and Scope of Proposal 11
1.2 Land Details 11
1.3 Background (Masterplan & PFMP Stage) 14
1.4 Purpose of Foreshore Management Plan (FMP) 16
1.5 Objectives for the FMP Design 16
1.5.1 Philosophy and Vision 16
1.5.2 Design Principles 17
1.6 Implementation 18

2. Statutory, Planning and Policy Context 20

2.1 Compliance 20
2.1.1 Planning and Development Act 2005 20
2.1.2 State Planning Strategy 2050 20
2.1.3 Liveable Neighbourhoods 20
2.1.4 State Planning Policy 1 - State Planning Framework Policy 21
2.1.5 State Planning Policy 3.0 - Urban growth and settlement - Mar 2006 21
2.1.6 State Planning Policy 7.0 - Design of the Built Environment 22
2.1.7 Department of Transport (DoT) Long-term Cycle Network 22
2.1.8 City of Wanneroo Active Transport & Cycle Plan 22
2.1.9 City of Wanneroo Reconciliation Action Plan (RAP) 2025 - 2027 23
2.1.10 City of Wanneroo Access and Inclusion Plan (currently under review) 23
2.1.11 Yanchep-Two Rocks District Structure Plan (DSP) 23
2.1.12 Environmental Protection and Biodiversity Conservation Act 1999 24
2.1.13 Environmental Protection Act 1986 24
2.1.14 Biodiversity Conservation Act 2016 25

DRAFT

2.1.15 State Planning Policy 2.0 - Environment and Natural Resources Policy 25
2.1.16 Bush Forever Policy and Program 25
2.1.17 State Planning Policy 3.4 - Natural hazards and disasters - Apr 2006 26
2.1.18 State Planning Policy 3.7 - Planning in bushfire prone areas 26
2.1.19 State Planning Policy No. 2.6 26
2.1.20 State Planning Policy No. 2.9 27
2.1.21 Perth Coastal Planning Strategy 27
2.1.22 State Planning Policy 3.5 - Historic Heritage Conservation - May 2007 27
2.1.23 State Planning Policy 3.2 - Aboriginal Settlements (May 2011) 28
2.1.24 City of Wanneroo Local Biodiversity Strategy 28
2.1.25 Metropolitan Regional Scheme 29
2.2 Existing Approvals 29

3. Existing Environment 31

3.1 Climate and Rainfall 31
3.2 Flora 33
3.3 Fauna 34
3.4 Land Use 34
3.4.1 Historic Use 34
3.4.2 Current Use 36
3.5 Geography 38
3.6 Geology 38
3.6.1 Caves and Karstic Features 38
3.6.2 Land Instability 39
3.6.3 Hydrology 39
3.7 Soil 39
3.7.1 Acid Sulphate Soils 39
3.8 Heritage 41
3.8.1 Aboriginal Archaeological and Ethnographic Heritage Recommendations 43

DRAFT

3.8.2 Alignment with CoW Reconciliation Action Plan 2025-2027 (RAP) 44
3.9 Potential Risks and Coastal Hazard Risks 46
3.9.1 Yanchep Coastal Management Study 46
3.9.2 Existing Coastal Hazard Risk Mapping (CHRMAP) 47

4. Plan 50

4.1 Engagement Process 50
4.2 Landscape-Led Design Approach 52
4.3 Critical Design Considerations 53
4.3.1 Coastal Adaptation 53
4.3.2 Vegetation Retention 55
4.3.3 Clearing and Revegetation 57
4.4 FMP Design 59
4.5 PFMP Concept Scenarios 61
4.6 Precinct Wide Moves 63
4.6.1 Pedestrian Connections 63
4.6.2 Cycling and E-transport Connections 67
4.6.3 Vehicle Connections 68
4.6.4 Parking 69
4.6.5 Public Transport 71
4.6.6 Building Development 71
4.6.7 Rehabilitation and Conservation 73
4.7 Sub-Precinct Designs 75
4.7.1 "The Homestead" Sub-Precinct 77
4.7.2 "The Settlement" Sub-Precinct 79
4.7.3 "The Promenade" Sub-Precinct 81
4.7.4 "Dune Park" Sub-Precinct 83
4.7.5 "Fisherman's Hollow" Sub-Precinct 85
4.8 Specialist Input 88

DRAFT

4.8.1 Aboriginal Heritage (FMP Stage) 88
4.8.2 Environmental Investigations (FMP Stage) 89
4.8.3 Civil and Services Engineering (FMP Stage) 90
4.8.4 Architecture (FMP Stage) 91
4.8.5 Access & Inclusion (FMP Stage) 95
4.8.6 Transport and Access (PFMP Stage) 95
4.8.7 Economic Feasibility (PFMP Stage) 96
4.8.8 Bushfire Management (PFMP Stage) 97
4.9 Preliminary Foreshore Management Strategy 99
4.9.1 Future Investigations 99
4.9.2 Government Stakeholder Engagement 99
4.9.3 Design Control Framework 100

5. Implementation 103

5.1 Staging the Implementation 103
5.2 Governance & Approvals Process 104

6. Appendices 105

LIST OF MAPS

Map 1. Current Land Uses 13
Map 2. Surface Soils 41
Map 3. Heritage Areas 43
Map 4. Coastal Hazard Risk 49

LIST OF FIGURES

Figure 1. Yanchep Lagoon Place Drivers 10
Figure 2. Sub-precincts identified in the 2019 Masterplan 16
Figure 3. Mean maximum and minimum monthly temperatures 32

DRAFT

Figure 4.	Mean rainfall	33
Figure 5.	Wind roses depicting Perth wind conditions during Summer	33
Figure 6.	Wind roses depicting Perth wind conditions during Winter	34
Figure 7.	Aerial photography taken of Yanchep Lagoon between 1965 and 200.	37
Figure 8.	Aerial photography depicting recent development within the foreshore	38
Figure 9.	Engagement & Co-Design Process	52
Figure 10.	Approach to coastal adaptation	54
Figure 11.	Approach to protecting remnant vegetation	57
Figure 12.	Design Scenarios	62
Figure 13.	Pedestrian Connections across the Precinct	65
Figure 14.	Yanchep Walk, a key Pedestrian Connection	66
Figure 15.	Cycling and E-transport Connections across the Precinct	68
Figure 16.	Vehicle Connections across the Precinct	69
Figure 17.	Proposed Parking across the Precinct	71
Figure 18.	Proposed development within the foreshore	73
Figure 19.	Proposed rehabilitation / conservation areas	74
Figure 20.	FMP Masterplan	77
Figure 21.	The Homestead Concept Plan	79
Figure 22.	The Settlement Concept Plan	81
Figure 23.	The Promenade Concept Plan	81
Figure 24.	Dune Park Concept Plan	83
Figure 25.	Fisherman's Hollow Concept Plan	85
Figure 26.	FMP Approval and Endorsement process	103

LIST OF TABLES

Table 1.	Lots and associated land details within the subject site.	14
Table 2.	Proposed Parking	70
Table 3.	New buildings proposed by the FMP.	72
Table 4.	Net commercial floor space, combining existing and proposed commercial developments	72

DRAFT



1. INTRODUCTION

1.1 Title and Scope of Proposal

The Foreshore Management Plan (FMP) has been developed for the Yanchep Lagoon Precinct, aligning with the requirements of the *Yanchep-Two Rocks District Structure Plan*, the *Yanchep-Two Rocks Foreshore Management Plan 2007*, the *State Coastal Planning Policy (SPP) 2.6* and *Metropolitan Regional Scheme (MRS)*. Prepared by UDLA on behalf of the City of Wanneroo (CoW), referred to as 'the City'), the FMP serves to advance the Yanchep Lagoon Precinct project to implementation. Following a Public Advertising period of the draft document, the City will move forward with a final Foreshore Management Plan (FMP) for submission to the Western Australian Planning Commission (WAPC) for endorsement, enabling the delivery of the FMP Masterplan and the design elements described therein subject to Council endorsement.

1.2 Land Details

Yanchep Lagoon is located in the City of Wanneroo, in the locality of Yanchep, approximately 50km north of Perth CBD. The foreshore reserve forms part of Bush Forever Site No. 397. The project site spans across several publicly and privately owned land parcels and reserves (including Class A Reserve), making land tenure one of the critical components within the FMP. The lot and land details subject to this FMP are detailed in the map overleaf and the subsequent table. There has been no change to the approved land use of the respective sites.

DRAFT



YANCHEP LAGOON FMP
MAP 1. CURRENT LAND USE

DATE: 16/12/25
REVISION: C

DATA SOURCE: DISTRICT PLANNING SCHEME NO.2

KEY

- Extent of FMP
- Public Recreation
- Environmental
- Commercial
- Public Open Space
- Private - Community Use
- Public Purposes
- Class-A Reserve

N

0 50 100 250m

UDLA

Table 1. Lots and associated land details within the subject site.

Lot Number	Deposited Plan	Type / Purpose	Reserve Number	Reserve Class / DPS2 Zoning	Management / MRS Zoning
500	70083	Foreshore Management	R 48603	C Class Reserve	CoW Management
501	70083	Foreshore Management	R 29352	C Class Reserve	CoW Management
502	70083	Foreshore Management	R29352	C Class Reserve	CoW Management
510	75148	Recreation	R29694	C Class Reserve	CoW Management with Power to Lease
511	75148	Recreation	R 29694	C Class Reserve	CoW Management with Power to Lease
520	406005	'Recreation Act 43 -1968'	R 12439	A Class Reserve	CoW Management with Power to Lease
521	406005	'Recreation Act 43 -1968'	R 12439	A Class Reserve	CoW Management with Power to Lease
522	406005	'Recreation Act 43 -1968'	R 12439	A Class Reserve	CoW Management with Power to Lease
523	406005	'Recreation Act 43 -1968'	R 12439	A Class Reserve	CoW Management with Power to Lease
661	49302	Community Purposes	R 48714	C Class Reserve	CoW Management with Power to Lease
8002	54875	Public Recreation	R 49246	C Class Reserve	CoW Management
8013	57657	Public Recreation	R 8013	C Class Reserve	CoW Management
8026	49302	Foreshore Management	R 48603	C Class Reserve	CoW Management
8315	7667	Public Recreation	R 29354	C Class Reserve	CoW Management
9740	182685	Reserve for Recreation	R 43792	C Class Reserve	CoW Management with Power to Lease
10603	186553	Restaurant, Café, Tavern, Retail, Function centre and related purposes	R 39022	C Class Reserve	CoW Management with Power to Lease
15451	40341	Recreation & purposes incidental thereto	R 20561	C Class Reserve	CoW Management with Power to Lease
134	40405	Freehold (Privately Owned)	-	Rural	Rural
135	40405	Freehold (Privately Owned)	-	Rural	Rural
900	411306	Freehold (Privately Owned)	-	Rural	Rural

DRAFT

901	411306	Freehold (Privately Owned)	-	Rural	Rural

1.3 Background (Masterplan & PFMP Stage)

In 2018-2019, the City, supported by Roberts Day (now RD Hatch), developed the Yanchep Lagoon Masterplan, which was adopted by Council in 2019. It provided an in-principal blueprint for all future development, amenity improvements and activation initiatives within the Yanchep Lagoon and the immediate surrounding area, identified as the Yanchep Lagoon Precinct (YLP).

The Department of Planning, Lands and Heritage (DPLH) recommended that a Preliminary Foreshore Management Plan (PFMP) be prepared by the City, aligned to the Masterplan Vision and place drivers. This PFMP would serve as a precursor for the final Foreshore Management Plan (FMP) as the primary 'statutory' control document, to regulate development and manage the Foreshore Reserve.

In 2024, UDLA with support from specialist sub-consultants, was commissioned to produce a Preliminary Foreshore Management Plan (PFMP) for the site to further develop the design. The intent was to refine and implement the strategic objectives set out in the original Masterplan while addressing current site conditions and planning requirements including coastal adaptation, impacts on the existing environment, heritage considerations and development control measures.

Masterplan Summary

A Vision for the YLP is summarised in the Masterplan as:

> *"Yanchep Lagoon is Perth's coastal jewel. Its spectacular natural beauty and relaxed atmosphere are treasured by generations past and present. A sustainable coastal hub, immersive dune parklands and ever-changing cultural calendar enrich the Lagoon experience and resonate with locals and visitors alike. It is a place that delights the senses and restores the soul."*

Supporting the Vision for the YLP are four 'Place Drivers', which form the basis of the Design Philosophy taken forward during the PFMP stage.



Figure 1. Yanchep Lagoon Place Drivers.

- **Keep it natural** – the Lagoon is a place where nature shines. It will celebrate the beauty and biodiversity of its environment by touching the ground lightly and providing an immersive connection between people and nature.
- **Keep it local** – the Lagoon will resist the usual. It will embrace a different look and feel to other coastal destinations by emphasising the natural features and local stories that make it unique.
- **Keep it special** – the Lagoon is integral to the Yanchep way of life. It will grow and flourish as a place for daily rituals with a strong community identity that both residents and tourists can appreciate.
- **Keep it simple** – the Lagoon is a destination where everyone feels welcome. It will draw from its rugged history to build an honest and unpretentious character that is reflected in its buildings, landscape, and activities.



Figure 2. Sub-precincts identified in the 2019 Masterplan.

The PFMP Masterplan identified 6 key destinations or sub-precincts (Figure 2):

- **The Settlement** – An inviting coastal village and Yanchep's social heart.
- **The Lagoon** – Perth's coastal jewel, an untouched coastal paradise.
- **The Promenade** – A continuous pedestrian walk along the limestone headland.
- **The Homestead** – An incubator of arts and culture in a coastal setting.
- **The Dune Park** – An expansive botanic garden unique to Perth and the world.
- **The Corner** – A welcoming entry statement and family holiday hub.

1.4 Purpose of Foreshore Management Plan (FMP)

The objectives of this FMP are outlined as follows:

- Serve as a reminder of the vision for the project, developed in consultation with the local community, and thus ensure development within the Yanchep Lagoon Precinct (YLP) aligns with community aspirations to protect “Perth’s Coastal Jewel”.
- Establish preliminary management regimes for sensitive environmental areas, including coastal hazard implications, and protection of remnant vegetation.
- Provide a land use and development control framework for the 3x development sites proposed to be leased to a third party to develop for commercial uses.
- Detail the necessary planning and development approvals required for works within the YLP.
- Rationalise land tenure and (for Crown land) management order terms that align land uses with those proposed under the MRS, balancing the protection of environment with appropriate development to enhance the use of the YLP by community.
- Support the City’s conversations with potential developers to initiate investment and delivery of private built form within the YLP.

1.5 Objectives for the FMP Design

1.5.1 Philosophy and Vision

Yanchep Lagoon is one of Perth’s premier northern beaches, known for its calm, crystal-clear waters—ideal for swimming, snorkelling, and spotting marine life. Its magnificent beach, rolling costal dune landscape and relaxed atmosphere offer a peaceful, easily accessible escape highly prized by locals and visitors alike. With nearby cafes, picnic areas, BBQ facilities, and lifeguards during peak seasons, it’s a safe and convenient location for families and tourists to enjoy. As the local population and visitor numbers grow, a refined Foreshore Management Plan is now essential to preserve the lagoon’s natural beauty, character and culture while supporting increased visitation as a key costal destination.

The overarching design philosophy for the FMP is to apply a light-touch approach to foreshore development, prioritising the protection of the lagoon’s natural features which define the well-established sense of place. Yanchep Lagoon offers an opportunity to demonstrate best-practice development guided by place principles rather than economic potential. The design seeks to enhance foreshore amenity and recreational use to meet the growing needs of the community, while keeping the Lagoon special by minimising impacts to the natural environment.

The FMP provides a feasible guide for the restoration, design, and development of facilities within the foreshore, supporting public recreation, commercial offerings, beach access, and the conservation of remnant vegetation. This has involved the reinterpretation of the Masterplan’s approach to the place drivers with the understanding that:

- **Yanchep Lagoon itself is the key asset.** Understanding that fewer, more thoughtfully considered interventions in this FMP will ensure that the YLP’s development aligns closely with the Masterplan’s vision.
- **Adopting a “light-touch” philosophy.** Instead of the historically intensive approach, this philosophy prioritises design outcomes that are informed by the natural landscape.

DRAFT

1.5.2 Design Principles

Aligning with the Design Philosophy, the FMP proposes three clear principles for the design.

Be Resourceful

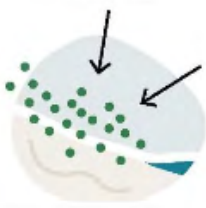
Make the most of existing infrastructure and find creative solutions within the project constraints.



This principle aims to build on existing assets. For example, retaining current car parks and prioritising easy-to-implement solutions, like formalised roadside parking, minimises the need for new infrastructure and costly service upgrades. This approach also reduces the visual impact of car parking, enhances user experience, and aligns with the City's Transport and Access Strategy goals for promoting active transport options.

Embrace the Landscape

Design harmoniously with the natural landscape, enhancing and respecting the unique character of Yanchep Lagoon.



This principle aims to celebrate the site's unique character, including its natural slope and vegetation. For example, prioritising the protection, conservation of the remnant landscape, offering a distinctive foreshore experience with walking trails, lookouts, and interpretive features that allow visitors to connect with the site's natural beauty.

Design with Care

Approach built interventions thoughtfully, prioritising the well-being of users and the environment.



This principle involves understanding the needs, behaviours, and comfort of users, including both people and ecological communities. The design considers factors such as environmental conditions, connections, views, and material choices to enhance well-being and reduce environmental impact. It seeks to create environments that are not only functional and aesthetically pleasing but also supportive of improved health, inclusivity, and sustainability outcomes.

DRAFT

1.6 Implementation

An Implementation Schedule has been developed as part of the FMP to ensure that:

- Efforts to implement the FMP are focussed, specifically in the Pre-Construction phase where requirements are subject to refinement (i.e. Detailed Design for the Boardwalk)
- All actions related to the implementation are coordinated and executed to the standard expected by the City and the project-relevant authorities.
- Outcomes are monitored, adequately documented and communicated with action taken where necessary.
- Criteria for completion, including obligations, are defined.

This document is provided as Appendix D.

DRAFT



2. STATUTORY, PLANNING AND POLICY CONTEXT

2.1 Compliance

The FMP demonstrates detailed compliance with relevant Local, State, and Federal statutory documents, plans, and policies and was developed with consideration to the following planning and policy framework principles.

2.1.1 Planning and Development Act 2005

The FMP must comply with the *Planning and Development Act 2005*, which governs land use planning and development in Western Australia. In accordance with this legislative framework, the FMP is required to:

- Establish a comprehensive land-use strategy that aligns with the broader regional and local planning schemes, ensuring that development proposals and management actions for the foreshore area support sustainable land use and environmental protection.
- Include assessments of environmental impacts, considering the ecological, social, and economic factors relevant to the foreshore and its adjacent areas.
- Be guided by stakeholder engagement and consultation processes, allowing for community input, and addressing public interests.
- Identify and articulate specific planning controls, development standards, and guidelines that regulate activities within the foreshore zone, ensuring that any proposed developments adhere to the principles of orderly and proper planning as stipulated in the Act.

2.1.2 State Planning Strategy 2050

The FMP must comply with the *Western Australia State Planning Strategy 2050*, which provides a long-term vision for sustainable growth, development, and land use across the state. To align with this strategy, the FMP is required to:

- Promote sustainable development principles that enhance the environmental, social, and economic value of the Yanchep Lagoon area. This includes ensuring that land use and management practices protect and conserve natural ecosystems, such as the lagoon and surrounding habitats while providing for recreational and tourism opportunities that benefit the community.
- Incorporate strategies for climate resilience and adaptation, addressing projected impacts of climate change, such as sea level rise and increased storm frequency, in line with the State Planning Strategy's objectives for sustainable and resilient communities.
- Facilitate the integration of infrastructure planning, ensuring that transport and access improvements connect the foreshore to surrounding areas and support local communities.
- Involve local stakeholders to reflect their needs and aspirations, fostering a sense of ownership and stewardship for the lagoon area.

2.1.3 Liveable Neighbourhoods

Liveable Neighbourhoods (WAPC 2007), aims to create sustainable, vibrant, and community-oriented developments. In line with this policy, the FMP is required to:

- Promote accessibility, connectivity, and inclusivity within the foreshore area, ensuring that the layout and design support walkability and active transport options such as cycling and pedestrian pathways.
- Incorporate public spaces that foster social interaction, recreational activity, and a sense of community, with amenities like seating, shade structures, and accessible pathways designed to invite a diverse range of visitors.
- Prioritise public safety and environmental sustainability by integrating natural landscaping, low-impact infrastructure, and clear access points that allow for seamless connections to surrounding residential areas.
- Consider mixed-use and flexible spaces that support both recreational and social functions while aligning with environmental preservation goals.

2.1.4 State Planning Policy 1 - State Planning Framework Policy

State Planning Policy 1 - State Planning Framework Policy establishes the overarching principles and guidelines for land use planning in Western Australia. In alignment with this policy, the FMP will:

- Integrate land use and environmental planning to promote sustainable development outcomes that reflect local and regional priorities. This involves assessing and addressing potential land use conflicts, ensuring that the foreshore area supports both environmental conservation and recreational activities while maintaining public access.
- Ensure consistency with state and regional strategies, including environmental protection measures and community development goals, while promoting coordinated decision-making among various stakeholders.
- Include clear objectives and strategies for managing and protecting coastal environments, reflecting the need for ecological sustainability, risk management, and community engagement in planning processes.

2.1.5 State Planning Policy 3.0 - Urban growth and settlement - Mar 2006

State Planning Policy 3.0 - Urban Growth and Settlement, provides guidelines for managing urban growth and ensuring sustainable and orderly settlement patterns across Western Australia. To align with this policy, the FMP is required to:

- Facilitate the integration of land use planning for the foreshore area with broader urban growth strategies in the Yanchep region. This includes identifying the lagoon as a key asset that can enhance community liveability and character, while also addressing the demands of increasing population and development pressures.
- Promote sustainable development principles by ensuring that any proposed developments around Yanchep Lagoon are appropriately scaled and designed to complement the natural landscape and existing community infrastructure.
- Outline strategies for creating well-connected public spaces that enhance accessibility and foster community interaction, emphasising the importance of active transport options such as walking and cycling.
- Consider environmental sustainability and resilience against climate change, ensuring that urban growth does not compromise the ecological integrity of the lagoon and surrounding areas.

2.1.6 State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy 7.0 - Design of the Built Environment, aims to ensure high-quality design in the built environment that enhances the overall character and functionality of places. To align with this policy, the FMP is required to:

- Establish design principles and guidelines that promote aesthetically pleasing and context-sensitive development within the foreshore area. This includes considerations for site planning, building orientation, materials, and landscaping that complement the natural landscape and cultural heritage of Yanchep Lagoon.
- Emphasise the importance of creating accessible, inclusive, and safe public spaces that encourage community interaction and recreational use while being sensitive to the ecological values of the lagoon.
- Support sustainable design practices that incorporate environmental considerations, such as energy efficiency, water conservation, and the use of native vegetation in landscaping.
- Encourage innovative design solutions that enhance resilience against climate change and natural hazards, contributing to the long-term sustainability of the foreshore area.

2.1.7 Department of Transport (DoT) Long-term Cycle Network

The Department of Transport's Long-term Cycle Network outlines a vision for developing an integrated and efficient cycling network across Western Australia. To align with this strategy, the FMP is required to:

- Incorporate designated cycling routes that connect Yanchep Lagoon to the broader regional cycle network, including Capricorn Tourist Precinct and Yanchep City, ensuring seamless access for cyclists, and promoting cycling as a sustainable mode of transportation.
- Identify and incorporate key linkages to existing and planned cycling infrastructure, prioritising routes that enhance connectivity to surrounding neighbourhoods, recreational areas, and transport hubs.
- Include the design and implementation of safe cycling pathways, incorporating features such as appropriate signage, wayfinding, and traffic management measures and amenities for cyclists, like secure bike parking, rest areas.

2.1.8 City of Wanneroo Active Transport & Cycle Plan

The City of Wanneroo's Active Transport & Cycle Plan 2022/23 to 25/26 provides vision and key objectives for developing an integrated Active transport and cycle plan across the city. To align with this strategy, the FMP is required to:

- The overall goal of the Plan is to create a safe, connected and reliable active transport environment that is attractive to all potential users; that provides a credible alternative to vehicle use for local trips of 0 - 10km, recreational trips and commuting between the home, workplaces, regional / district facilities and schools. The Plan considers that the key active transport modes within the City will include walking and cycling (incl. eBike's and eRideables).
- The Plan will assist people to move around easily (SCP Priority 5.4) and feel safe in public places (SCP Priority 5.5) by delivering infrastructure and strategies that encourage the community to consider active transport modes of transport as a sustainable alternative to the car. Further, the Plan also assists toward achieving the City's Transport Strategy 2019/20 goal of 'Creating a balanced and sustainable transport future', with links to the following principles of the Strategy:
    - Principle two: Pedestrian first environments

- Principle three: Prioritised cycle network
- Principle six: Well-connected employment precincts
- Principle seven: Travel behaviour change
- Principle eight: Embracing technological change

2.1.9 City of Wanneroo Reconciliation Action Plan (RAP) 2025 - 2027

The City of Wanneroo's RAP 2025-2027 sets a clear direction: to deepen relationships, heighten respect, generate opportunities and institutionalise governance around reconciliation with Aboriginal and Torres Strait Islander peoples. Through a comprehensive set of actions – from cultural protocols, language use, employment and procurement reforms to truth-telling and community-led programs – the City is positioning reconciliation as integral to its work, not peripheral. For the FMP, this means that attention to Indigenous cultural priorities, consultation, naming, business inclusion and storytelling are not just nice-to-haves, but align with the City's strategic commitments.

The FMP proposes embedding Indigenous cultural knowledge, place-based narratives and local flora/landscape responses, the RAP offers key alignment opportunities:

- It signals a commitment by the City to *honour Traditional Owners and cultural knowledge*, which means design proposals (for example at coastal or cultural precincts) will be viewed favourably when they reflect local Aboriginal heritage, language, land-care practices.
- The actions relating to Noongar naming, truth-telling, cultural learning and local First Nations business engagement can be woven into tender or project documentation — giving a strategic advantage by referencing how FMP design links to the City's reconciliation framework.
- For landscape architecture and public realm works, referencing the RAP's priorities helps strengthen justification for including Aboriginal-led cultural consultation, naming strategies, local First Nations flora/species, and co-design with Elders or custodians.

The FMP will build upon this through further engagement with Whadjuk Noongar Traditional Owners.

2.1.10 City of Wanneroo Access and Inclusion Plan (currently under review)

The City of Wanneroo's Community Development Plan 2021/22–2025/26 functions as its current Access and Inclusion Plan, setting out a city-wide commitment to creating healthy, connected and inclusive communities and meeting WA Disability Services Act requirements across the seven Disability Access and Inclusion outcome areas. Within this framework – reinforced by the Council Plan 2025–2035 and the Visitor Economy Strategy 2025–2030 – the Yanchep Lagoon precinct is expected to be planned and delivered as an age-friendly, universally accessible coastal destination. This means prioritising equitable access to outdoor spaces, buildings, paths and public transport; designing inclusive events, information and wayfinding; recognising the needs of people with disability and other priority groups; and using place-based, co-designed approaches so that Yanchep Lagoon is welcoming, safe and meaningful for all members of the community, including residents, visitors and Traditional Owners.

2.1.11 Yanchep-Two Rocks District Structure Plan (DSP)

The *Yanchep-Two Rocks District Structure Plan* (DSP) provides guidance for development in the Yanchep area, including Yanchep Lagoon. Under this plan, Yanchep Lagoon is zoned for "Parks and Recreation" and designated as a "District Beach." A District Beach is defined as a beach that serves residents within the district and typically includes facilities such as 150 car parking bays, toilets,

grassed areas, shade structures, picnic facilities, a kiosk or deli, playground, and lighting. It is noted that the City's Coastal Management Plan defines Yanchep Lagoon as a "Regional Beach" due to its popularity.

Given the lagoon's current designation as "District Beach", the FMP aligns with the DSP requirements to:

- Comply with the City's Yanchep-Two Rocks Foreshore Management Plan 2007 and State Coastal Planning Policy SPP 2.6.
- Include a continuous shared foreshore path and identify suitable locations for public beach access and facilities.
- Appropriately manage areas of unique landscape, ecological, and cultural significance.
- Protect natural habitats, particularly areas of high ecological value.
- Develop public places, facilities, and beach access within the foreshore reserve in ways that preserve the area's ecological values.
- Concentrate development within designated nodes in the foreshore reserve.

2.1.12 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC 1999) is the primary piece of federal legislation for the protection of nationally significant environmental and heritage values in Australia. To align with this Act, the FMP is required to:

- Identify and protect any matters of national environmental significance (MNES) that may be present in the Yanchep Lagoon area, such as threatened species, ecological communities, or migratory species.
- Assess the potential impacts of proposed activities or developments on these MNES and, where necessary, refer the project to the federal Department of Climate Change, Energy, the Environment and Water for assessment and approval under the EPBC 1999.
- The plan should outline strategies for avoiding, minimising, or offsetting environmental impacts, such as habitat restoration, pollution control, and implementing buffer zones around sensitive areas.
- Promote ongoing monitoring and adaptive management practices to ensure the long-term protection of biodiversity and ecological values.
- Make effort to raise awareness about the importance of preserving MNES and incorporate local and Indigenous knowledge into conservation efforts.

2.1.13 Environmental Protection Act 1986

The FMP must comply with the *Environmental Protection Act 1986* (EPA). To align with this Act, the FMP must ensure that all activities and developments within the foreshore area are conducted to minimise environmental harm and comply with the relevant environmental approvals and regulations, including:

- Conducting environmental impact assessments to identify potential risks to air, water, soil, and biodiversity, ensuring that these risks are adequately mitigated.
- Outlining strategies for managing pollution, controlling waste, and protecting sensitive habitats including the dunes and marine environment.

- Incorporating monitoring and reporting mechanisms to track environmental changes over time and ensure compliance with the conditions set by regulatory bodies.
- Providing opportunities for stakeholders, including residents and Indigenous groups, to participate in the planning and management process.

2.1.14 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (WA) provides the legislative framework for the conservation of biodiversity and the protection of threatened species and ecological communities in Western Australia. To align with this Act, the FMP is required to:

- Identify and protect native species and ecological communities within the Yanchep Lagoon area, particularly those that may be listed as threatened under the Act.
- Include an assessment of biodiversity values in the foreshore area, identifying critical habitats, rare or endangered species, and ecological communities that may be vulnerable to development or land use changes.
- Outline specific conservation measures, such as habitat restoration, protection of key biodiversity corridors, control of invasive species, and strategies for managing the impacts of climate change on local ecosystems.
- If the foreshore area includes species or habitats listed under the *Biodiversity Conservation Act 2016*, the FMP must ensure that all actions follow the relevant provisions of the Act, including obtaining necessary approvals for any activities that could impact listed species or communities.
- Include monitoring and reporting mechanisms to assess the health of biodiversity over time and adapt management strategies as needed.

2.1.15 State Planning Policy 2.0 - Environment and Natural Resources Policy

State Planning Policy 2.0 - Environment and Natural Resources Policy, aims to promote sustainable management of the environment and natural resources in Western Australia. To align with this policy, the final FMP is required to:

- Assess and protect the natural resources and environmental values of the Yanchep Lagoon area, including its ecosystems, biodiversity, and water resources. This includes identifying key environmental assets, such as reefs, dune habitat, and native vegetation, and implementing management strategies that mitigate potential impacts from development, recreational activities, and pollution.
- Promote conservation practices, including habitat restoration and the establishment of buffer zones, to enhance ecological resilience and biodiversity.
- Incorporate best practices for managing land use in a way that minimises degradation of natural resources and recognises the importance of sustainable practices for future generations.
- Be developed through engagement with the community and stakeholders to ensure that local knowledge and values inform environmental management decisions.

2.1.16 Bush Forever Policy and Program

The Bush Forever Policy and Program provides a framework to ensure that bushland protection and management issues in the Perth Metropolitan Region are effectively addressed and integrated with broader land use planning and decision-making. Its goal is to secure long-term protection of biodiversity and related environmental values.

Yanchep Lagoon is recognised as a regionally significant area, due to the impact of foreshore vegetation in the formation and stability of the dune system and the high diversity of its flora communities. The foreshore reserve is designated as Bush Forever Site No. 397 and includes vegetation representative of the Quindalup Vegetation Complex.

As the foreshore reserve is part of an existing "Parks and Recreation Reserve" under the MRS, planning and implementing the FMP must align with Bush Forever Practice Note 14 (Government of Western Australia 2000b).

2.1.17 State Planning Policy 3.4 - Natural hazards and disasters - Apr 2006

State Planning Policy 3.4 - Natural Hazards and Disasters, which provides guidance on managing risks associated with natural hazards such as flooding, erosion, and bushfires in land-use planning. To align with this policy, the FMP is required to assess the potential natural hazards affecting the Yanchep Lagoon area and incorporate strategies to mitigate these risks in the planning and management processes. This includes conducting a thorough risk assessment to identify vulnerable areas, as well as evaluating the potential impacts of climate change on these hazards. To comply with this policy, a bushfire management plan has been developed, providing preliminary guidance to the proposed design outcomes within the PFMP.

2.1.18 State Planning Policy 3.7 - Planning in bushfire prone areas

Planning Policy 3.7 - Planning in Bushfire Prone Areas, aims to reduce the risk of bushfire to life, property, and the environment through effective planning and management. To align with this policy, the FMP is required to:

- Identify and assess the bushfire risk within and surrounding the Yanchep Lagoon area, taking into consideration the specific vegetation types, topography, and climatic conditions that could influence fire behaviour. The plan must incorporate measures to mitigate bushfire hazards, such as establishing appropriate buffers between vegetation and development areas, promoting fire-resilient landscaping, and ensuring adequate access for emergency services. To comply with this policy, a bushfire management plan has been developed, providing preliminary guidance to the proposed design outcomes within the PFMP.
- Include provisions for ongoing monitoring and management of bushfire risks, ensuring that any new developments or changes in land use are compatible with bushfire safety principles. Yanchep-Two Rocks District Structure Plan

2.1.19 State Planning Policy No. 2.6

The FMP is required to comply with the directives of Western Australia's *State Planning Policy No. 2.6* (SPP 2.6) by implementing measures to ensure sustainable coastal development, protect natural assets, and address coastal hazard risks.

This includes conducting a Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) assessment to identify potential risks from erosion, sea level rise, and extreme weather events and to establish strategies that mitigate these risks for public safety and infrastructure. Concurrently to the development of the PFMP, the CoW is undertaking a detailed coastal management study to guide the future development of Yanchep Lagoon and comply with SPP 2.6.

To comply with SPP 2.6, the FMP must:

- Prioritise the preservation of natural coastal processes and biodiversity, ensuring that developments and interventions do not disrupt natural sand movement, erosion patterns, or sensitive habitats.

- Demonstrate the management of public access and recreational amenities in a way that minimises environmental impact, creating access pathways, viewing platforms, and designated areas that enhance the public experience while protecting the foreshore ecosystem.
- Consider climate change adaptation, incorporating adaptive responses to sea level rise and potential asset relocation or retreat options where necessary.
- Outline regular monitoring and reviewing processes to track environmental changes and adjust the FMP in line with updated climate data.
- Engage with the community, including residents, Indigenous groups, and stakeholders
- Outline development control measures in accordance with SPP 2.6 setbacks, zoning regulations, and buffer zones, ensuring that land use near Yanchep Lagoon balances recreational use, tourism, and conservation.
- Define a governance structure to support implementation, clarifying roles and responsibilities among agencies to ensure accountability and effective management.

2.1.20 State Planning Policy No. 2.9

State Planning Policy No. 2.9 (SPP 2.9), governs water resources and aims to protect, manage, and enhance water systems and their dependent ecosystems. To align with SPP 2.9, the FMP must:

- Ensure the sustainable management of groundwater resources, maintaining water quality and flow patterns to support local biodiversity and ecological health. This includes identifying and mitigating potential sources of pollution, runoff, or degradation that could impact water resources and ensuring the design does not exceed the City's groundwater allocation budget.
- Support sustainable drainage and stormwater management, including infrastructure or natural systems that can manage surface water without harming the ecosystem.
- Promote water-sensitive urban design principles where applicable, ensuring any infrastructure supports sustainable water use and enhances ecological resilience.

2.1.21 Perth Coastal Planning Strategy

The *Perth Coastal Planning Strategy*, provides a framework for sustainable coastal development and management across the metropolitan region. To align with this strategy, the FMP is required to:

- Incorporate integrated coastal zone management principles that address the unique characteristics and challenges of the Yanchep Lagoon area. This includes identifying coastal hazards such as erosion, flooding, and the impacts of climate change, and developing strategies to mitigate these risks while protecting the natural environment.
- Promote sustainable land use that balances ecological protection with recreational and tourism opportunities, ensuring that development enhances public access to the foreshore while minimising environmental impacts.
- Address issues related to biodiversity conservation, water quality, and the preservation of coastal ecosystems, as outlined in the Perth Coastal Planning Strategy.
- Involve engagement with local stakeholders and Indigenous communities in the planning process to incorporate their knowledge and values into the management of the lagoon.

2.1.22 State Planning Policy 3.5 - Historic Heritage Conservation - May 2007

State Planning Policy 3.5 - Historic Heritage Conservation, aims to conserve and protect places of historical and cultural significance. To align with this policy, the FMP is required to:

- Identify and assess any historic heritage sites, landscapes, or values within the Yanchep Lagoon area that may be impacted by development or land use changes. This includes aligning with existing heritage assessments and listings to ensure that significant Aboriginal and European cultural sites are recognised and appropriately managed.
- Include strategies to protect and conserve these heritage values, such as establishing buffers around significant sites, implementing guidelines for development that may affect heritage areas, and promoting awareness of the cultural significance of the lagoon among the community.
- Facilitate community engagement and collaboration with relevant stakeholders, including Aboriginal communities and heritage organisations, to ensure that local knowledge and perspectives inform heritage conservation efforts.

This FMP is informed by an Aboriginal Archaeological and Ethnographic Heritage Survey undertaken by Archae-Aus in September 2025 which provide invaluable insights into the heritage values of the YLP. The engagement with the City's Aboriginal and Torres Strait Islander Community Reference Group – Ni Kadadjiny Koort is ongoing.

2.1.23 State Planning Policy 3.2 - Aboriginal Settlements (May 2011)

State Planning Policy 3.2 - Aboriginal Settlements, aims to facilitate the sustainable development of Aboriginal communities and recognise the cultural significance of land and resources to Aboriginal peoples. To align with this policy, the final FMP is required to:

- Actively engage with local Aboriginal communities and stakeholders throughout the planning and implementation processes, ensuring that their rights, aspirations, and cultural heritage are respected and incorporated into the management of the foreshore area.
- Identify and protect culturally significant sites, practices, and resources within and around Yanchep Lagoon, recognising the traditional connection of Aboriginal peoples to Country.
- Support initiatives that enhance the involvement of Aboriginal communities in land management, providing opportunities for economic development, education, and cultural exchange that are aligned with traditional knowledge and practices.

2.1.24 City of Wanneroo Local Biodiversity Strategy

The *City of Wanneroo Local Biodiversity Strategy*, aims to protect and enhance local biodiversity through effective planning and management practices. To align with this strategy, the FMP is required to:

- Identify and assess the significant flora, fauna, and ecosystems present within the Yanchep Lagoon area, recognising their ecological value and the threats they face.
- Include specific strategies for the conservation and restoration of natural areas, such as implementing buffer zones, promoting native vegetation planting, and controlling invasive species that may threaten local biodiversity.
- Outline actions to improve habitat connectivity, ensuring that wildlife can move freely between different areas within and adjacent to the foreshore.

A detailed flora and fauna survey has been completed by Natural Area for the FMP, and key findings and recommendations have been incorporated into this draft document.

2.1.25 Metropolitan Regional Scheme

The Metropolitan Region Scheme (MRS) defines the future use of land and provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations. To align with this policy, the FMP is required to engage with the following parts of the MRS:

- Part 3 & 4 – Reserved and Zoned Land
- Part 5 & 6 – Special Control Area & Bush Forever Areas
- Part 8 & 9 – Development of Land in the Metropolitan Scheme Area

2.2 Existing Approvals

State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region

This Policy provides a statutory policy and planning framework for addressing bushland protection and management issues in the Perth Metropolitan Region. The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process.

The FMP proposes rehabilitation and restoration of the coastal foreshore, alongside the provision of recreational amenities, particularly in the degraded sections of Dune Park. These proposed management actions align with Section 16(1)(a) of the Metropolitan Region Scheme Text (MRS Text) (WAPC 2006a), which allows "reserved land to be used without written approval from the Commission if the land is used for the purpose for which it is reserved under the Scheme."

The purpose of the foreshore reserve under the MRS is designated for Parks and Recreation, and therefore, the activities outlined in this FMP are consistent with the reserve's intended purpose. Additionally, the foreshore reserve is part of Bush Forever Site No. 397. Under Section 16(1)(a), "Development on reserved land owned by or vested in a public authority may proceed without written approval from the Commission if it is permitted development that does not involve clearing regionally significant vegetation on a site identified as a Bush Forever site." The proposed activities in this FMP focus on restoring heavily degraded areas within Bush Forever Site No. 397, thus qualifying as permitted development.

Clause 16(3) of the MRS Text further defines "permitted development" to include "works on land reserved for Parks and Recreation where such works align with a management plan endorsed by the Commission." The approval process for the final will follow Section 16 requirements: the proposed activities will be in line with the reserve's purpose, will facilitate the restoration of the Bush Forever site, and will be consistent with the objectives outlined in the FMP. Therefore, endorsement of the FMP by the WAPC will be sought under Clause 16(2) of the MRS.

DRAFT



3. EXISTING ENVIRONMENT

3.1 Climate and Rainfall

Yanchep Lagoon is located within the Perth region, which experiences a Mediterranean climate characterised by warm, dry summers and mild, wet winters. During the summer months, high-pressure systems predominantly influence the weather, while in winter, low-pressure systems passing to the south bring most of the region's annual rainfall. These systems are often accompanied by cold fronts, leading to storm activity.

The average temperatures in Yanchep Lagoon area range from a winter low of approximately 9°C to a summer high of 32°C (Figure 3). Most of the rainfall occurs in winter, with the area receiving an annual average of approximately 790mm (Figure 4). Notably, rainfall in the Perth region has experienced a significant decline since the mid-20th century due to anthropogenic climate change.

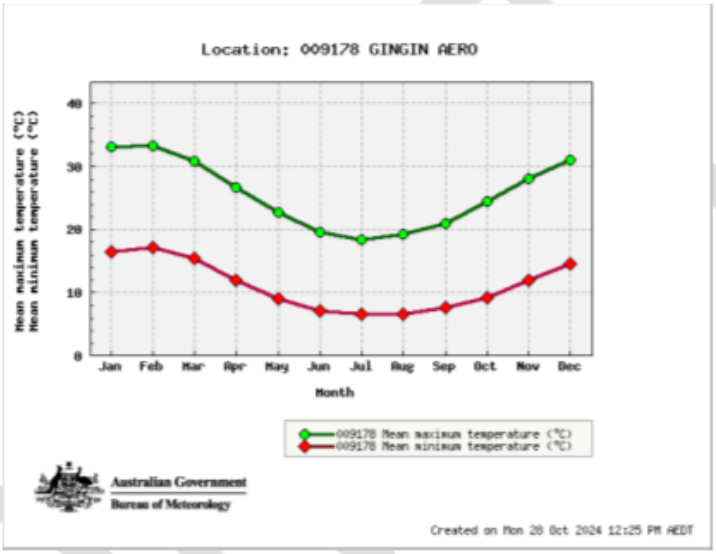


Figure 3. Mean maximum and minimum monthly temperatures recorded at Gingin weather station, approximately 20km from Yanchep Lagoon.

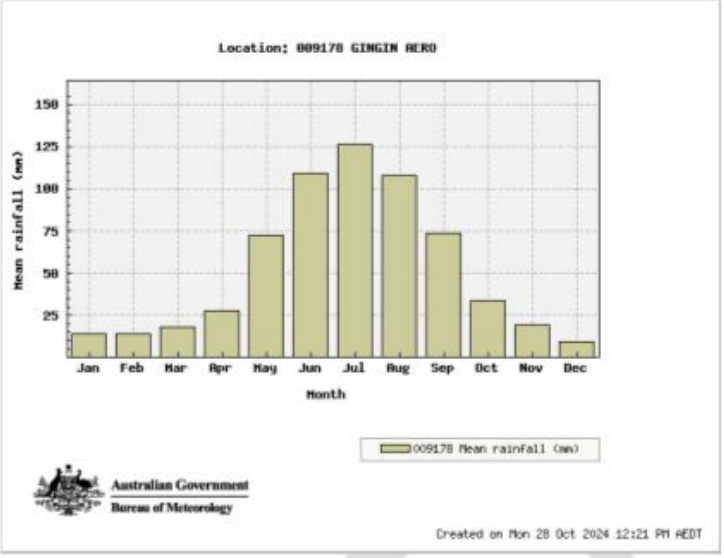


Figure 4. Mean rainfall recorded at Gingin weather station, approximately 20km from Yanchep Lagoon.

Wind patterns significantly influence the geomorphology of Yanchep's dune system. In summer, wind patterns are typically dominated by easterly winds in the morning, followed by south-westerly sea breezes in the afternoon (Figure 4). In contrast, winter winds associated with storm events usually begin with north-westerly gales, shifting to westerly and south-westerly directions (Figure 5). Further details relating to the impact of wind erosion are detailed in the Environmental Management Plan (Appendix E, Section 2.8ff).

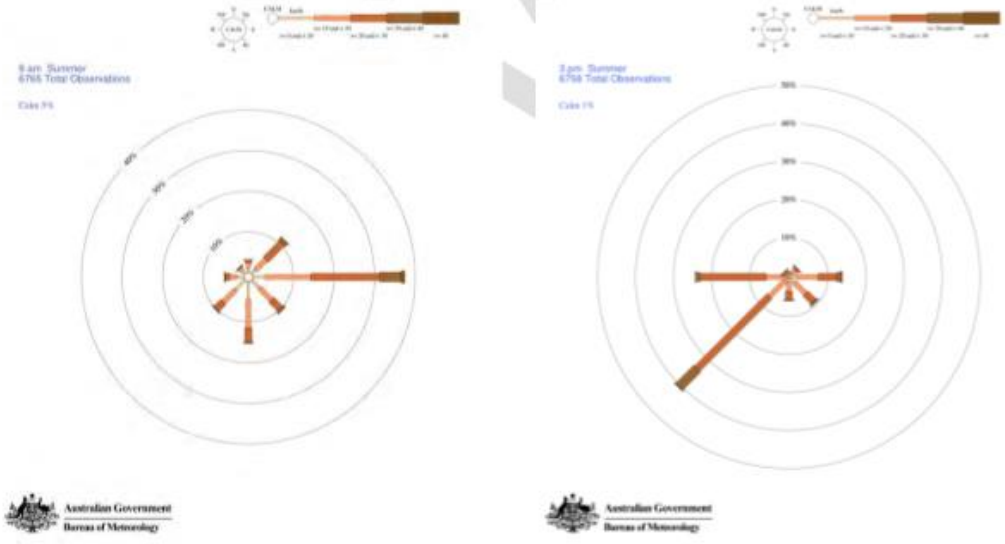


Figure 5. Wind roses depicting Perth wind conditions during Summer at 9am (left) and 3pm (right).

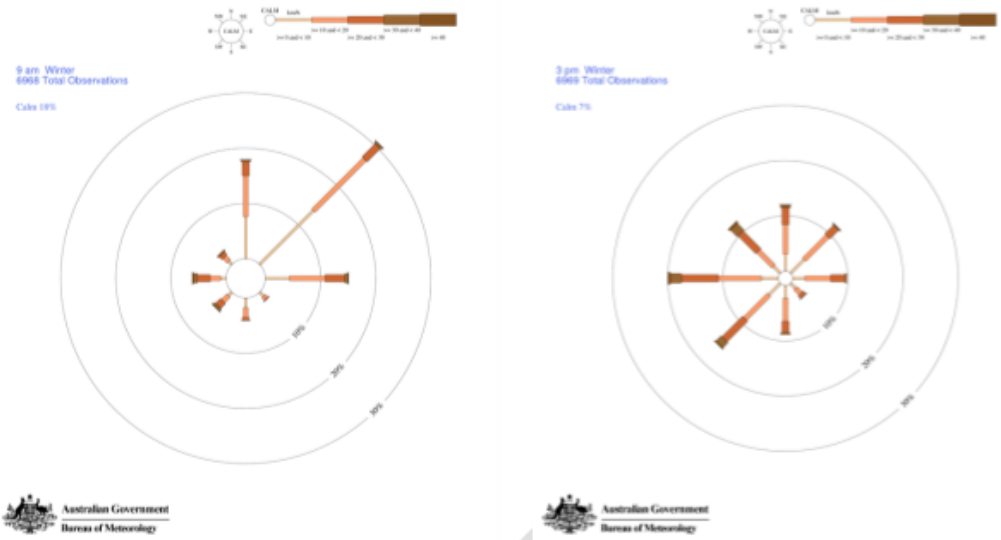


Figure 6. Wind roses depicting Perth wind conditions during Winter at 9am (left) and 3pm (right).

3.2 Flora

The following summary was provided by Natural Area who were engaged to undertake a desktop assessment, detailed flora survey, and a targeted flora survey within Yanchep Lagoon. These surveys were undertaken across the area to update previous flora survey and to assist with the development of the Yanchep Lagoon Foreshore Management Plan.

Further information about the survey methodology and results can be found in the "Detailed and Targeted Flora Survey Report" (Part of Appendix E, Sections 3 and 4).

The Detailed Flora Survey Findings:

- A total of nine vegetation types were recorded which can be broadly grouped into four different areas: coastal dunes on unconsolidated soils, inland dunes on consolidated soils, shallow soils over limestone, and limestone cliffs.
- No declared pests or Weeds of National Significance were recorded.
- The conditions of the site ranged from completely degraded to excellent.
- *Santalum acuminatum* (Quandong) were recorded in high abundance across the site present within the secondary dune systems and within the taller inland dunes on semi-consolidated sands. This species is of cultural significance to the Whadjuk people.

The Targeted Flora Survey Findings:

- One conservation significant flora species was recorded across the site: *Conostylis candicans* subsp. *calcicola* intergrade *C. pauciflora* subsp. *euryrhipis* (Priority 4).
- Two priority ecological communities were identified within the site:
    - Coastal shrublands on shallow sands, southern Swan Coastal Plain ('floristic community type 29a')
    - Acacia shrublands on taller dunes, southern Swan Coastal Plain ('floristic community type 29b'

DRAFT

- There is the potential for one threatened ecological community listed under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act): Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion. This is currently listed as Critically Endangered under the EPBC Act.

3.3 Fauna

The following summary was provided by Natural Area who were engaged to undertake a desktop assessment, detailed fauna survey, and a targeted fauna survey within Yanchep Lagoon. These surveys were undertaken across the area to update previous fauna survey and to assist with the development of the Yanchep Lagoon Foreshore Management Plan.

Further information about the survey methodology and results can be found in the "Detailed and Targeted Fauna Survey Report" (Part of Appendix E, Sections 3 and 4).

The Detailed Fauna Survey Findings:

- Nine different fauna habitat types within the Yanchep Lagoon site.
- A total of 51 vertebrate fauna species were recorded during the field surveys comprised of 27 birds, 7 mammals, and 17 reptiles.
- One conservation significant fauna species was observed: Crested Tern (Thalasseus bergii) listed as a Migratory (MI) species under the BC Act and protected under an international agreement.
- While no other species recorded were of conservation significance, habitat types within the site are likely able to support populations of Quenda (Isoodon fusciventer) and Black-striped Burrowing Snakes (Neelaps calonotos), as well as migratory shorebirds along the beachfront.
- Six introduced species present, including two declared pests:
    - Red Fox (*Vulpes vulpes)
    - Rabbit (*Oryctolagus cuniculus)
- A total of four potential black cockatoo habitat trees within the site, none of which had hollows (unsuitable for black cockatoo breeding).
- No evidence of black cockatoo roosting recorded within the site.
- No evidence of black cockatoo foraging recorded within the site.

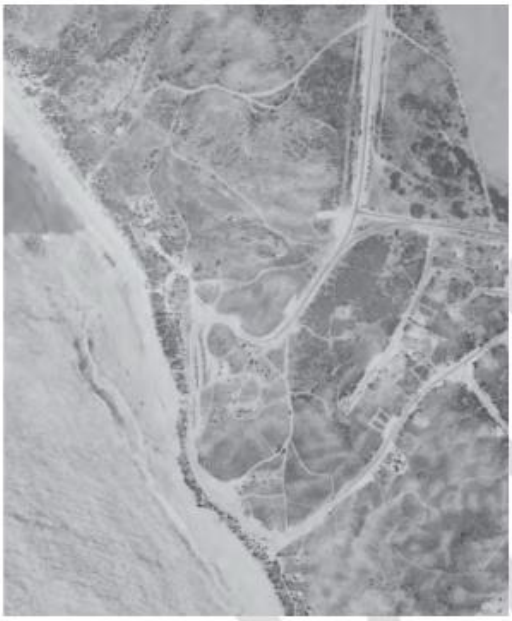
3.4 Land Use

3.4.1 Historic Use

The Lagoon is situated on the Country of the Yued and Whadjuk Peoples, for whom the beach, reef, and dune system hold deep cultural significance. For thousands of years, the Yued and Whadjuk Peoples have lived on and cared for the lands and waters surrounding the Lagoon. Additional information about the site's Aboriginal heritage is detailed in Section 3.8 and the Archae-Aus Report appended to this report.

As a result of colonisation, the Yued and Whadjuk Peoples were displaced from much of their lands, including the area around Yanchep Lagoon. In 1894, this land, known as Yanchep Estate, was granted to the Midland Railway Company (MRC) following the construction of the Geraldton line. In 1926, Mary Lindsay purchased approximately 23,000 acres from the MRC, including the subject site. That same year, a timber-framed homestead, now known as the Mary Lindsay Homestead, was constructed and remains extant today. During its time as a homestead, the property was grazed by cattle, sheep, and horses, as evidenced by the poor vegetation visible in early aerial photographs

(Figure 7). In 1927, Mary Lindsay built a hostel and store to serve seasonal cray fishers, located at what is now Fisherman's Hollow. During the Second World War, the property was taken over by the military and used to accommodate VIP guests and military personnel. In 1956, the property was leased to Brownes Dairy for cattle grazing. Later that year, it was sold to the Wydgee Pastoral Company, which continued agricultural use. Subsequently, the land was sold to Alan Bond, who began developing it as a residential and tourist precinct. Portions of the land, including the Lagoon, Fisherman's Hollow, and the extant homestead, were eventually vested to the City of Wanneroo.



1965: Mary Lindsay Homestead is present to the north. Fisherman's Hollow features a collection of huts for accommodation. Tracks along the foreshore remain unsealed.



1977: The store, now occupied by Orien Café, has been constructed. Fisherman's Hollow has been converted to a park. The southern section of Brazier Road is sealed.



1985: The full extent of Brazier Road is sealed. The Old Surf Life Saving Club is present.

2006: Additional parkland is present along the foreshore. Significant residential development occurs in the surrounding area.

Figure 7. Series of aerial photography taken of Yanchep Lagoon between 1965 and 2006. Source: Landgate

3.4.2 Current Use

The area, vested in the City of Wanneroo, falls under State Government tenure, and is zoned for public recreation. A portion of the site adjacent to Brazier Road is designated as an A-class reserve (Map 1).

Between 2014 and 2017, the foreshore underwent several stages of development. These began with the extension of Capricorn Avenue to service new residential areas and significant upgrades to Brazier Road. In 2016, construction started on formalized parking adjacent to the Old Surf Club and Mary Lindsay Homestead. By 2017, a new surf life-saving club in The Settlement sub-precinct and a park adjacent to Mary Lindsay Homestead were completed (Figure 8).

DRAFT



2014: Brazier Road (south) was upgraded, including the addition of the parking at Fisherman's Hollow and the roundabout connecting Wilkie Avenue.



2015: Capricorn Avenue is extended to meet Brazier Road.



2016: Brazier Road car parks are constructed.



2017: The SLSC and Mary Lindsay Homestead park are completed.

Figure 8. Series of aerial photography depicting recent development within the foreshore.

There are several lease-holding agreements within the foreshore including the recently upgraded Orien Café and a new food and beverage offering to be developed on the old surf life-saving club site. Additionally, several private residential lots sit within the subject area, between Mary Lindsay Homestead and the old Surf Life Saving Club.

The land use across Yanchep Lagoon has been identified by Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES) (2024), as primarily comprised of conservation and natural environments and intensive uses. Intensive uses have been identified as transport and communications (roads), services (recreation and culture), and residential and farm infrastructure (urban residential). The surrounding land uses in the YLP have been primarily indicated as intensive uses (transport and communications - roads) and intensive uses (residential and farm infrastructure – urban residential).

3.5 Geography

Yanchep Lagoon is situated along Western Australia's coastal plain within the Perth metropolitan region, approximately 50 kilometres north of Perth. This area is characterised by gently undulating topography, transitioning from low-lying coastal dunes near the shore to slightly elevated limestone ridges in the east. The lagoon lies in a natural cove protected by a limestone reef, which creates a calm, shallow water area along the beach. The coastal dunes at Yanchep Lagoon are part of the Quindalup Dune System, featuring a mixture of active and stable sand dunes. These dunes vary in height but are generally low, gradually rising a few meters above sea level as they extend inland.

There are two major stable dunes within the subject site, flanking Brazier Road, both reach high points of approximately 30m above sea level. It is evident that some sections of the dunes contain underlying limestone cap rock, the extent of which is subject to further geotechnical analysis.

3.6 Geology

Yanchep Lagoon is located within the Perth Basin, a significant sedimentary basin extending from the Yanchep region southward past Perth and offshore. Formed around 300 million years ago during the Paleozoic era, the Perth Basin developed through tectonic subsidence, leading to the accumulation of sedimentary layers, predominantly sandstone, shale, and limestone.

The geology of Yanchep Lagoon is characterised by the Tamala Limestone formation, a coastal limestone created from ancient marine sediments and the skeletal remains of marine organisms. Over time, natural processes such as wind, wave action, and groundwater flow sculpted this limestone into porous, karst-like features, including caves, sinkholes, and rugged coastal formations unique to the area. The lagoon itself is a coastal feature shaped by limestone reefs, which act as a natural barrier against strong ocean waves, creating a calmer and shallower marine environment.

The below information provides a high-level summary of the site's geology, further detail can be found in the Environmental Management Plan by Natural Areas (Appendix E, Section 2.7).

3.6.1 Caves and Karstic Features

Caves and karstic features have been identified and mapped across the City of Wanneroo, which has an extensive presence of these features associated with the Tamala limestone geology. Although LS1 geology is linked to Tamala limestone, karstic mapping conducted by the Western Australian Speleological Group indicates that Yanchep Lagoon is a low-risk karstic area (City of Wanneroo, 2022). In line with the City of Wanneroo Local Planning Policy 4.13: Caves and Karstic Features, a desktop geotechnical assessment and on-site investigation have been undertaken for the three

development locations and is appended to this Masterplan. Further geotechnical investigation will be required in any subsequent structure planning and design phases to assess potential risks outside of these areas.

3.6.2 Land Instability

Land instability risk has been assessed by DPIRD, five risk categories for land instability has been identified across Yanchep Lagoon with the highest risking occurring near the limestone cliffs and dunes adjacent to the coastline. This is further described in the Environmental Management Plan prepared by Natural Area and appended to this report (Appendix E).

3.6.3 Hydrology

The Site is included in the Department of Water and Environmental Regulation's (DWER) online Perth Groundwater Atlas, which notes that there is no surface water found within the subject site and groundwater depths fluctuate seasonally. DWER data indicates beyond the coastal margin, the shallowest groundwater occurs at Mary Lindsay Homestead with a minimum depth of five metres.

3.7 Soil

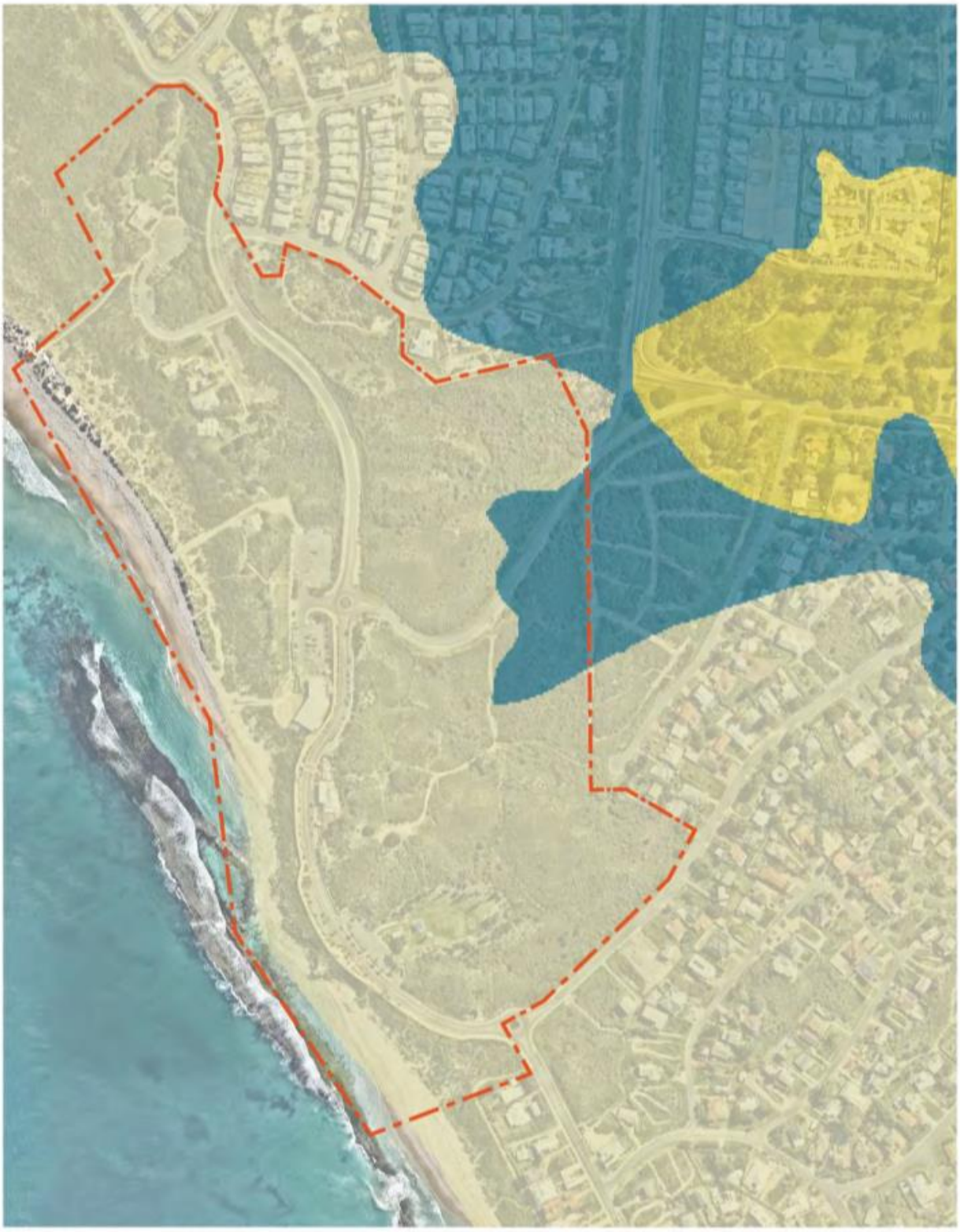
Broad scale soil mapping suggests most of the site surface soils consist of calcareous sands with limestone outcropping (Map 2). Eight subsurface soil types were identified on site (Department of Primary Industries and Regional Development (DPIRD), 2022), these soil types are detailed and mapped in the Environmental Management Plan by Natural Areas appended. Further geotechnical investigations have also been undertaken to assess the suitability of the proposed new development areas. Based on results of this investigation, which are provided as part of Appendix F – Services Engineering Report, the site can be classified as an equivalent Class "A" provided that all unsuitable materials are removed and replaced with engineer-controlled sand fill materials in accordance with earthwork recommendations.

3.7.1 Acid Sulphate Soils

Acid sulphate soils are naturally occurring soils that contain iron sulphides, typically found in coastal mangrove and low-lying wetland areas. When these soils are disturbed or exposed to oxygen—often through drainage or excavation—the sulphides react with oxygen and water to produce sulfuric acid. This acid can leach into the surrounding environment, lowering the pH of soil and water and potentially causing harm to ecosystems, infrastructure, and water quality.

WAPC mapping indicates that acid sulphate soils are not known or expected within the vicinity of Yanchep Lagoon. The conditions at the site are not consistent with those that typically indicate the presence of acid sulphate soils. This is supported in the Environmental Management Plan (Natural Area, 2025, Appendix E) and the Services Engineering Report (JDSi, 2025, Appendix F), which is based on the Geotechnical Survey (Structerre, 2025) and states that "Acid Sulphate Soil mapping compiled by DWER indicates the Site is generally located within an area of "no risk of acid sulphate soils occurring within 3m of natural soil surface" (Refer Section 4.5, Appendix F).

DRAFT


YANCHEP LAGOON FMP
MAP 2. SURFACE SOIL
DATE: 21/11/25
REVISION: B
KEY
Extent of FMP
Calcareous Deep Sand
Calcareous Shallow Sand
Yellow Deep Sand
N
0
50
100
250m
DATA SOURCE: SOIL LANDSCAPE MAPPING - BEST AVAILABLE (DPIRD-027)
UDLA

3.8 Heritage

Yanchep Lagoon fringes the traditional Country of the Whadjuk People to the South and Yued People to the North, and the FMP area contains one registered Aboriginal Cultural Heritage site. Yanchep Beach (ID 17599) is listed as a creation/dreamtime narrative site with no gender or initiation restrictions. Limestone Reef (ID 17596), adjacent to Yanchep Beach, is also a creation/dreamtime narrative site with the same access permissions but is not situated within the FMP Area. No works are proposed in any sites which were registered with DPLH at the time of writing.

Yanchep Lagoon (ID 17949) is included on the Local Heritage Survey (DPLH-008). Additionally, three sites are listed on the Heritage List: Fisherman's Hollow (ID 17532), Lindsay Homestead (Well & Sheep Dip) (ID 14280), and Well & Sheep Dip (Lindsay Homestead) (ID 14297) (DPLH-090). The locations of these Aboriginal Cultural Heritage and European heritage sites are shown in Map 4.

In 2019, the City of Wanneroo conducted a due diligence assessment for the Yanchep Lagoon Master Plan (City of Wanneroo, 2019). This assessment found that the Masterplan was "silent on Aboriginal Heritage" and did not incorporate Aboriginal cultural heritage as a foundational element of Yanchep Lagoon's history. It strongly recommended further consultation with relevant knowledge holders and Elders such as the Ni Kadadjiny Koort reference group be undertaken for the proposal's development phases. This recommendation reiterated by the PFMP developed in 2024 and included in the consultants' scope for the FMP development.

In September 2025, a Report of Aboriginal Archaeological and Ethnographic Heritage Survey for the Yanchep Lagoon Precinct was produced by specialist consultants Archae-Aus, following On-Country consultation with Traditional Owners. The archaeological and ethnographic survey was conducted concurrently with the participation of four (4) Whadjuk Noongar Traditional Owners, assisted by ULDA and City of Wanneroo personnel. All four Whadjuk Noongar Traditional Owners participated in all aspects of the ethnographic and archaeological survey and are aware of the results detailed in this report. Further consultation was conducted with a Noongar Knowledge Holder, identified as having specific knowledge about the Aboriginal Cultural Heritage of Fisherman's Hollow (ID 17532). This consultation occurred in November 2025, and confirmed the recommendations and insights provided by Whadjuk Noongar Traditional Owners and importantly, confirmed the significance of Fisherman's Hollow, which led to an updated list of recommendations, as described in subsequent pages.

The report is provided as Appendix G to this FMP report. It has been submitted to Whadjuk Aboriginal Corporation (WAC) for review and comment hence is currently in "Draft" status.

DRAFT



YANCHEP LAGOON FMP
MAP 3. HERITAGE AREAS

DATE: 21/11/25
REVISION: B

KEY

- Extent of FMP
- A Limestone Reef ID 17596
- B Yanchep Beach ID 17599
- C Lindsay Homestead ID1480
- D Lindsay Homestead (Well & Sheep Dip) ID14297
- E Fisherman's Hollow ID 17532
- Aboriginal Cultural Heritage Register
- Heritage List

N

0 50 100 250m

UDLA

3.8.1 Aboriginal Archaeological and Ethnographic Heritage Recommendations

The Archae-Aus report made the following recommendations:

1. Fisherman's Hollow is likely an Aboriginal site under sections 5(b) of the AHA (1972). It is a sacred and ritual site, which is of importance and special significance to persons of Aboriginal descent. Section 39(3) of the AHA (1972) should also be considered, as the associated sacred beliefs are the primary considerations to be considered in the evaluation of the place.
2. Fisherman's Hollow is to be submitted to the Department of Planning Lands and Heritage for assessment by the Aboriginal Cultural Heritage Committee.
3. Heritage approvals may be required from the Department of Planning, Lands and Heritage under Section 18 of the Aboriginal Heritage Act 1972, to undertake the ground works intersecting Fisherman's Hollow.
4. Ground-disturbing works within the Fisherman's Hollow Site should proceed with caution, as the identification of a single isolated surface artefact suggests the potential for subsurface cultural material. Targeted archaeological investigation is recommended prior to disturbance to assess and mitigate potential impacts.

The Whadjuk Noongar Traditional Owners and Knowledge Holders provided the following heritage management recommendations which are described in the Archae-Aus report and considered in the Implementation Schedule for this FMP:

5. Shovel Test Pitting (STP) should be conducted at Fisherman's Hollow and other locations within the Project Area identified as having potential for Aboriginal occupation, to assess the presence and extent of subsurface archaeological material (see Section Five, Map 7).
6. Two (2) Aboriginal Cultural heritage monitors should be engaged for ground-disturbance works within the Project Area as part of the Master Plan redevelopment, including for digging, excavation, trenching, piling and vegetation clearing.
7. Where feasible, sand and soil used for revegetation and other activities associated with the proposed works should be sourced locally to minimise disturbance and maintain landscape integrity.
8. The Yanchep Lagoon Precinct redevelopment should incorporate Aboriginal naming, interpretation, education, storytelling, and art within its design. Further consultation with the appropriate Noongar Knowledge Holders is required to guide the Aboriginal naming process across the precinct.
9. The City of Wanneroo should undertake cultural mapping of the Yanchep Lagoon Precinct to further understand Aboriginal use and history, and to inform future interpretation.
10. All Quandong trees (Santalum acuminatum) within the Yanchep Lagoon Precinct should be protected due to their cultural significance to Noongar people.
11. For any revegetation works, Quandong (Santalum acuminatum) and other locally endemic species seedlings should be propagated from the existing coastal population to maintain cultural and ecological continuity.

DRAFT

3.8.2 Alignment with CoW Reconciliation Action Plan 2025-2027 (RAP)

As custodians of the world's oldest continuous culture, it is important to recognise and incorporate First Nations knowledge and perspectives into public initiatives and places.

The WA Government is committed to Closing the Gap through reconciliation, engaging community, and protecting sacred sites in the planning and design of places. In 2021, the Aboriginal Empowerment Strategy was launched to strengthen engagement of Aboriginal and Torres Strait Islander peoples and raise awareness around the significance of Aboriginal Culture. The City of Wanneroo shares the state government efforts and embedded their commitments in the 2025-2027 RAP, developed in consultation with Ni Kadadjiny Koort, the City's Aboriginal and Torres Strait Islander Community Reference Group.

The implementation of the FMP offers opportunities to:

- Help advance reconciliation and develop respectful communities that embrace our rich Aboriginal and Torres Strait Islander heritage.
- Foster collaborations with First Nations people to actively participate and contribute their knowledge and understanding in the design process.
- Help preserves our cultural knowledge and heritage.
- Increase pathways to obtain future grant funding.

DRAFT



3.9 Potential Risks and Coastal Hazard Risks

3.9.1 Yanchep Coastal Management Study

Concurrently with the development of the FMP, the City is undertaking a detailed Coastal Management Study to understand the mechanisms driving coastal dynamics and to better assess risks to the foreshore. The study is currently in the establishment phase, consequently, its outcomes were not available to inform the development of the FMP. However, the design proposed in the FMP will be incorporated into the considerations for Stage Two of the Coastal Management Study.

The following provides a high-level overview of the key findings relevant to the FMP, noting that no conflict between the study and the FMP design has been identified.

The Yanchep Lagoon coastal assessment identifies significant structural, environmental and cultural considerations. The Capricorn Groyne is in very poor condition and contributing to ongoing erosion issues, requiring either renewal, extension or complementary structures. Aboriginal Knowledge Holders strongly oppose works on the natural Lagoon Reef and emphasise habitat protection and additional geological assessments. Community feedback highlights concern about beach amenity, surfing conditions and long-term resilience. Multiple coastal management options—including groyne extension, additional groynes, artificial reefs, sand management, and selective managed retreat—are being examined through modelling and geotechnical work. Several public assets and nearby properties face long-term coastal hazard risk, and decision-making will proceed through a structured Multi-Criteria Assessment (MCA) and extensive community and cultural consultation. Key findings are listed below.

Engagement (Aboriginal Knowledge Holder & Community)

- Heritage sites affected include Yanchep Beach (17599) and Limestone Reef (17596).
- Construction on the natural Lagoon Reef is not acceptable.
- Artificial reefs should be placed on sand rather than the natural reef.
- Further benthic habitat mapping and geological testing are required.
- Community concerns focus on beach stability, long-term erosion, and surfing conditions.
- Additional feedback will inform the Multi-Criteria Analysis (MCA).

Technical Findings

- Capricorn Groyne is in poor to very poor condition with instability during storms.
- Reactive sand renourishment of approx. 2,000 tonnes/year continues to be required.
- Groyne extension may help retain sand but could impact surfing conditions.
- Additional groynes may be required but carry risks of down-drift erosion.
- Artificial reef at Rafts is being modelled; ecological and amenity impacts still under review.
- Proactive sand management (renourishment, bypassing, scraping) is recommended.
- Managed retreat may be required for the SLSC beach access ramp.
- Other risks identified as relevant to the FMP include:
    - Ongoing erosion and sand loss.
    - Storm-driven damage to coastal structures.
    - Infrastructure vulnerability including SLSC facilities, car park, and nearby residences.
    - Potential downstream erosion caused by new structures.

At the time of writing, workshops to shortlist the various options developed during the study to date and agree on a preferred option are being planned for late 2025. The intent is to host community drop-

in sessions January and possibly June 2026, in parallel to the Detailed Design for the preferred option. Engagement with the study's Aboriginal Reference Group will continue throughout the process.

3.9.2 Existing Coastal Hazard Risk Mapping (CHRMAP)

It is expected that the existing CHRMAP will be updated based on the outcomes of the Coastal Management Study. Based on existing data, it is noted that some proposed development for Yanchep Lagoon exists within the 2050 to 2090 risk margins (Map 3). The following steps have been undertaken to reduce coastal hazard risk:

- Limiting development to areas outside the 2070 vulnerability line
- Clustering new development in areas where protection measures are already in place (e.g. adjacent to the existing Surf Life Saving Club)
- Elevating development above ground level
- Considering development locations for a future managed retreat

Further detail is available in Section 4 of this FMP Report.

DRAFT


YANCHEP LAGOON FMP
MAP 4. COASTAL HAZARD RISK
DATE: 21/11/25
REVISION: B
KEY
Extent of FMP
Current
2030
2050
2070
2090
2100
N
0
50
100
250m
UDLA



4. PLAN

The development of the PFMP concept for the YLP site and its five sub-precincts (referred to as the "Plan"), commenced with a review of the 2019 Yanchep Lagoon Masterplan Report prepared by Roberts Day, on-site investigations and an extensive desktop review of relevant documentation. It formed the basis for the PFMP developed by UDLA for the City in 2024.

The development of the Plan presented in this FMP, built on the PFMP and was informed by geotechnical investigations, studies and surveys. This section describes the overall design process from Masterplan to FMP Design and provides an overview of the key design moves, concept plans for each sub-precinct and considerations. This Plan must be seen as an iteration of the 2019 YLP Masterplan and seeks to implement its vision, with the 2024 PFMP providing an interim milestone.

4.1 Engagement Process

The 2019 YLP Masterplan development enjoyed significant interest and participation from stakeholders which the City sought to build upon for the PFMP development in 2024. An Engagement Plan was developed to enable and guide a co-design process with the Yanchep community delivered by UDLA (Figure 9). This document is provided for information as part of Appendix I – PFMP Reports.

The Engagement Plan allowed the City to invite participation from key government stakeholders and thus supported the delivery of the project through early identification of government requirements and expectations for the PFMP (2024) and later, this FMP (2025).

PFMP Engagement (2024)

The engagement and co-design process comprised three workshop stages, each involving two workshops—one with the community and another with government agencies—resulting in a total of six workshops held between August and October 2024. These workshops were conducted with the following guiding principles in mind:

- Acknowledge that the project is community-led and thus must involve the right people from the outset: This was achieved through the establishment of a Community Reference Group, following an expression of interest (EoI) process.
- Reiterate the vision and place principles identified during the 2019 Masterplanning stage which ensured the FMP balances strategic aspirations with community expectations and protects the unique qualities of the site: This was achieved through in-depth evaluation of the 2019 Masterplan in Workshop Series 1.
- Ensure participants have genuine influence over decisions: This was achieved through designated "Recap" points at each workshop.
- Acknowledge the value of generating early, visible success to build confidence in the participation process: This was achieved through a review of the engagement at the final workshop.
- Provide training for people where appropriate to assist their participation: This was achieved through inclusive language, issuing of agenda, etc.
- Apply a range of meeting formats and tools that suit various groups. This was achieved by offering face-to-face and dial-in options and tailoring the workshop structure to suit the audience (i.e. One-on-one engagement with facilitators).
- Use and strengthening of local resources: This was partially achieved by holding one workshop at a venue close to Yanchep (limited availability was a constraint).

DRAFT

Upon conclusion of the PFMP engagement, both community and government stakeholders reflected positively on the engagement and co-design process and expressed interest in further involvement.

Further detail on this process can be found in the Engagement Report (UDLA, 2024), provided as part of Appendix I.

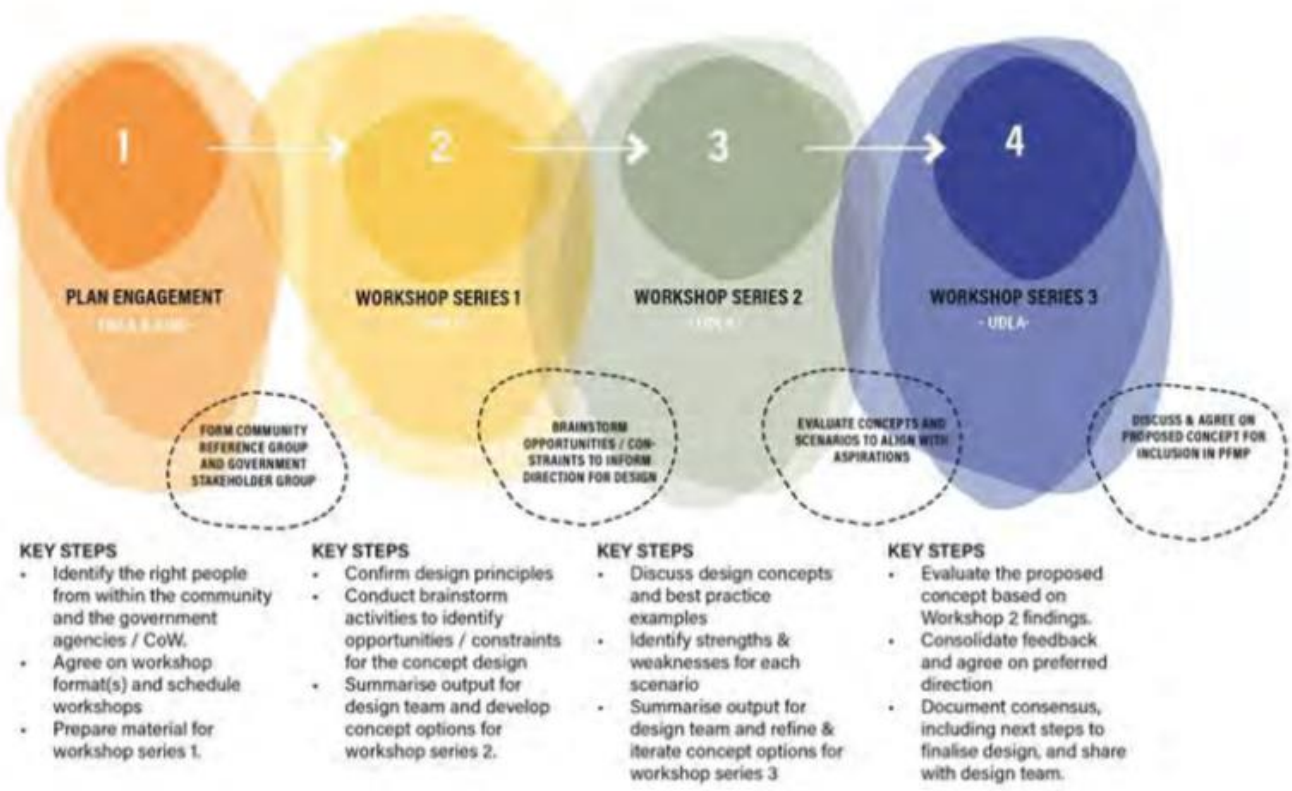


Figure 9. PFMP Engagement & Co-Design Process

FMP Engagement (2025)

The City re-engaged with both groups for the FMP development, meeting with DPLH on two occasions (August & October 2025) and with the Community Reference Group on one occasion (November 2025).

The Plan described in this report and illustrated in the drawing packages (Appendix A + B) is a result of a genuine co-design process and considers community needs alongside statutory and other regulatory requirements. It is grounded in the Masterplan Vision developed in 2019 and confidently offers a new perspective on coastal development that celebrates the land and respects the natural systems.

The FMP, including its appendices, will be advertised for public comment, subject to Council approval.

4.2 Landscape-Led Design Approach

The revision of the YLP Masterplan (2019), the subsequent development of the PFMP and a refined Masterplan (2024) and this FMP have applied a landscape-led design approach to ensure the key natural assets and environmental systems present within the precinct are respected and maintained.

The design work proposed in this FMP recognises the two following lenses that a critical to the success of any design on this site.

- Costal Adaptation
- Remnant Vegetation

These two major site influences control the development of Yanchep Lagoon in its ocean side, coastal dune location. It is important that these elements are prefaced before other design considerations so their influence can be realised hence this section of the FMP begins with a description of these conditions before addressing them in subsequent precinct design sections.

The FMP then moves on to design opportunities and integrating them with the aspirations of the community developed during the Co-design process and the ultimate design scenario they endorsed for development:

- Design Development Opportunities
    - Easy Wins
    - Short Term Opportunities
    - Long Term Opportunities
- Chosen Design Concept Plan

Next, the FPM describes the proposed site wide design interventions:

- Pedestrian Connections
- Cycling and E-Transit Connections
- Vehicle Connections
- Parking
- Public Transit
- Facilities Development
- Rehabilitation and Conservation

Finally, the design focuses in on each for the 5 Sub-Precincts and describes the concept design layout for each along with the key specialist consultant input for the concept designs:

- Precinct 1 – Mary Lindsay Homestead
- Precinct 2 – The Settlement
- Precinct 3 – The Promenade
- Precinct 4 – Dune Park
- Precinct 5 – Fisherman's Hollow

The following sections outline the outcomes of this process.

DRAFT

4.3 Critical Design Considerations

4.3.1 Coastal Adaptation

Yanchep Lagoon is identified as a "high priority" area for coastal adaptation, with the designated CHRMAP lines (Coastal Hazard Risk Management and Adaptation Plan, City of Wanneroo, 2018) setback significantly encroaching into the precinct. The detailed Coastal Management Study currently being undertaken by the City, will provide site-specific data for Yanchep Lagoon, with a key outcome of the study including a review and more detailed resolution of CHRMAP setbacks. Preliminary findings from the study suggests that the current CHRMAP lines are conservative however, the approach to works (public and private) has sought to minimise impact on existing and future coastal processes by locating all built form along or East of the 2070 coastal setback line.



Figure 10. FMP approach to coastal adaptation

Key Coastal Design Principles

To improve adaptation of the built form for this costal location, the FMP has incorporated the following principles across the 5 Sub-Precincts:

- Avoid built form where it encroaches upon vulnerable areas.
- Align the number, footprint and location of the proposed commercial developments with costal adaptation goals.
- Minimise impact on natural coastal features, including dunes, limestone cliffs, vegetation, and coastal views.
- Ensure that proposed built structures within future hazard zones (as defined by 2050–2090 CHRMAP setbacks) are adaptable and resilient to anticipated surge events.
- Improve equitable access across the precinct, aligning with the findings of the Access & Inclusion Study and supporting accessible movement, amenities, and beach access for all users.
- Design must respect, protect and avoid impact to Aboriginal heritage sites and cultural values, capturing recommendations from the Aboriginal Heritage Due Diligence Assessment and the Archaeological/Ethnographic Survey. Engagement with Aboriginal Elders must continue through detailed design.
- Final alignments, clearances and boardwalk placement must respond to updated vegetation mapping. Impacts must be minimised, with vegetation quality, significance and ecological value guiding routes and footprint.
- Tree and shrub species selection must prioritise native species, habitat creation, biodiversity enhancement, shade provision and wind protection. Non-native species are not suitable in Bush Forever areas.
- Use raised boardwalks and screw-pile construction to reduce environmental impacts, protect root zones and avoid sensitive flora and fauna areas.
- Boardwalk design must include the ability for staged removal or retreat, guided by lifespan modelling, coastal hazard triggers and predicted shoreline change.
- All clearing required must be quantified, visualised and staged, with rehabilitation areas clearly defined and consistent with recommendations stated in the EMP (Appendix E).
- Design development must incorporate findings from the City's Coastal Management Study—including dune movement, caprock locations, hazard triggers and intervention needs.
- The FMP design must align with anticipated outcomes of the Coastal Management Study and ensure no conflict with mid- or long-term coastal protection interventions.
- Adhere to the FMP Design Control Framework which provides guidance on materials, colours, handrails, furniture, vegetation palettes, shade structures and signage to create a cohesive precinct identity.
- Parking supply and layout must align with City of Wanneroo Scheme No. 2, supported by broader active transport strategies and integrate learnings from the Brazier Road bus trial (April 2025–June 2026).
- Tree placement and landscape structuring should assist with natural wayfinding, user orientation, and movement legibility.

DRAFT

Development within Yanchep Lagoon must be culturally respectful, environmentally responsive and adaptive to coastal hazards. Built form and public realm elements must be guided by up-to-date vegetation mapping, cultural assessments and coastal engineering data, while using raised structures and minimal-impact techniques to protect sensitive areas. The precinct design must enable universal access, strengthen connectivity between key sub-precincts, and express a coherent place identity through materials, species selection and shade strategies. The FMP must integrate flexible staging, hazard-based triggers, and clear clearing and rehabilitation strategies, while ensuring that community input and Aboriginal engagement shape final alignment decisions and design outcomes.

4.3.2 Vegetation Retention

The City recognises the significance of the vegetation present within the Precinct, both from an environmental and a cultural perspective, and its protected status as part of an A-Class Reserve and Bush Forever Site 397.

Key Vegetation Retention Principles

The FMP aims to reduce impact on vegetation, avoid habitat fragmentation, and maintain the integrity of the dune ecosystem by

- Developing within areas already impacted by development - The FMP Masterplan avoids encroaching on 'good'-'excellent' quality vegetation by ensuring new development occurs within the footprint of existing developed areas, or in areas that are in 'degraded' or 'completely degraded' condition.
- Consolidating vehicle infrastructure to prevent additional land clearing - The FMP Masterplan avoids additional land clearing within Bush Forever and A-Class reserves by adopting a development strategy that improves existing parking and road infrastructure. This approach enhances efficiency and eliminates the need for large, new car parks and associated infrastructure within the foreshore.
- Proposing uses that enable a positive interface with the pristine landscape - The type, scale and intended use of public realm and landscape interventions proposed within the FMP have been designed to better align with the existing characteristic of each sub-precinct, avoiding impacts on vegetation and habitat areas.
- Supporting existing vegetation by actively managing access, controlling the spread of weeds and other activities stated in the Environmental Management Plan developed by Natural Area for the FMP (Appendix E). Also refer subsequent Section 4.3.3. – Clearing & Revegetation.

DRAFT

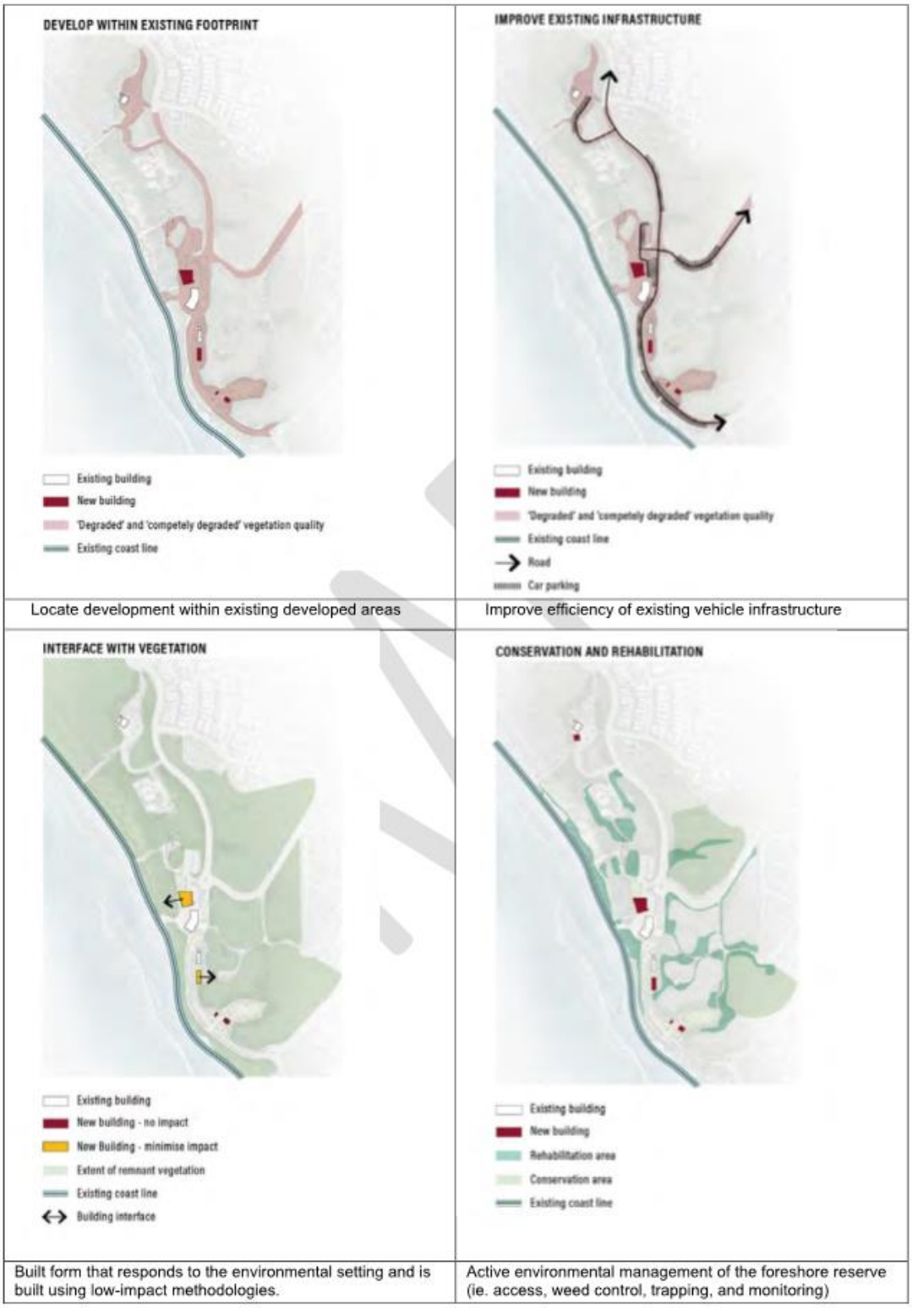


Figure 11. FMP approach to protecting vegetation.

4.3.3 Clearing and Revegetation

The implementation of the full FMP is subject to funding and will likely occur in stages. Given this, the FMP does not seek approval for clearing required for the delivery of the public or private works. Instead, it describes the extent of clearing which will likely be required to implement the FMP design and highlights the extent of revegetation proposed to achieve a net loss of vegetation within the YLP.

The proposed development footprint associated with the FMP Implementation is aligned primarily within the existing development footprint and as such reduces 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.

These figures are preliminary only and will need to be tested once the FMP Design is progressed to a suitable level of detail (ie. DA level), following the endorsement of the FMP. It is acknowledged that all clearing, irrespective of the quality of the vegetation proposed to be removed, requires clearing permit under the Environmental Protection Act 1986 (EP Act). Application for clearing permits will be submitted on a case-by-case basis in line with the Implementation Schedule.

Key Recommendations

An Environmental Management Plan (EMP) has been developed for this FMP and is provided as Appendix E (Natural Area, 2025). It provides a range of clearing-related recommendations, such as:

- Access Management & Signage (Section 3.1.1)
- Weed Management (Section 3.1.2)
- Vegetation Clearing Controls, for example slow directional clearing (Section 3.1.3)
- Pre-Clearance Trapping and Relocation of Fauna (Section 3.1.3)
- Mitigation of Environmental Impact like dust, noise and vibration (Section 3.1.5)

It also includes a revegetation plan (Section 3.2) including examples of methods for dune stabilisation and erosion control, a species list, and revegetation programme.

DRAFT



4.4 FMP Design

The FMP Masterplan design is an iteration of the extensive work undertaken by the City in 2019 to firstly, understand community aspirations for the foreshore and then, to embed these into a document – the Yanchep Lagoon Masterplan (2019). The PFMP (2024) honoured these efforts by developing Design Principles which align with the Place Principles described in the Yanchep Lagoon Masterplan and which respond to its vision, as outlined in Section 1 of this document. The intent was to evaluate the key design moves and interventions proposed, add technical rigour, and refine the concept in preparation for the FMP. This section aims to describe the process and relay relevant considerations from the PFMP Stage.

Yanchep Lagoon Masterplan (2019) through the PFMP Concept (2024) to this FMP

The initial evaluation of the 2019 Masterplan conducted in 2024 through the co-design process described in Section 4.1, identified several concerns:

- Additional interrogation of the proposed design was needed to align proposed uses with existing land tenure under the Metropolitan Region Scheme (MRS). For example, the provision of significant additional commercial offerings within land zoned for public recreation and protected as an A-Class reserve would be difficult to achieve development approval.
- The scale, type, and location of some of the development was not consistent with the Masterplan's vision and place drivers. For example, provision of commercial, long-term accommodation within the heart of the lagoon precinct was deemed in-consistent with the place drivers.
- The implications of chosen development strategies would have significant adverse impacts on the remnant vegetation, particularly within the Bush Forever Site 397 and A-Class reserve. For example, the additional road and car parking proposed in Dune Park.

Outcome: It became evident that there were several identifiable easy wins, short-term and long-term opportunities that would better respond to the project objectives:

Easy Wins identified in the PFMP Stage

- Formalise car parking in areas where people informally park throughout the foreshore to improve safety and efficiency.
- Reduce the speed limits within the precinct. This has been implemented.
- Retain existing parking
- Improve amenity for active transport users through improved connections, the provision of street trees, lighting, bike parking and comfortable places to rest.
- Consider active parking management strategies, including temporary overflow parking during season peak usage.
- Improve community awareness of existing events hosted within the foreshore.
- Establish dune rehabilitation works in and around Dune Park and the lagoon.
- Activate the precinct with temporary art/sculptural installations
- Upgrade existing walking trails through Dune Park by reducing path widths, resurfacing with crushed limestone, and rehabilitating adjacent planting.
- Rationalise existing signage to improve wayfinding and the experience of the beach.
- Install and regularly update signage that explains progress on implementation of the Masterplan.

- Install wayfinding and interpretive signage that gives each Sub-Precinct a unique feel through branding and colour palette selection.

Short-term Opportunities identified in the PFMP Stage

- Provide safe pedestrian routes into the Lagoon Precinct by installing continuous shared paths along Brazier Road and Capricorn Avenue.
- Provide a diverse range of pedestrian routes through the sub-precincts, including options that are divorced from roads and that offer unique landscape experiences. For example, walking trails, boardwalks, and promenades.
- Enable future implementation of public transport infrastructure within key locations along Capricorn Avenue and Brazier Road.
- Transform the experience of Brazier Road (south) by de-engineering its design and adapting surface materials at key entry points to create a more pedestrian-friendly environment.
- Implement a staged approach to development, beginning with temporary events and commercial offerings to test appetite and grow community buy-in.
- Implement upgrades to the SLSC including construction of a rooftop beach deck.
- Re-route existing bus routes to better connect the lagoon and train station.
- Enhance Fisherman's Hollow by incorporating additional amenities, including natural shade, BBQ facilities, picnic areas, and play spaces.
- Install a temporary structure at Fisherman's Hollow to host a takeaway café, similar to the successful implementation of 'The Orange Box' at Leighton Beach.
- Enhance the existing Parkland at Mary Lindsay Homestead by adapting the planting palette to match its heritage character.
- Upgrade the lookout in Dune Park through the installation of simple structures that work with the dunes existing topography.

Long-term Opportunities identified in the PFMP Stage

- Downgrade or close a portion of Brazier Road between Capricorn and Wilkie Avenues, reducing the impact of vehicle infrastructure and enhancing amenity for pedestrians.
- Reconfigure Brazier Road adjacent to Fisherman's Hollow to reduce the prominence of parking, expanding the space for recreation and creating a stronger connection between the park, beach, and foreshore.
- Implement semi-permanent/permanent developments at the Homestead, Settlement, Promenade and Fisherman's Hollow.

DRAFT

4.5 PFMP Concept Scenarios

After the opportunities were identified, three different scenarios were developed and tested for alignment with the project vision and objectives:

- **Scenario 1 -** The unrevised Masterplan (2019) approach, including full closure of Brazier Road (south) and construction of a new road and car park in Dune Park.
- **Scenario 2 -** Conversion of a portion of Brazier Road to one-way, decentralising parking across existing developed areas and providing more space for pedestrians.
- **Scenario 3 -** Partial closure of Brazier Road (south), prioritising the provision of a fully pedestrianised foreshore experience.

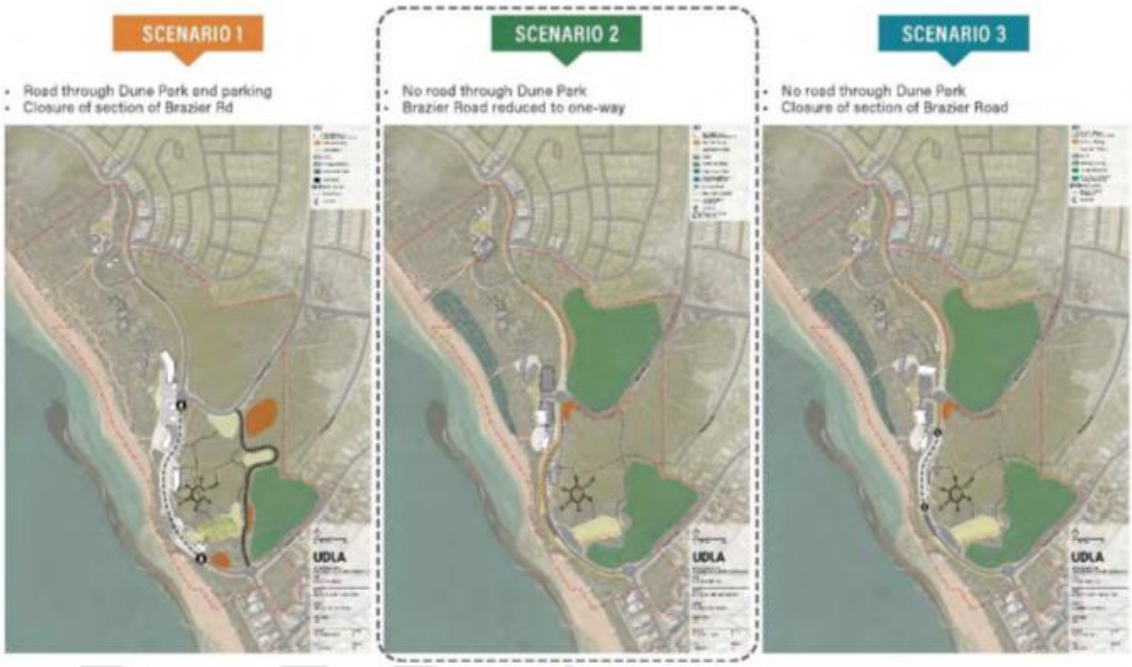


Figure 12. Design Scenarios (PFMP)

Outcome: Scenario 2 was selected as the preferred option following consultation with stakeholders in 2024. The decision was driven by the following key aspects of Scenario 2:

- A right balance was needed between the " light touch" approach and development potential.
- It would allow for a flexible/staged approach to development, enabling interventions that could be implemented in the short-term.
- The scenario prioritised equitable access, the protection of flora and fauna, and place-sensitive design—values that were of high importance to the community.
- The design allowed for the provision of amenities such as parking, wayfinding, signage, seating, public art, fencing, lookouts, shelters, green spaces, and natural shade, without significantly impacting the precinct's functionality or traffic flow.

Scenario 2 was subsequently developed into a Masterplan which formed the basis of the PFMP design concept and following further refinement, the FMP design described in this document.



4.6 Precinct Wide Moves

Several strategies were investigated to evaluate access to and movement across the YLP, using different modes of transport. These strategies were informed by community consultation and are described in the following pages.

4.6.1 Pedestrian Connections

There was a consensus among the community stakeholders during the PFMP engagement workshops that cycling and walking to the Lagoon is difficult and dangerous, due to lack of clearly defined paths and supporting infrastructure. Key concerns include:

- Walkways do not meet current standards for inclusive mobility and be suitable for wheelchairs, families, and children.
- There should be more crossings for pedestrians and cyclists, and they should be prioritised over vehicle movement and parking.
- The Lagoon should be part of a network of trails along the coast, connecting to other key nodes in Yanchep and to surrounding neighbourhoods.
- Providing a continuous boardwalk to the north would improve local and regional connections.

Beach access to the Lagoon itself should also be improved, with access ramps where possible while walking trails within the Dune Park should be formalised and enhanced, to protect the natural habitat while enhancing recreational opportunities.

In response to these comments, a Pedestrian Connections strategy was developed to establish a hierarchy of walking routes and loops throughout the precinct, providing safe, clear pathways that offer diverse experiences:

- Primary connections will include PSPs along the full length of Brazier Road and Capricorn Avenue, ensuring efficient and safe movement for both pedestrians and cyclists, along with an off-street boardwalk trail, linking the Homestead to the Settlement, with potential for future extension north to Two Rocks. This boardwalk will also offer opportunities to enhance and formalise beach access between the Homestead and Settlement.
- Additionally, a network of secondary 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.
- To improve safety, secondary connections will be designed and managed as pedestrian-only spaces.

The strategy and its implementation in the current design was assessed by specialist consultants OHA in the early FMP stage. Their study, provided as Appendix H, found that the proposal aligns with the aspirations set out in the City's Access and Inclusion Plan which focuses on:

- Removing Barriers to critical support and services.
- Promoting community awareness of available programs and services that support inclusion.
- Involving community members in the planning process to ensure their needs and perspectives are considered.

DRAFT

The implementation of the FMP design offers an opportunity for the City to deliver on the City's Access and Inclusion Plan and according to the OHA Study, will significantly improve connectivity and accessibility of the YLP.



Figure 13. Pedestrian Connections across the Precinct.

Linking into Yanchep's Network of Walking Trails

The strategy will enable better connection of the YLP into the broader network of walking trails found in the area which attract local, interstate and international visitors to Yanchep and surrounds. Nearby trails such as the Yaberoo Budjara Heritage Trail (pictured below) and short limestone ridge walks within Yanchep National Park offer a contrasting bushland experience. Together, these well-loved walks support recreation, wellbeing and nature-based tourism, allowing residents and visitors to experience Yanchep's environmental beauty through gentle strolls, family-friendly circuits and more immersive nature walks close to the lagoon.





Credit: Perth Peel Coastal Walk



Credit: Sandy Robson

Figure 14. The "Yanchep Walk", a Key Pedestrian Connection

At the heart of the "Yanchep Walk" is a new Boardwalk that will holistically support connectivity and accessibility, enhance recreational amenity, and enable an authentic experience of the lagoon's unique coastal setting. The alignment shown on the FMP Drawings (Appendices A & B) and the design intent described in the Design Control Framework (Appendix C), are the result of extensive site investigations and studies during the FMP phase, consultation with DPLH and the community, including nearby residential properties.

The PFMP Design showed the Boardwalk running parallel to the foreshore and from the SLSC beach access at The Settlement to the beach access at Mary Lindsay Homestead. Its alignment was largely informed by the quality of the vegetation in the Lagoon Sub-Precinct, placing it West of the 2070 coastal vulnerability line and importantly, within registered an Aboriginal Heritage site. This approach, while supported by the Community in 2024, was adjusted to consider new findings from the Coastal Management Study (CoW, ongoing) and the detailed feature survey (MNG, 2025), and to respectfully

respond and better celebrate the cultural heritage of the dune landscape. The FMP Design shows the Boardwalk at a reduced length, linking into the beach access at the proposed development site (Old SLSC site referred to as BOGH) and connecting into the beach access at the Southern end of Mary Lindsay Homestead forming an important pedestrian link between these two important locations, allowing the sharing of facilities such as parking and amenities during peak periods.

It is conceived as an immersive journey through the dune landscape, allowing visitors to move gently across Country without disturbing the fragile coastal environment. Elevated on screw-pile footings, the structure lightly touches the ground, minimising excavation, protecting root zones, and preserving existing landforms. This construction method reduces environmental disturbance during installation and allows the boardwalk to weave around significant vegetation, enabling most native shrubs and dune systems to remain intact. The materiality (described in Appendix C) will blend into the environmental setting with a combination of permeable Fibre Reinforced Plastic (FRP) and timber boards proposed as surface materials. Two resting nodes will offer opportunity for seating, education / storytelling and reflection, and comprehensive signage will be provided throughout.

The boardwalk offers a sensory, place-responsive experience—lifting users onto the secondary dune, opening framed views to the ocean and two Aboriginal Heritage sites (landside and the lagoon). By limiting clearing and using a foundation system that is reversible and adaptable, the design ensures the landscape remains the dominant experience, supporting long-term resilience of the coastal system while offering the community a respectful way to experience the coast. The development of a detailed design and contractor procurement for this public works component of the FMP is considered a priority.

DRAFT

4.6.2 Cycling and E-transport Connections

The FMP aligns 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 (incl. eBikes and eRideables), providing a credible alternative to private vehicles.

The Plan proposes a comprehensive and safe PSP network as described in the Active Transport Strategy developed by specialist consultants PJA during the PFMP stage, to encourage the desired shifts in travel behaviour. To support this, bike and eRideable parking are provided to attract new users and better support existing active transport users.



Figure 15. Cycling and E-transport Connections across the Precinct.

4.6.3 Vehicle Connections

The Plan focuses on reducing the dominance of vehicle infrastructure to improve parking efficiency and increase space for pedestrians. To do this, it proposes to reduce the width 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 is expanded, and angled parking bays are introduced, decentralising parking and orientating it to capture coastal views. 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 new parking spaces throughout the precinct.



Figure 16. Vehicle Connections across the Precinct

4.6.4 Parking

By formalising existing informal parking areas and reconfiguring Brazier Road to improve efficiency, the Plan focuses on decentralising parking infrastructure.

Consultation with the Department of Planning, Lands and Heritage (DPLH) for the PFMP in 2024 suggested that a tailored parking approach for YLP, if described in the FMP, may allow for flexibility beyond the City's standard requirements, being District Planning Scheme No. 2 (DPS No. 2). This was confirmed in 2025 however, CoW advised that the project should align with the requirements set out in the Scheme being a minimum number of 367 bays, based on the proposed development areas.

The parking provisions proposed in the current 2025 FMP Masterplan align with the City's District Planning Scheme No. 2, meet ACROD requirements, and retain flexibility for future minor adjustments. They have been developed collaboratively by JDSi and UDLA, also referring to the Transport Strategy developed by PJA for the PMFP (Refer Appendix I).

Table 2. Proposed Car Parking

	Existing	**Proposed**
Space for pedestrians vs space for vehicles (Brazier Road between Capricorn and Wilkie Avenue)	62% Vehicle Space 38% Public Realm	38% Vehicle Space 62% Public Realm
Number of new car bays	-	193
Number of removed car bays	-	88
Total number of car bays (whole precinct)	272	377
Difference	**-**	**+105**

DRAFT



Figure 17. Proposed Parking across the Precinct.

4.6.5 Public Transport

Additional public transport access was identified by the Community Reference Group in 2024 and reiterated in 2025. The design proposes the provision of public transport infrastructure adjacent to the Homestead and Settlement to facilitate improved connections as demand grows.

Currently Transperth is conducting a trial (Bus route 494) through Yanchep Lagoon, presenting a strategic transport intervention designed to enhance public access to the lagoon precinct, particularly during weekends and off-peak periods through the 2025/26 summer. By providing a dedicated stop at the lagoon, the City of Wanneroo is aligning transport, tourism and precinct activation outcomes. The trial underscores the importance of integrating public transport access, pedestrian linkages, parking and drop-off zones, and ensuring the built environment supports the expected increase in bus-borne visitors. The time-limited nature of the trial also signals the need for monitoring, flexibility and futureproofing during design to determine whether the service becomes permanent.

4.6.6 Building Development

Several new buildings are proposed to broaden the range of options within the precinct and meet the growing needs of the community. The FMP prioritises development that enhances the 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. The following tables summarise the development proposed by the FMP and net commercial floor space expected within the precinct. There has been no change to the areas or uses proposed in the PFMP and the findings from the Economic Impact Assessment undertaken at the time remain relevant (Areas are preliminary).

Table 3. New buildings proposed by the FMP

Concept Reference Number	Sub-precinct	Type/Purpose	SQM
2A	The Settlement	'Beach Bar' Food and Beverage	535
3A	The Promenade	Bespoke Retail	300
5A	Dune Park	'Orange Box' Cafe – Fisherman's Hollow	135
5B	Dune Park	Toilets	40

Table 4. Net commercial floor space, combining existing and proposed commercial developments.

Concept Reference Number	Sub-precinct	Type/Purpose	Existing/Proposed	SQM
Food and Beverage			**Subtotal**	**1485**
2A	The Settlement	'Beach Bar' Food and Beverage	Proposed	535
2X	The Settlement	Proposed BOGH development	Proposed	550*

3X	The Promenade	Orion Cafe	Existing	265
5A	Dune Park	Cafe	Proposed	135
Retail			**Subtotal**	**300**
3A	The Promenade	Bespoke Retail	Proposed	300
All			**Total**	**1785**



Figure 18. Proposed new facilities development within the foreshore

4.6.7 Rehabilitation and Conservation

Two (2) conservation areas have been proposed within the Masterplan, as shown in Figure 19, and will be managed in line with the recommendations of the Environmental Management Report (Appendix E) including but not limited to:

- Weed Management (Section 3.1.2)
- Flora Management (Section 3.1.3)
- Feral Pest Management (Section 3.1.4)



Figure 19. Proposed rehabilitation / conservation areas.



4.7 Sub-Precinct Designs

The FMP Design for the Yanchep Lagoon Precinct builds upon the PFMP Masterplan (UDLA, 2024), which began with a comprehensive review of the 2019 Yanchep Lagoon Masterplan prepared by Roberts Day. It is informed by further desktop and on-site investigations, research, surveys and studies by a team of specialist consultants led by UDLA on behalf of the City, and consultation with community and government stakeholders as described in this report.

The FMP Design Package provided as Appendix A (black & white) and Appendix B (coloured) describes the design intent for the YLP both with regards to the public works to be delivered by the City and any private development to be delivered by private entities. It is to be read on conjunction the Design Control Framework (Appendix C).

The Masterplan (Figure 20) conveys the overarching the layout of the YLP, including the following five (5) Sub-Precincts as identified in the PFMP (UDLA, 2024):

- Sub Precinct 1 – Mary Lindsay Homestead
- Sub Precinct 2 – The Settlement
- Sub Precinct 3 – The Promenade
- Sub Precinct 4 – Dune Park
- Sub Precinct 5 – Fisherman's Hollow

Concept Plans showing further the design of the Sub-Precincts and key design elements (ie. boardwalk) within the Foreshore in greater detail have been prepared as part of this FMP, with the following level of detail being provided:

- Any significant landscape or topographical features being retained
- Proposed modifications to existing landscape
- Existing transport infrastructure and key access points
- Proposed modifications to existing infrastructure including new car parking, footpaths, and access points
- Proposed amenity like new playgrounds, shade structures, boardwalks, decks, stairs, seating, etc
- Proposed new buildings and structures
- Proposed tree planting species and locations

This FMP Design represents an iterative step towards realising the 2019 Masterplan's vision, incorporating key design moves from the PFMP and its concept plans for each sub-precinct, along with critical considerations. It aims to refine and implement the strategic objectives set out in the original Masterplan while addressing current site conditions and planning requirements including coastal adaptation, impacts on the existing environment and development control measures.

The following pages provide a description of the rationale which underpins the FMP Design.

DRAFT



Figure 20. FMP Masterplan including Sub-Precincts (Refer Appendix B)

4.7.1 "The Homestead" Sub-Precinct

As the major cultural space and northern accessway into Yanchep Lagoon the Mary Lindsay Holmstead is an important destination for visitors and the community.

Key elements of Mary Lindsay Homestead as shown in Figure 21 include:

1. **Improving the arrival experience and amenity surrounding the newly renovated homestead as the hub for art, local history and culture.**
   The Mary Lindsay Homestead currently serves the community by providing gallery and kitchen facilities. As the Homestead (refer 1A) was renovated recently, the FMP proposes upgrading the building surroundings to improve aesthetics, shade, wayfinding and to make a home for the outdoor heritage exhibit. These improvements will assist in making the outdoor spaces more inviting for the community. This design ensures no additional vegetation clearing is required.

2. **Refurbishing the plaza area and lawn terrace to the north of the newly renovated homestead.**
   The Mary Lindsay Homestead has an underutilised outdoor plaza and lawn terrace located to the north of the building (refer 2A + 2B). Through a series of minor refurbishments of this space to improve shade, access and seating there is an opportunity for it to become a very valuable complimentary venue to the Homestead able to host outdoor gallery and community events such as markets, exhibitions and live performances.

3. **Expanding the Homestead Carpark and improving the shade and planting.**
   There is an opportunity to expand the parking numbers by extending into two unused zones (refer 3A). The planting of tall trees into available planting areas and around the perimeter of the carpark will provide important shade and build upon the habitat and amenity of the surrounding park.

4. **Linking the Homestead Precinct with the Settlement Precinct via coastal boardwalk.**
   This important accessible pedestrian link (refer 4A) will connect two major destinations, immersing the visitor in some of the sites most beautiful and valuable costal landscape in a pedestrian only experience while dispersing vehicular activity. The alignment shown in the FMP drawings are subject to refinement and should consider the following
   - Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)
   - Vegetation type
   - Vegetation quality and location
   - Adjacent residences and privacy
   - City of Wanneroo fire track constructed in September 2025
   - The proposed Café/Restaurant on the former SLSC site
   - Path connections & circulation to the North and South
   - Wayfinding
   - Remedial planting to ensure a high-quality outcome.

   The boardwalk was subject to consultation with the Community Reference Group in 2024 and 2025 and enjoyed broad support. The current alignment has considered vegetation impact, coastal processes, pedestrian access, maintenance, and constructability.

DRAFT

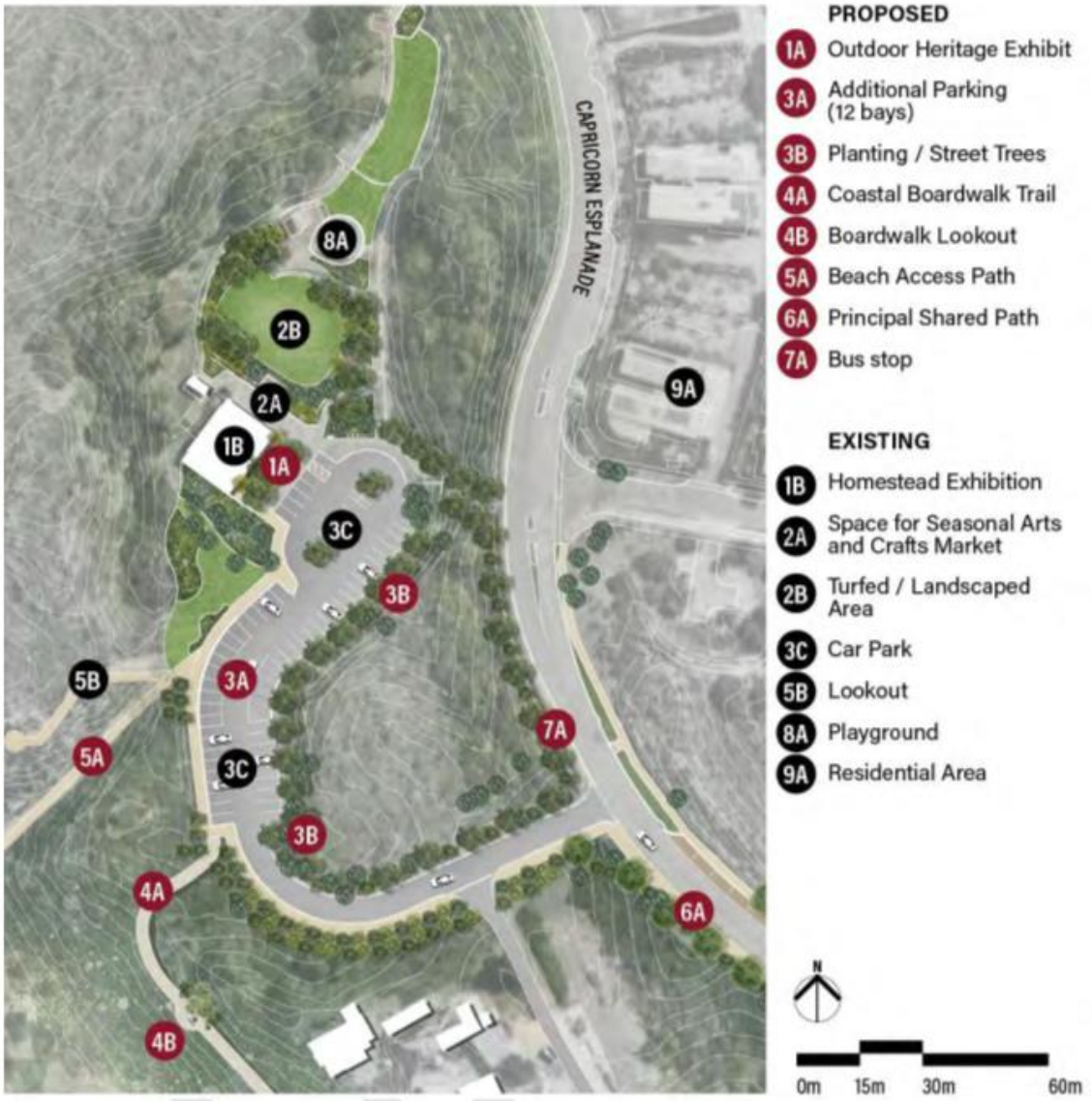


Figure 21. The Homestead Concept Plan (Refer Appendix B)

4.7.2 "The Settlement" Sub-Precinct

As the main gateway to the Lagoon, The Settlement will offer most of the precinct's commercial spaces, including expanded food and beverage options, and connect via the boardwalk into Mary Lindsay Homestead.

Key elements of The Settlement as shown in Figure 22 include:

1. **A split-level retail/food and beverage buildings creating access between Brazier Road and the lower Surf club plaza level to the West**

   An elevated 'beach bar' commercial offering, expanding the availability of food and beverage options, and providing a unique vantage point over the foreshore. The new structure (refer 1A) is proposed to be elevated above the existing SLSC car park (refer 1B), allowing parking to remain in its current location. By working with the natural level changes, the development is intended to be small in scale and integrated into the existing dune form, along with its elevation this will minimize its physical impact on the adjacent A-Class reserve while maximizing the experience of it.

2. **New 'Public Beach' rooftop deck on top of the existing Surf Club**

   An expansive public beach deck (refer 2A) built over the SLSC rooftop, featuring flexible furniture and offering panoramic views of the coastline. The existing surf club building (refer 2B) has capacity to accommodate a second story; the FMP recommends the creation of a new public beach deck venue.

3. **SLSC Forecourt & Beach Access**

   The existing SLSC forecourt (refer 3A) will be maintained with interventions to improve the service of the space as a forecourt to the beach, including wide benches, tables and additional shade. Likewise, the FMP supports the refurbishment of the beach access path (refer 4A) to improve accessibility and capacity.

4. **Retained and replanted dune**

   The FMP supports the retention of the existing dune formation east of the former surf club 9refer 5A). It is recommended that if any development within the existing lot does occur that it is designed to minimise impacts on the dune and its vegetation; this would require revegetation.

5. **New Restaurant and café located on the old Surf Club site (BOGH)**

   At the time of writing, plans and information for the new venue (refer 6A) were not available for integration into this document. It is critical that the new development supports the key pedestrian connection between Mary Lindsay Homestead and The Settlement and that it maintains access to the City's fire track.

6. **Coastal Boardwalk**

   The Masterplan's Boardwalk (refer 7A) is proposed as a key connector between The Settlement and Mary Lindsay Homestead, enhancing the pedestrian access and experience of the Lagoon's beautiful costal landscapes. The boardwalk will be constructed from durable, light-permeable materials, and be raised from the ground to avoid clearing of root zones, enable light filtering through to support flora and provide sufficient space for fauna to move around. Refer Appendix C for further details.

7. **Forecourt, Pedestrian crossings, and formalised roadside parking**

   A forecourt leading to the heart of The Settlement (refer 8B) is a destination for the converging connections from across the precinct, providing a strong linkage to the rooftop deck. The roadside parking along Brazier Road (refer 8A) has been redesigned and formalized to accommodate more

vehicles. Additional footpaths, material changes and expanded pedestrian crossings have been added to ensure the safe movement of people from their cars to the Lagoon and adjacent venues.

8. **Avenue tree planting and shade**

Throughout the site additional trees will be planted to create a sense of identity for the precinct and to provide much needed shade for pedestrians and vehicles.



Figure 22. The Settlement Concept Plan (Refer Appendix B)

4.7.3 "The Promenade" Sub-Precinct

As a key access route for locals, the Promenade will use existing road infrastructure to improve parking efficiency while expanding space for pedestrians and active transport users. The design reduces vehicle presence and enhances the visitor experience with added amenities and shade, allowing people to fully enjoy the Lagoon's expansive views as they head to the beach, park, or café.

Key aspects of The Promenade as shown in Figure 23 include:

1. **Expanded Promenade (refer 1A)**

   The FMP recommends reconfiguring Brazier Road between Capricorn and Wilkie Avenues to create space for a wide Promenade along the ocean edge to allow access to the prime views of the Lagoon and beach. This approach would provide improved space for pedestrians and deliver a high-quality costal experience within the existing retained edge.

2. **Destination Nodes (refer 2A)**

   Gathering points have been created along the Promenade marking key locations along its length. The nodes will incorporate seating, tables, drinking fountains, bins, etc with the avenues of trees providing shade and shelter allowing visitors to pause and drink in the spectacular costal views.

3. **Road realignment**

   Brazier Road, which already has a 30Km/h speed limit, is proposed as one-way system South of the intersection with Capricorn Esplanade through to the Fisherman's Hollow carpark (refer 3B). A new turn-around arrangement has been created at Fisherman's hollow to allow two-way traffic to circulate when accessing the car park. The additional space won by reducing the road to a one-way system has allowed the pedestrian Promenade to expand in width and the inclusion of shade trees (refer 5A), a Principal Shared Path (refer 3D) and additional angled and parallel parking (refer 3BA.

4. **Pedestrian crossings and formalised roadside parking (refer 4A)**

   The roadside parking along Brazier Road has been redesigned and formalized to accommodate more vehicles. Additional footpaths and expanded pedestrian crossings have been added to ensure the safe movement of people from their cars to the Promenade and adjacent venues.

5. **Avenue tree planting and shade (Refer 5A)**

   Throughout the site additional trees have been planted to create a sense of identity for the precinct and to provide much needed shade for pedestrians and vehicles. Copses of trees have been proposed as it will be possible to have their lower limbs removed (limbed up) to keep the pedestrian space open, this along with the grouping of the trunks will largely keep the view open to pedestrians and vehicles passing by while maximizing the shade capabilities.

6. **The existing kiosk (Orion Café, 6B) is complemented by a small Retail building (6A)**

   The FMP proposes retaining the existing café (1a) and introducing an additional, temporary bespoke retail option (1b). This approach enhances site activation while clustering expanded development to maximise circulation to these facilities.

DRAFT



Figure 23. The Promenade Concept Plan (Refer Appendix B)

4.7.4 "Dune Park" Sub-Precinct

As a showcase of Yanchep's natural beauty, the design of the Dune Park focuses on improving access to the area, its lookout and creating dedicated conservation areas. Walking tracks, steps, and platforms will formalise access and protect the natural habitat while enhancing recreational opportunities and offering diverse ways for people to experience the Lagoon.

Key elements of Dune Park as shown in Figure 24 include:

1. **New Conservation Areas**

   Some of the lagoon's highest quality natural habitats and ecosystems are located in the Dune Park Precinct. The FMP proposes the creation of dedicated conservation zones (refer 1A) fenced to protect these areas. The repair and management of these ecosystems have been carefully considered in the design and is described in the EMP by Natural Area (Appendix E).

2. **Dune-top walking trails and Lookout**

   The dune-top lookout (refer 2A) takes advantage of an existing clearing to present an incredible elevated view of the Yanchep Lagoon and Coastline. A deck surrounding the existing *M. lanceolata* group of trees is proposed to protect the group and provide a viewing area with seating at strategic locations. Walking trails (refer 2B) are proposed to run along existing cleared/degraded areas of vegetation, avoiding further clearing and fragmentation of this high-quality costal environment. Lookout structures co-located with the walking trails take advantage of the topography and views and provide visual access to some of highest quality (A-class) vegetation in the area.

3. **Northern and Southern Stairs**

   The provision of stairs (refer 3A) leading to the lookout from both the Northern and Southern sides will aid in reducing the damage being caused to the dune by the formation of informal tracks and walking trails. They have been designed to also serve local running and exercise groups (ie. Jacobs Ladder). The stairs will be constructed from durable, light-permeable materials, with balustrades and handrails incorporated into the design. The elevation of the pathway off the ground will allow vegetation to be rehabilitated along the entire extent, preventing further erosion. Lookout refuges are incorporated into the stairs to take advantage of the topography and views and provide visual access to some of highest quality (A-class) vegetation in the area. Importantly, they provide resting points for users.

DRAFT

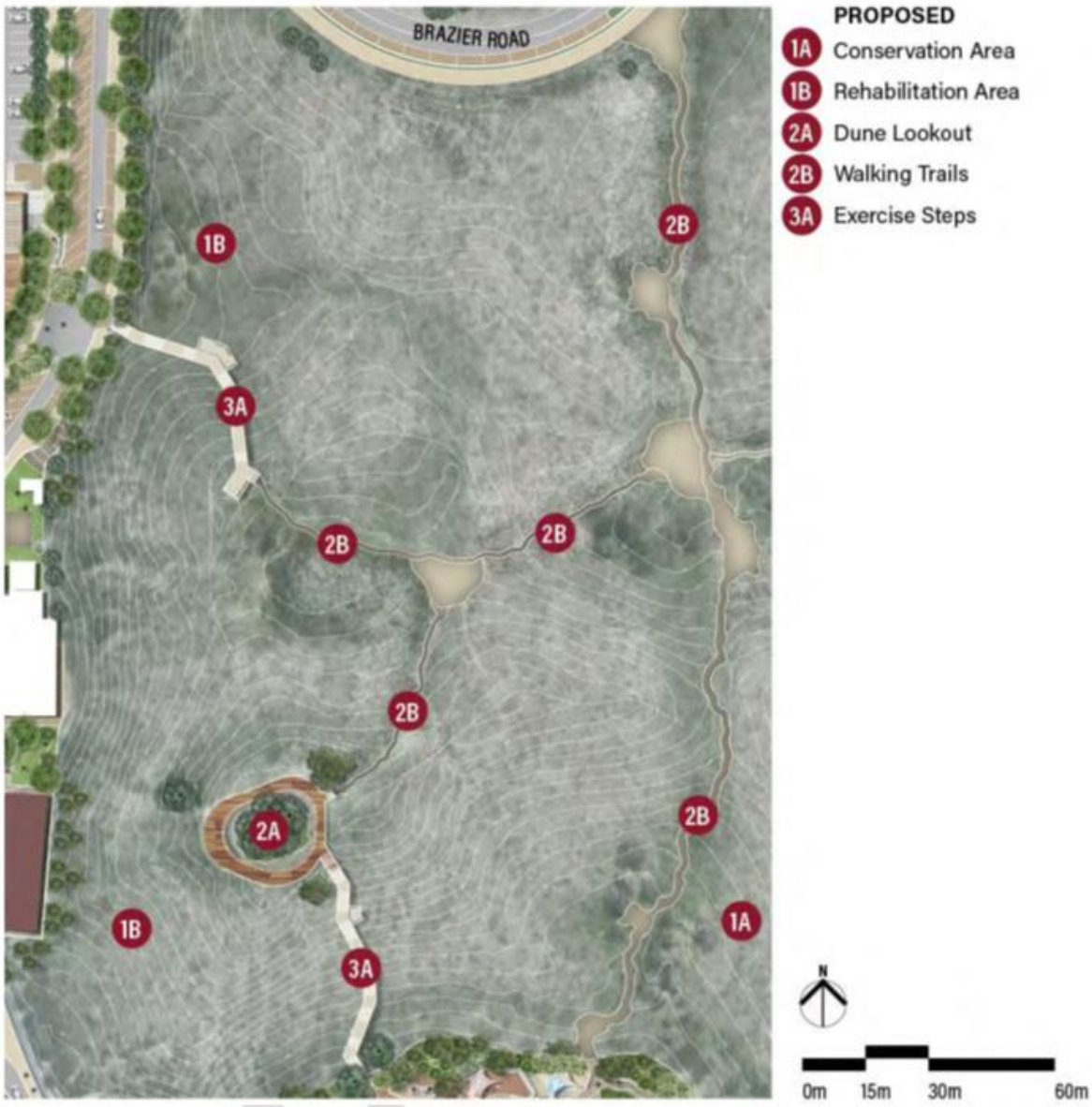


Figure 24. Dune Park Concept Plan (Appendix B)

4.7.5 "Fisherman's Hollow" Sub-Precinct

Currently an underutilised and aging asset, Fisherman's Hollow will provide a retreat from the beach and bustling foreshore and offer amenities unique to the YLP such as an intergenerational playground and a Changing Places facility.

Key elements of Fisherman's Hollow include:

1. **Proposed Café (refer 1A)**

   A new café building has been proposed at the entrance to Fisherman's Hollow to expand the food and beverage offerings in the precinct in alignment with the Masterplan. The new café opening to the park will offer a unique dining experience compared to other food and beverage options in the precinct. The café will be well supported by the increased patronage of the expanded and improved Event Lawn and Playground facilities.

2. **Playground (refer 2A)**

   Fisherman's Hollow is large enough to host a large-scale regional playground. Co-locating the Playground with the existing amenities, new cafe and event lawn all within Fisherman's Hollow will take advantage of the available space in this high-quality sheltered location.

3. **Event Lawn (refer 3A)**

   The Lawn will be formalized with the inclusion of an accessible perimeter path linking all the facilities surrounding the perimeter together, improving maintenance access and defining the edge of the lawn area. Services connections will be improved to accommodate larger scale events on the lawn along with amenities such as drinking fountains, rubbish bins, seating and additional picnic and shelter structures along the southern edge of the lawn. Additional tree planting around the perimeter and copses of trees on the edge of the lawn will improve the shade amenity in the Hollow while still leaving ample room for events on the lawn in the center.

4. **Changing Places Facility (Refer 4A)**

   The existing amenities block is proposed to be upgraded and as part of these works, will include a changing places facility to cater for increased visitation generated from the new Playground, Café and Events Lawn and importantly, take a significant step towards accessibility and inclusion.

5. **Realigned road, parking and upgraded pedestrian crossings (refer 5A)**

   The road easement and traffic lanes have been realigned to incorporate more parking, accommodate the connection to the new one-way road to the north and create a functional vehicle turnaround to maintain traffic flows and easy access to parking. The pedestrian crossing upgrade caters for the expected increased foot traffic between the Promenade and Fisherman's Hollow with the new and improved play, café, amenities, and events drawing people there.

6. **New 'Avenue' tree planting**

   Leading in from the Southern approaches to the precinct through to the SLSC, Brazier Rd will become an avenue of tree planting and evoke a sense of arrival to this beautiful regional coastal destination. These trees will also provide much needed shade and shelter for visitors to the Lagoon, as they stroll along The Promenade.

DRAFT

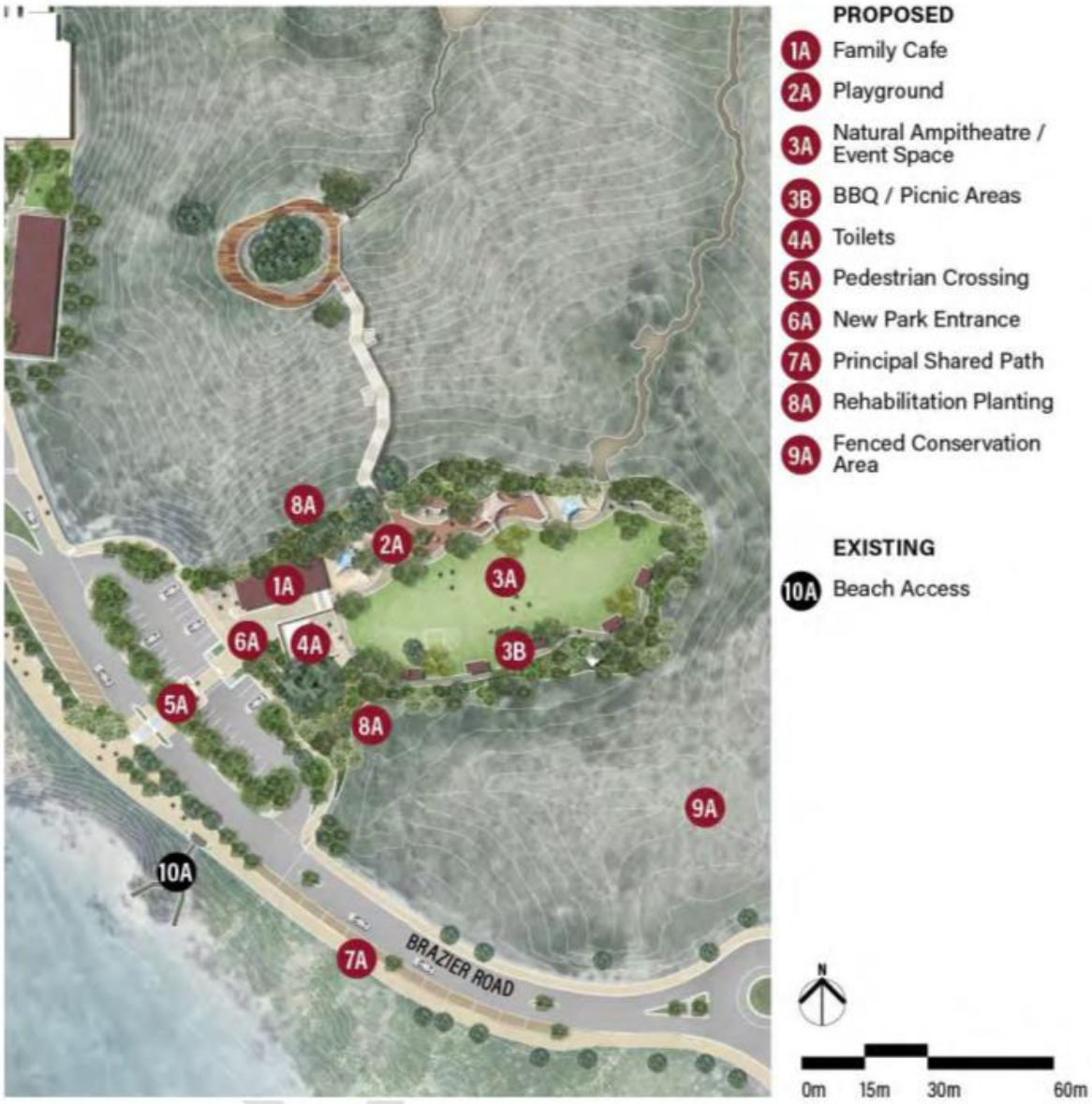
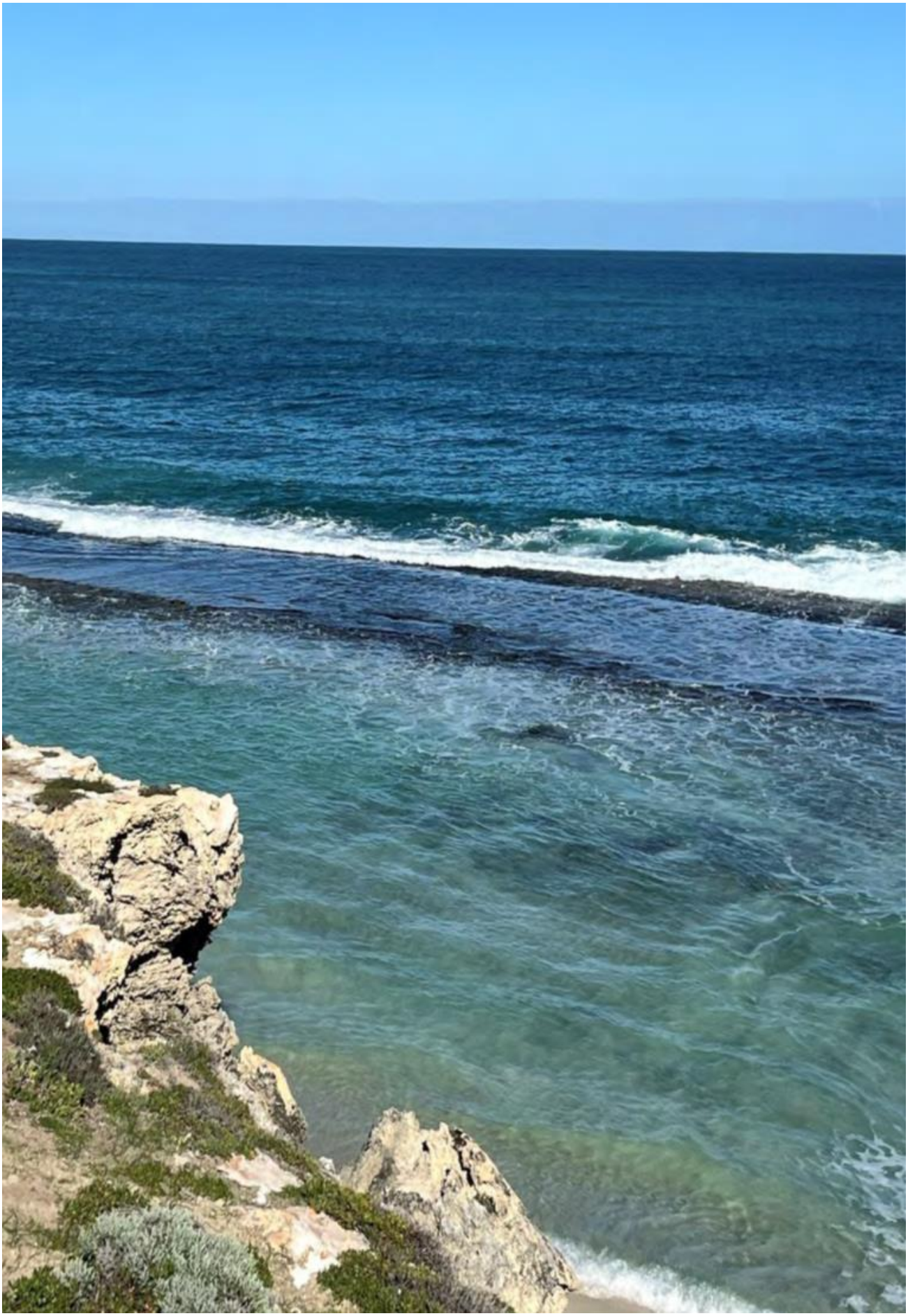


Figure 25. Fisherman's Hollow Concept Plan (Refer Appendix B)



4.8 Specialist Input

The FMP concept design was developed by UDLA with input from and in collaboration with a team of specialist consultants input provided. Some of this input dates to the PFMP Stage in 2024 but remains highly relevant and has been appended to this document (refer Appendix I – PFMP Reports). All studies, reports and other input developed for this FMP is provided as individual appendices, as references in the respective sub-sections.

4.8.1 Aboriginal Heritage (FMP Stage)

Two relevant scopes of work were commissioned to inform this FMP:

- Aboriginal Heritage Due Diligence Assessment (DDA) for the Yanchep Lagoon Precinct (Archae-Aus, July 2025)
- Aboriginal Archaeological and Ethnographic Heritage Survey + Report (Archae-Aus, September – December 2025).

The purpose of the DDA conducted by Archae-Aus (Heritage Consultants) early in the FMP stage was to understand the Aboriginal Cultural Heritage (ACH) of the YLP and identify potential heritage constraints and critical steps to support the cultural heritage management process. The DDA initiated the issue of an Activity Notice to South-West Aboriginal Land and Sea Council (SWALSC), who subsequently requested that the City undertake an Aboriginal Heritage Survey. This was conducted by Archae-Aus, comprising an archaeological and an ethnographic survey conducted on Country in September 2025 with the participation of four Whadjuk Noongar Traditional Owners, assisted by ULDA and City staff. Whadjuk Noongar Traditional Owners participated in all aspects of the ethnographic and archaeological survey and are aware of the results detailed in the Archae-Aus report. Separate face-to-face engagement was held in November 2025 with another Whadjuk Noongar Elder to discuss the ACH values of Fisherman's Hollow, a site recorded on the State Register of Heritage Place for its significance to the European history of Yanchep.

4.8.1.1 Archaeological Survey Findings

The archaeological survey of the Yanchep Lagoon Precinct was conducted to identify any known or potential Aboriginal archaeological heritage issues that may affect the proposed works, record artefacts, and examine the potential for subsurface cultural materials.

It found no new archaeological sites during the survey. However, the Survey Team identified one isolated artefact and discussed the potential for subsurface archaeology within the Project Area, identifying places of interest to the community for further archaeological investigation. Given the largely pristine nature of the landscape and the isolated artefact found during the survey, the archaeologists and Traditional Owners agreed that there was high potential for subsurface archaeological deposits, particularly around Fisherman's Hollow and Mary Lindsay Homestead. This is supported by recent scientific research that has shown that the Swan Coastal Plain has intact archaeological deposits that are not always reflected on the surface. Although the majority of this research has been focused on Bassendean sands, some younger deposits have been identified in the Quindalup dunes. Therefore, the Survey Team has recommended that a shovel test pitting program be completed across the extent of the Project Area, with a focus on zones of high subsurface ACH potential, to confirm the presence of any archaeological deposits that may be impacted by the proposed works.

DRAFT

4.8.1.2 Ethnographic Survey Findings

The purpose of the ethnographic survey of the Yanchep Lagoon Precinct was to identify any places of ethnographic value and document any concerns regarding the proposed works. The Whadjuk Noongar Traditional Owners who attended the on-Country survey (September 2025) discussed the significance of the area and the known history of Fisherman's Hollow. Although they did not share specific details about the site, they stated that the place would have been used by their ancestors for camping and hunting. This was confirmed during in subsequent consultation (November 2025) with a Whadjuk Noongar Knowledge Holder, who shared that Fisherman's Hollow was "a seasonal camping place". Importantly, the Knowledge Holder confirmed that the site holds significant spiritual and cultural meaning and that the Waugal, the Creation Being, moved through here when landscapes were created.

A key outcome from the ethnographic survey and the engagement with Whadjuk Noongar Traditional Owners and Knowledge Holders was that Fisherman's Hollow is a place that contains Aboriginal Cultural Heritage and therefore should be registered under Section 5 of the Aboriginal Heritage Act (1972).

The full copy of the heritage survey report including a detailed description of the methodology, engagement, stories and recommendations is provided as Appendix G.

4.8.2 Environmental Investigations (FMP Stage)

The environmental investigations conducted by Natural Area (Environmental Consultants) during the FMP Stage comprised of three parts:

- The Detailed and Targeted Flora Survey + Report described in Section 3.2
- The Detailed Fauna Survey including habitat assessment + Report as described in Section 3.3
- The Environmental Management Plan (EMP), as partially described in Section 4.3.

All outputs from these investigations, including information about the survey methodology and results, can be found Appendix E – Environmental Reports.

The work expanded on the preliminary desktop investigations and preliminary EMP developed by Natural Area during the PFMP Stage and foster alignment between the environmental aspirations of the project and the FMP design as presented herein. Examples of this include:

- Natural Area provided input into the Design Control Framework prepared by UDLA (Appendix C), to ensure that planting guidance provided for the various vegetation types and ecosystems were appropriate and that material proposed for key design elements like the boardwalk was selected to enable fauna movement and promote habitat
- Natural Area mapped the extent of the proposed development areas against the vegetation qualities across the site to help quantify the approximate extent of clearing across the site.
- Natural Area informed the consultation with DPLH and DWER to date.

Importantly, the EMP will provide clear guidance across several stages of the FMP implementation, specifically the ongoing management of vegetated areas. Recommended management strategies include:

- Flora and vegetation management
- Weed control
- Native fauna management
- Feral pest management
- Rehabilitation program

4.8.3 Civil and Services Engineering (FMP Stage)

An Engineering Services Report (ESR) was prepared by JDSI (Engineering Consultant) to support the FMP and is provided as Appendix F. Building on the preliminary findings from the PFMP which JDSi were involved with, their report outlines the key considerations for development of the Yanchep Lagoon Foreshore, with particular focus on the earthworks, roadworks, drainage, and servicing.

4.8.3.1 Earthworks

The detailed design for bulk earthworks will need to consider the levels of the natural landforms, existing facilities, and should be undertaken in accordance with recommendations contained in the Structerre Geotechnical Investigation Report summarised in Appendix F. It should also consider the findings from the City's Coastal Management Study which may lead to the existing CHRMAP being adjusted. Given this, any ground or floor levels shown in FMP drawings, are considered preliminary.

There is the potential that hard rock, in the form of limestone, is present on site. This material is typically able to be excavated, albeit at a slower rate, utilising standard civil machinery. Given the typical geology of the Site and high likelihood of sand drift and dust nuisance, the extent of clearing and earthworks should be limited to the absolute minimum and final batters shall be shaped to as flat a grade as possible. Formal stabilisation, in the form of planting and jute matting, will likely be required for any undeveloped areas where the underlying sandy soil is exposed.

4.8.3.2 Roadworks

The road network surrounding the YLP is under the control of the City and as such all works on and abutting the public roads will be subject to the City's approval. It typically consists of engineered pavements with asphalt wearing course and kerbing and roads generally follow the existing topography and have a curved geometry, with verges of variable width and grade.

The North-South section of Brazier Road and Capricorn Esplanade consists of a high-quality road with central medians, on-street parking and concrete pedestrian paths. The east-west section Brazier Road through to Yanchep Beach Road is a lower quality road, with no kerbing or pedestrian pathways.

The FMP proposes to upgrade select areas of the existing road network to create a low speed, pedestrian friendly and safe road network. To support this, the following considerations will apply to the civil design:

- Narrow traffic lanes of 3m widening to 3.5m on proposed bus routes.
- Buffer from traffic lanes to parking bays of 0.8m for parallel bays and 0.5m for angled bays.
- Traffic calming devices such as raised crossings and medians.
- Geometric considerations such as chicanes and small radius kerbing
- Alternative pavement colours and treatments as described in Appendix C – Design Control Framework (UDLA, 2025).

4.8.3.3 Stormwater Drainage

The existing stormwater network for the precinct is not being altered substantially, and it is expected that it can be maintained in its current form, with only minor adjustments to pit locations to suit the new road layout. The proposed development sites in The Settlement, The Promenade and Fisherman's Hollow Sub-Precincts will require the installation of additional drainage infrastructure. It is expected that this will consist of isolated soak wells or underground storage tanks to manage the increased run-off from impermeable areas.

Once completed, the City will own and maintain all stormwater infrastructure hence all design and documentation must comply with their guidelines and standards, as well as the the Local Government

Guidelines for Subdivisional Development (IPWEA). An Urban Water Management Plan (UWMP) is currently being finalised, to provide further guidance on the design development implementation.

4.8.3.4 Wastewater Drainage

The Water Corporation owns and maintains the wastewater reticulation network in the surrounding area, however there is no reticulated sewer currently able to service the proposed development sites within the YLP.

Water Corporation scheme mapping indicates that the majority of the YLP is to be serviced by a wastewater pump station (WWPS) proposed for the Fisherman's Hollow area as part of Water Corporation's 5-Year Capital Investment Programme. This is preferred by the City over an onsite sewerage system or temporary works which may include a private package pump station. At the time of writing, the City is liaising with Water Corporation regarding the timing for the WWPS.

Preliminary discharge volumes for the development sites have been calculated, based on the concept design developed by architects Hames Sharley. These need to be verified once detailed design for the respective developments is underway.

4.8.3.5 Services

Service locating at key areas should be undertaken ahead of detailed design as the requirement to relocate or remove services presents a financial and timing risk to the project.

Power

Indicative power loads for the development sites have been calculated and were used to estimate the total loads across the YLP. It is anticipated that two new substations (HV switchgear and transformer) will be required to service the proposed developments and support additional upgrades to public roadway or pathway lighting.

A Design Information Package describing the upgrades to the electrical network proposed for the YLP has been prepared by JDSi and submitted to Western Power who owns and operates all electrical supply network assets within vicinity of the development area. Liaison between the City and Western Power is ongoing.

Gas

There is currently no ATCO Gas network available within the YLP. A supply agreement between the City and ADCO Gas is currently underway to enable the construction of a gas pipe to service the BOGH site, noting this development does not form part of the FMP scope. It is anticipated that all proposed development under the FMP will rely on bottled gas.

4.8.4 Architecture (FMP Stage)

The PFMP proposed three (3) built form developments including concept designs which were developed by architects Hames Sharley in collaboration with UDLA, and then tested and refined with the community and government stakeholders in 2024:

- The Beach Bar, located in The Settlement Sub-Precinct
- The Retail Building, co-located with the existing Orion Café in The Promenade Sub-Precinct
- The Family Café, located at Fisherman's Hollow.

The FMP refines these concepts to

- Better capture the scope of the buildings and related enabling works to allow a costing of the project to occur in future stages.

- Enable coordination of services to position the City to forecast/plan for and implement updates to services to meet the demands of the proposed buildings; and
- Create a vision and indicative design direction for future developer(s) for each space that highlights key parameters and design intent that respond to the overall FMP principles and character.
- Develop further design guidance to enhance the sense of place through considered materiality, scale and massing.

The development of the building designs has benefitted from a more accurate topographical survey undertaken by MNG in July 2025, enabling the team to check assumptions made during the PFMP stage. This resulted in buildings which are more responsive to the context and conditions of the various building sites. Where changes to the building design and location have occurred in the FMP, these have led to a more resolved design, that responds to the unique Yanchep setting and place, better serves future users, and is more easily and cost effectively serviced.

Another important input to the design development process was the collaboration with disability access consultants O'Brien Harrop Access (OHA), on the opportunities to enhance the universal accessibility of the journeys to, through and within the precincts and buildings. The design team iteratively worked together to respond to user needs and specific functional requirements that the buildings should provide to those with disabilities by improving movement and experience for all.

The design evolution considers changes that are anticipated to respond to specific future building occupants and tenants' expectations, whilst providing sufficient flexibility to cater to some unknown aspects. In the following sections the rationale and key moves undertaken to progress the built form is explained as an introduction to the drawing set provided in the appendices. The three buildings of the Beach Bar, Retail and Family Cafe Family Cafe have been progressed conceptually and better resolved in relation to building design, landscape and servicing considerations.

The design responses for each of the three buildings that the FMP refines and further explores, provide for an overall Yanchep Lagoon development that offers:

- Additional community and commercial offerings, creating a community precinct co-located with the existing surf life-saving club and changing facilities. New development seeks to rationalise the existing levels within this area and improve pedestrian and visual connections between Brazier Road and the beach. Secondly, the approach is to provide several activity nodes throughout the precinct, that offer a variety of community, commercial and recreational options with a unique character.
- From a movement and traffic perspective, the evolved design concepts facilitate improved efficiency for private vehicles and public transport access together with additional parking provided whilst reducing the impact and space required.
- In support of the principle of a holistic movement network that prioritises active transport users and accommodates all levels of mobility, the Beach Bar design specifically incorporates publicly accessible access ramps linking to the carpark and existing Surf Club surrounds. The access ramp incorporates a lookout point/photo opportunity spot as a key feature of the journey to the beach. This responds to universal accessibility as well as ensuring enjoyment of the unique landscape typology and expansive coastal views by all.

The subsequent pages provide an overview of the built form refined during the FMP Stage with the intent to provide parameters and an overall vision for a future detailed building design in alignment with the Design Principles established in 2024. It is intended that all built form within the YLP needs to

align with the intent of the FMO, including the guidance provided in Appendix C -Design Control Framework.

4.8.4.1 'Beach Bar'

This building is intended as a simple food & beverage offering that enhances access between Brazier Road, the Surf Life Saving Club, and Yanchep Beach. It capitalises on the development potential of the existing car park, optimising its use to create stronger connections between Brazier Road and the beach.

Key Design Considerations:

- Interface: Allow the building to 'hug' the top of the dune, remaining close to the landscape.
- Access: Ensure the eastern edge of the pavilion is elevated just enough to feel grounded, making the building easily accessible from the car park.
- Pedestrian access: Position the pavilion veranda at a level and location that facilitates pedestrian bridge access from the northern corner of the surf club on Brazier Road, while ensuring sufficient clearance for vehicles below.
- Western car park adjustment: Modify the western car park level to improve both vehicle and pedestrian access to the surf club forecourt.
- Shading solutions: Implement shading that balances protection from the harsh afternoon sun with uninterrupted views of the ocean, ensuring the veranda remains an inviting, usable space.
- Roof profile: Adopt a roof design that minimises interference with the ocean view to the southwest from the Brazier Road entrance roundabout, while opening to views across the dunes.
- Service access: Discreetly integrate service access into the building's design, utilising spaces like the car park to maintain functionality without compromising the aesthetics of the structure visible from all sides.

4.8.4.2 Family Café - Fisherman's Hollow

This building is envisaged as a small café with most seating located in the surrounding outdoor areas, overlooking the adjacent playground and grassed area. An upgraded ablutions block is also proposed, and as an addition to the PFMP design, the inclusion of a Changing Places Facility.

Key Design Considerations:

- Building visibility: The building cluster is intended to frame the interface between the Promenade and the park, and it is designed to be viewed from all angles, with service access positioned facing away from the public eye where possible.
- Indoor and outdoor balance: The indoor space is kept minimal, with multiple outdoor seating options provided. These include spaces overlooking the ocean and others facing Fisherman's Hollow, offering a variety of comfortable, sheltered spots for visitors throughout the day.
- Transparency: The building is designed to be transparent, maintaining an open visual connection between the seafront and Fisherman's Hollow.

4.8.4.3 Retail Building

This is a small retail facility facing Brazier Road and the ocean, with a net lettable area of approximately 300m². It will offer nominally five tenancies, each 6 x 10m, typically the minimum standard size for a small specialty retail tenancy. These could house many uses however, in placing

this building next to the Orion café, it is imagined that these would be complementary with the café, for example a small delicatessen or ice cream shop.

Key Design Considerations:

- Structure and flexibility: The building features a simple design with a sloped roof rising from east to west. Columns are placed on a 6-metre grid along the western frontage, allowing flexibility for either a larger tenancy or up to five smaller tenancies of 60m² each. This ensures that the structural elements are integrated into the tenancy walls, maintaining a clean and functional design.
- Maximising height: The building height is maximised on Brazier Road to ensure public prominence.
- Canopy design: A minimum 2.5m canopy is provided at a height of 3m, emphasising the civic edge this small building can offer. Signage should be placed above this street canopy, with pendant signage possibly used below. The canopy provides shelter from coastal conditions and offers covered alfresco space if required.
- Roof profile: The roof profile should be carefully considered – expressed, visually lightweight, and coastal in character, avoiding a parapet masonry roof.
- Shopfront glazing: Shopfront glazing should be controlled or specified by the owner to ensure consistency in appearance.

4.8.4.4 Existing Surf Club Rooftop

The existing Surf Life Saving Club (SLSC) building was designed and constructed to accommodate a second level, providing an opportunity to utilise the roof space as a rooftop or similar space. During the consultation process in 2024, the concept of an open deck be built on top of the existing building was explored and received support from stakeholders. The deck concept is intended to keep the view lines open across the top of the building and not increase the built form mass right next to the foreshore. Further, the public deck could take advantage of this premium location and

- Activate a currently underutilised asset
- Create a community space suitable for and private events
- Increase public realm which is easily accessible and offers expansive views.

4.8.4.5 Coastal Adaptation

The design of the Built Form integrates key coastal adaptation principles from Western Australia's State Coastal Planning Policy (SPP2.6) and the City of Wanneroo's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP), ensuring structures are resilient to coastal hazards while enhancing community connectivity and future adaptability.

In line with coastal hazard management principles, the Beach Bar and the Retail Building are designed with a 30-year design life in mind, acknowledging that coastal risks may evolve over time. These buildings will be constructed without excessive mitigation measures like piling or retaining walls, allowing them to remain adaptable to changing conditions.

For the Beach Bar, elevating the pavilion by 1.2 meters mitigates impacts to the dune environment and risks associated with storm surges. This strategic elevation allows the pavilion to "hug" the dune, preserving the natural landscape while enhancing accessibility from the car park and beach. The veranda and pedestrian access are thoughtfully positioned to ensure safe movement. The pavilion's roof design minimises visual impact, preserving ocean views and complementing the surrounding environment. The modular design of the Beach Bar also allows for future adjustments or

decommissioning as coastal hazards evolve, with lightweight, flexible building systems facilitating temporary or sacrificial development if necessary.

Likewise, the Retail building's simple, flexible layout allows for future adjustments to suit a variety of uses. The structure's modular and lightweight design reduces environmental impact, making it adaptable to changing conditions over time. A 2.5-meter canopy provides shelter from harsh coastal conditions, offering a comfortable outdoor space that can evolve with climate change.

Both buildings are designed with a "light touch" to the ground, minimizing their environmental footprint and ensuring long-term sustainability. Their modular and flexible layouts allow for changes in use, accommodating future shifts in tenancy or function. The shading solutions, alongside the use of durable materials, reduce the impact of heat and salt exposure, ensuring comfort and longevity in a coastal environment. The Cafe at Fisherman's Hollow is located behind the 2100 coastal set-back, mitigating coastal hazard risk, and due to its elevation not considered at risk of coastal erosion or similar climatic impacts.

4.8.5 Access & Inclusion (FMP Stage)

An Access and Inclusion Study was prepared by O'Brian, Harrop and Associates (OHA) to review the Preliminary Foreshore Management Plan (PFMP) and understand the level of alignment between the design align and the City of Wanneroo's Community Development Plan 2021/22 – 2025/26. The Study (Appendix H) found that the PFMP offered a holistic, whole of community approach that supports the four focus areas of the City's Plan. Following the issue of the study, OHA participated in a range of workshops to guide the development of the FMP design, ensuring it considers different abilities and user needs and thus supports a more equitable access to public amenity.

4.8.6 Transport and Access (PFMP Stage)

A Transport and Access Strategy (TAS) was prepared by traffic consultants PJA during the PFMP phase to support and inform the review of the YLP Masterplan, the evaluation of new ideas and the development of the approach which underpins the FMP. The approach to transport is as follows:

- Safer environment for all transport modes
- Prioritise pedestrian and active travel - reducing car dominance within the Precinct:
- safe (wide and well-lit), shaded with street trees and connected footpaths to/from all foreshore destinations and proposed off-street and on-street car parking areas.
- slow speed streets (30km/hr operating speed is the goal) for all traffic.
- Undertaking staged (one-way flow to full closure) of Brazier Road south of Capricorn Esplanade that location (in the longer term). The creation of a one-way Capricorn Esplanade will create an attractive pedestrian priority area, that could ultimately become a fully closed section of Brazier Road in the future.
- Additional shared path to run along the length of Brazier Road from Yanchep Beach Road to Capricorn Esplanade.
- Supporting infrastructure such as bike racks and water fountains and wayfinding will also be provided.

The strategy also recommended the staged partial-to-full closure of Brazier Road and Capricorn Avenue. However, this recommendation was ultimately not adopted in the PFMP of the FMP, following feedback from the community and government stakeholders, and consideration of other project priorities, including parking provision, economic feasibility, and the protection of existing vegetation.

4.8.6.1 Low-Impact Car Parking Improvements

- Central off-street car park at the surf-life saving club to remain at its current capacity.
- Increasing capacity at the northern off-street car park at Mary Lindsay Homestead.
- Providing additional, formalised on-street parking throughout the precinct along road edges.
- Providing opportunities to take advantage of advances in transport technology through the provision of active parking signage and charging infrastructure for electrified modes. The "Active Parking" Signage Strategy is recommended to be embedded as a requirement to future developers (or other parking availability technology measures) to enable drivers to know where to go for parking (north or south) to prevent circulating around the lagoon.
- Decentralise car parking and support pedestrian access (ie. key connectors like boardwalk).

4.8.6.2 Rail to Bus Transport

- Public Transport within the precinct is currently minimal. The City will work with the State Government for the implementation of infrastructure and facilities that support increased use of bus transport between the YLP and the newly opened Yanchep Railway Station. The trial currently underway is a step into this direction and can be built upon to improve connectivity if YLP.
- It is proposed to develop a centralized transport hub that can accommodate a proposed shuttle bus and/or PTA bus services in addition to on-demand transport and drop-off/pick-up bays.
- Potential locations for additional bus stops and a potential amendment to the existing bus route were explored as part of the PFMP and will be discussed further with the PTA and DoT.

The Strategic Transport and Access Approach (PJA, 2024) is included in Appendix I.

4.8.7 Economic Feasibility (PFMP Stage)

An Economic Feasibility Report (EFS) was prepared by economic advisors Pracsys in 2024 to support the PFMP Stage. This work expanded on an economic feasibility assessment undertaken by the City in 2020 as the basis for Council supporting the proposal for commercial development as part of the Yanchep Lagoon Masterplan. As the City progresses with an FMP, it may require updated findings to inform the FMP's rollout. The 2024 EFS included revised modelling based on current data and changes in potential commercial development based on constraints identified through the PFMP process.

Summary of Results

Under conservative modelling, the assessment estimated that the combined expenditure captured in the YLP from Primary Catchment residents, Secondary Catchment visitors, and tourists will be sufficient to support 900m2 of Food and Beverage floorspace and 1,110m2 of Shop/Retail floorspace in 2024. This reflects an undersupply of 350m2of Shop/Retail and an oversupply of 620m2 of F&B floorspace in 2024, relative to the floorspace supply indicated in the preferred option for the FMP. With forecasted population and tourist visitor growth, the total quantum of commercial floorspace is likely to be supported by 2026, with all commercial floorspace supply estimated to be supportable by 2031.

The PFMP and subsequently, the FMP consider the findings from the EFS as follows:

- Align with the guidance provided regarding floor areas (sqm) and uses.
- Enable a staged the delivery of commercial floorspace in line with demand.
- Maintain flexibility between Food and Beverage and Shop/Retail floorspaces.

- Align the composition of Shop/Retail floorspace with demand.

The EFS Report (Pracsys, 2024) is provided as part of Appendix I.

4.8.8 Bushfire Management (PFMP Stage)

A Bushfire Management Plan (BMP) was prepared by BushFire Works (specialist consultant) to support the PFMP (2024) and it informs this FMP. At this stage, it is assumed that no structures are 'habitable' and subject to SPP3.7 requirements or constitute vulnerable land uses which under SPP requirements, trigger a requirement to prepare Emergency Evacuation Plans. The preliminary assessment conducted by BushFire Works is to focus on risk assessment and possible management through 'acceptable solutions.'

4.8.8.1 Identification of bushfire hazard issues

Due to dense Scrub and Shrubland vegetation and strong winds, the area is considered to have an 'Extreme' Bushire Hazard level. The speed and intensity of a fire originating within the foreshore reserve under conditions of extreme fire weather (dry fuel, high temperatures, strong winds), would be very difficult to control. Effective surveillance, notification and rapid response would be required.

4.8.8.2 Bushfire Attach Levels and Asset Protection Zones

A pre-development Bushfire Attack Level (BAL) contour analysis for the overall study area demonstrated that some areas had ratings ≥BAL-29 which require mitigation through establishing or extending appropriate APZs. Post-development BAL contour analyses for the overall study area, and for each of the precincts confirmed the attainment of BAL-29 with the nominated surrounding Asset Protection Zones (APZ).

APZs to ≤BAL-29 (High Risk Rating) have been established around all existing and proposed structures. Firebreaks, access ways and APZs will be managed to the specifications of Schedule 1 (refer to BMP) at Low threat in perpetuity. Any replanting of vegetation within the APZs will be to Schedule 1 specifications.

Based on the Extreme Bushfire Hazard Level, it is important that bushfire management measures (ie. APZs, emergency water supplies, bushfire surveillance, reporting, early evacuation, and facility closures), are implemented to reduce the risk posed to visitors and owners. Bushfire management measures of a general nature have been provided in the BMP, which comply with SPP3.7, for the Yanchep Lagoon area and its immediate surrounds. Site-specific assessments of vulnerable tourist facilities and their evacuation requirements will be required during future planning stages.

The BMP (Bushfire Works, 2024) is provided in as part of Appendix I.

DRAFT



4.9 Preliminary Foreshore Management Strategy

This section describes a high-level strategy to address issues critical to the development and focus efforts for the implementation of the Plan. Recommendations are informed by the work undertaken for the FMP to date and centre around information gaps, engagement requirements, development controls, and general considerations.

4.9.1 Future Investigations

The investigations undertaken during the FMP stage have closed many of the gaps identified in the PMFP however, the following areas of this FMP remain unresolved and warrant consideration to inform the detailed design and implementation of the Plan:

- BOGH Development: At the time of writing this report, a current design direction and concept design for the former Surf Life Saving Club were not available. Consequently, the environmental impacts and general implications of this building, its location and influence on the FMP could not be considered in a meaningful way. For the successful implementation of the Masterplan and this FMP, it is critical that the proposed BOGH design aligns with the Design Control Framework and the design philosophy overall. The design should also inform the Southern landing node of the Boardwalk and vice versa.
- Yanchep Coastal Management Study: Concurrently with the development of the PFMP and the FMP, the City of Wanneroo is undertaking a detailed Coastal Management Study to understand the mechanisms driving coastal dynamics and to better assess risks to the foreshore. The study is currently in its Detailed Design phase with design options being shortlisted and a preferred option agreed in late 2025 / early 2026. Consequently, the study outcomes were not available to inform the development of the FMP. While no clash between the FMP and the study options was identified, CHRMPS and response strategies for the various assets within YLP (built & unbuilt) will need to agreed and considered in the implementation.
- Cultural Heritage: The Report of Aboriginal Archaeological and Ethnographic Heritage Survey for the Yanchep Lagoon Precinct developed for the FMP (Archae-Aus, 2025) made a range of recommendations which aim to protect the cultural heritage of the YLP and integrate it into the YLP in collaboration with members from the Aboriginal and Non-Aboriginal community. To align with these recommendations, the City may consider further investigations and initiatives, such as Cultural Mapping, a practice used to capture the cultural qualities of a site - both intangible (e.g., language, sacred places) and tangible (e.g., burials, archaeological sites) cultural assets, materials, norms and values. Cultural mapping differs from typical cultural heritage assessments or management plans as it is not driven by WA State Government regulations and not intended to mitigate development risk. Instead, it is a tool for heritage management, education and intercultural dialogue driven by a genuine collaboration and knowledge transfer between Aboriginal and Non-Aboriginal people, placing a focus on empowerment and in doing so, delivering on the City's RAP commitments.

4.9.2 Government Stakeholder Engagement

The engagement process for the PFMP was structured around a series of workshops which included extensive consultation between UDLA, the City and different government stakeholders, including Department of Planning, Lands and Heritage (DPLH), Department of Transport (DoT), Environmental Protection Authority (EPA), and Department of Biodiversity, Conservation and Attractions (DBCA). These conversations have been progressed during the FMP stage with workshops being held in August and October 2025.

DRAFT

DPLH have reiterated a recommendation made in 2024 for a meeting between the City of Wanneroo CEO or Mayor and the WAPC Chair ahead of the FMP being formally considered by the Western Australian Planning Commission (WAPC). A positive relationship will support a smoother endorsement process for the FMP.

Similarly, engagement with the Public Transport Authority (PTA) should be sought to support the discussion around public transport connections between Yanchep Lagoon and how to expand the trial currently underway at the YLP, as well as investigating further initiatives to make the area for accessible for tourism. Anecdotal evidence from community members as part of the 2025 engagement suggests that tourists are using public transport to arrive at the YLP – this could be further investigated in consultation with Tourism WA and other relevant organisations.

4.9.3 Design Control Framework

The FMP proposes a Design Control Framework to provide design guidance on the implementation of the Plan described in Section 4.1 to ensure high design quality and alignment with the environmental, cultural, and public realm priorities of Yanchep Lagoon. This document is appended to the FMP as Appendix C, with the following pages providing an overview of the information provided. It forms the basis for the scoping and procurement of design services for the development sites within the YLP.

4.9.3.1 Alignment with State Planning Policy 7

The "light-touch" philosophy and the three design principles adopted for the YLP and described in Section 1.5 prioritises design outcomes that are guided and shaped by the natural landscape. This approach is directly aligned with the ten Design Principles of State Planning Policy 7 – Design of the Built Environment with consideration for:

- **Principle 1 – Context and Character:** Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.
- **Principle 2 – Landscape Quality:** Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.
- **Principle 7 – Legibility:** Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Any development occurring within the YLP, public or private, will need to demonstrate compliance with the Design Control Framework, as well as the legislation, statutory policies and frameworks described in Section 2 of this FMP (current and future).

4.9.3.2 Structure of the Framework

The Design Control Framework will act as a tool for the City to measure the merit of development proposals from private developers and to provide guidance to internal project teams tasked with the delivery of public works within the YLP (ie. the playground at Fisherman's Hollow). It also enables the City to continue with the iterative engagement and design process with the Yanchep community, aligning development with community needs.

The Design Control Framework combines three critical aspects of the FMP Design:

- Vegetation: Provide specific guidance on the modification of vegetation within the foreshore, including suggested species, and is applicable to the entire YLP. It builds on the different vegetation types and ecosystems identified in various environmental reports consulted for the project.
- Public Realm: Provide general guidance on the design of the public realm including, but not limited to materials, barriers / fencing, street furniture and is applicable to the entire YLP. It The

result represents a contextually responsive palette, sensitive to the coastal environment while supporting the functional and aesthetic needs of a contemporary public setting. It also includes Sustainable Design Criteria for consideration of environmental, social, and economical impact.

- Built Form: Provide guidance on the design of building structures, proposed in select sub-precincts. It focusses on buildings which are simple, robust, and permeable, encouraging fluid transitions between indoor and outdoor spaces, and enhancing the user's sensory connection to the sea and landscape.

DRAFT



5. IMPLEMENTATION

This section describes the minimum requirements to implement the Plan outlined in Section 4 and is to be read in conjunction with the Implementation Schedule provided as Appendix D. This schedule offers guidance on critical actions / tasks, sequencing, and compliance requirements for public and private works delivered within the YLP. It is a live document, used by the City's project delivery team to map out a path for implementation of the FMP, aligning with key project phases, being:

- **Pre-Construction / Planning** – This phase establishes the technical, organisational and regulatory foundations for a specific works package (ie. the boardwalk linking The Settlement and Mary Lindsay Homestead Sub-Precincts). Its purpose is to confirm scope, understand site conditions, define risks, and outline the pathway for procurement of specialist consultants for the design, approvals and detailed cost planning.
- **Construction** – This phase focuses on translating documented and approved designs into built outcomes. It involves contractor procurement, site establishment, construction management, quality control, and ensuring works are delivered safely, on time, and in accordance with the contract and approved documentation.
- **Post-Construction** – This phase ensures the completed works perform as intended, establishes operational readiness, and finalises all obligations under the defects and handover periods. It includes performance monitoring, and maintenance coordination.

5.1 Staging the Implementation

The implementation of the FMP will be staged in line with funding available for the various aspects of the Plan outlined in Section 4. Works will likely be grouped as follows:

- Services upgrades (Stages 1 + 2) as described in the Services Engineering Report prepared by JDSi. The delivery of these works is already funded and planned for 2026 – 2027 with construction for Stage 1 – Brazier Rd commencing in late 2025, providing critical infrastructure for the YLP to enable the FMP Implementation.
- Civil Works / Parking Upgrades as described in the Services Engineering Report prepared by JDSi. 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.
- Private 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.

The critical enabler for the public works (3rd point above) is the detailed design for the Sub-Precincts; the FMP Design is currently at Concept Design stage only and not suitable for tender or construction. Subject to endorsement of the FMP, a staging plan and detailed programme will be developed to guide the implementation and importantly, prioritise work packages which are already funded and/or which offer the highest community benefit. This planning effort will form part of the Pre-Construction Phase.

5.2 Governance & Approvals Process

Initially, the Draft FMP will be reviewed by the City of Wanneroo ahead of a Public Advertising Period in late 2025 / early 2026. The Draft FMP will then be updated to reflect feedback from the community, if needed, and finalised as FMP document. The FMP will then be re-submitted CoW Council in early 2026 for final approval before being formally submitted to the WAPC, via the Department of Planning, Lands and Heritage (DPLH) for distribution to government agencies. This will be the formal review and approval process for the FMP with the WAPC acting as the approving authority to endorsing the FMP subject to any concerns being addressed by the City. Once aligned with State Government expectations, the FMP will be formally adopted by the City which means that any development, public and private, within the YLP with then be subject to the requirements described in this FMP.

The FMP will not apply to infrastructure upgrades such as precinct-wide water and sewerage reticulation, communications, gas etc. These are being delivered as part of a separate scope of works to support the implementation of the FMP, being the detailed engineering design and services upgrade works. These works, including relevant authority approvals to a construction ready status are currently underway, and will be progressed in consultation with the City of Wanneroo and other stakeholders. However, the services strategy has been developed in parallel with this FMP and considers its intent, specifically with regards to environmental impact. The Engineering Summary Report prepared by JDSi (Appendix F) provides further information.

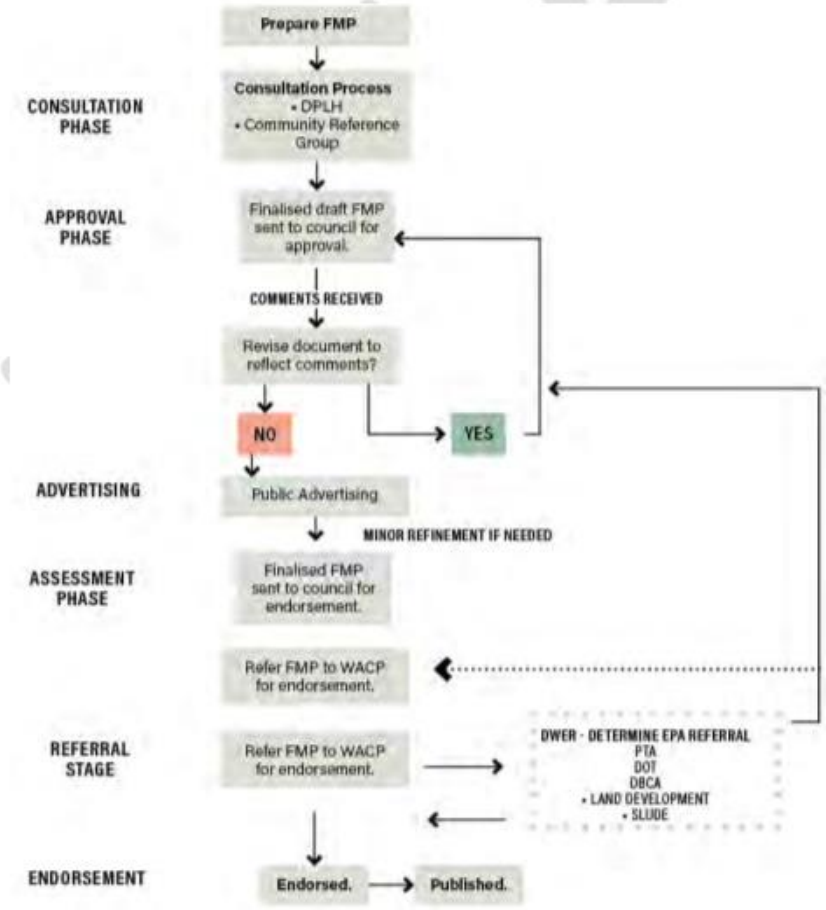


Figure 26. FMP Approval and Endorsement Process

6. APPENDICES

The following documents have been appended to this FMP report document:

A. CAD Drawing Package including Masterplan and Concept Plans, prepared by UDLA (2025).
B. Coloured Drawing Package including Masterplan and Concept Plans, prepared by UDLA (2025)
C. Design Control Framework, prepared by UDLA with input from Hames Sharley & Natural Area (2025)
D. FMP Implementation Schedule, prepared by UDLA (2025)
E. Environmental Management Report (EMP), prepared by Natural Area (2025)
F. Engineering Services Report, prepared by JDSi (2025)
G. Report of Aboriginal Archaeological and Ethnographic Heritage Survey for the Yanchep Lagoon Precinct, prepared by Archae-Aus (2025). This document is in 'Draft' status.
H. Access & Inclusion Study, prepared by OHA (2025)
I. PFMP Reports including Transport Analysis Report (PJA, 2024), Economic Feasibility Study (Pracsys, 2024), Bushfire Management Plan (Bushfire Works, 2024), and Engagement Strategy (UDLA, 2024)

DRAFT

YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)

CITY OF WANNEROO

REVISION: D DRAFT FMP FOR APPROVAL



DRAWING NUMBER	DRAWING NAME	SHEET NUMBER
L00	COVER SHEET FMP DESIGN DRAWINGS	1
L000	MASTERPLAN	2
L001	MARY LINDSAY HOMESTEAD SUB-PRECINCT PLAN	3
L002	THE SETTLEMENT SUB-PRECINCT PLAN	4
L003	DUNE PARK SUB-PRECINCT PLAN	5
L004	FISHERMAN'S HOLLOW & PROMENADE SUB-PRECINCT PLAN	6

UDLA

CLIENT
CITY OF WANNEROO

PROJECT
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)

DRAWING
COVER SHEET
FMP DESIGN DRAWINGS

DRAWING NUMBER L00 | SHEET 1 OF 6

ISSUE / DATE DRAFT FMP FOR APPROVAL 12/12/2025 | REVISION D

SCALE 1:1500 @ A1 | DRAWN BY FP/PW


KEY
SOFTSCAPE
Turf
New Garden Bed
Proposed Trees
For species selection refer to Appendix C Design Control Framework
HARDSCAPE
Asphalt Road
Main Connection
Secondary Connection
View Point Deck
Boardwalk + Raised Walkways
Existing Building
New Building
THE HOMESTEAD
Refer to Drawing L001
Mary Lindsay Homestead Sub-Precinct Plan
THE SETTLEMENT
Refer to Drawing L002
The Settlement Sub-Precinct Plan
THE DUNE PARK
Refer to Drawing L003
Dune Park Sub-Precinct Plan
Refer to Drawing L004
Fisherman's Hollow and Promenade Sub-Precinct Plan
THE LAGOON
Refer to Drawing L002
The Settlement Sub-Precinct Plan
THE PROMENADE
Refer to Drawing L004
Fisherman's Hollow and Promenade Sub-Precinct Plan
CAPRICORN ESP
BRAZIER RD
BRAZIER RD
WILKIE AV
UDLA
CITY OF WANNEROO
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)
MASTERPLAN
L000
2 OF 6
DRAFT FMP FOR APPROVAL 12/12/2025
D
1:1500 @ A1
FP/PW


KEY
SOFTSCAPE
Turf
New Garden Bed
Proposed Trees
For species selection refer to Appendix C Design Control Framework
HARDSCAPE
Asphalt Road
Main Connection
Secondary Connection
View Point Deck
Boardwalk + Raised Walkways
Existing Building
New Building
PROPOSED
1A Outdoor Heritage Exhibit
3A 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
2A Space for Seasonal Arts and Crafts Market
2B Turfed / Landscaped Area
3C Car Park
5B Lookout
6A Playground
9A Residential Area
CAPRICORN ESPLANADE
UDLA
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
ISSUE / DATE
DRAFT FMP FOR APPROVAL 12/12/2025
REVISION
D
SCALE
1:500 @ A1
DRAWN BY
FP/PW



KEY

SOFTSCAPE

- Turf
- New Garden Bed
- Proposed Trees
  For species selection refer to Appendix C Design Control Framework

HARDSCAPE

- Asphalt Road
- Main Connection
- Secondary Connection
- View Point Deck
- Boardwalk + Raised Walkways
- Existing Building
- New Building

PROPOSED

- 1A 'Beach Bar' New F+B Development
- 2A Rooftop Beach Deck
- 4B Lookout / Ramp (Subject to Detailed Des
- 5A Dune Rehabilitation (To be confirmed)
- 7A Dune Boardwalk to Harvested
- 8A Additional Parking
- 8B Settlement Forecourt
- 8C Pedestrian Promenade
- 9A Planting / Street Trees
- 9B Principal Shared Path
- 10A Bus Stop

EXISTING

- 1B Car Park
- 2B Surf Life Saving Club
- 3A SLSC Forecourt
- 4A Beach Access Ramp
- 6A Proposed BOGH Development (By others)



UDLA

CLIENT
CITY OF WANNEROO

PROJECT
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)

DRAWING
THE SETTLEMENT SUB-PRECINCT PLAN

DRAWING NUMBER
L002

SHEET
4 OF 6

ISSUE / DATE
DRAFT FMP FOR APPROVAL 12/12/2025

REVISION
D

SCALE
1:500 @ A1

DRAWN BY
FP/PW



KEY

SOFTSCAPE

- Turf
- New Garden Bed
- Proposed Trees
  For species selection refer to Appendix C Design Control Framework

HARDSCAPE

- Asphalt Road
- Main Connection
- Secondary Connection
- View Point Deck
- Boardwalk + Raised Walkways
- Existing Building
- New Building

PROPOSED

- 1A Conservation Area
- 1B Rehabilitation (To be confirmed)
- 2A Dune Lookout
- 2B Walking Trails
- 3A Exercise Stops



UDLA

CLIENT
CITY OF WANNEROO

PROJECT
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)

DRAWING
DUNE PARK
SUB-PRECINCT PLAN

DRAWING NUMBER: L003
SHEET: 5 OF 6

ISSUE / DATE: DRAFT FMP FOR APPROVAL 12/12/2025
REVISION: D

SCALE: 1:500 @ A1
DRAWN BY: FP/PW



KEY

SOFTSCAPE

- Turf
- New Garden Bed
- Proposed Trees
  For species selection refer to Appendix C Design Control Framework

HARDSCAPE

- Asphalt Road
- Main Connection
- Secondary Connection
- View Point Deck
- Boardwalk + Raised Walkways
- Existing Building
- New Building

PROPOSED

- 1A Family Cafe
- 2A Playground
- 3A Natural Amphitheatre / Event Space
- 3B BBQ / Picnic Area
- 4A Existing Toilets (to be refurbished)
- 5A Pedestrian Crossing
- 6A Bespoke Retail Development
- 7A Principal Shared Path
- 8A Rehabilitation Planting
- 9A Fence Conservation Area (To be confirmed
- 11A Pedestrian Promenade
- 11B Destination Nodes
- 12A Additional Parking
- 13A One - Way Road
- 13B Vehicle turn - around point
- 14A New Park Entrance
- 15A Planting / Street Trees
- 16A Potential Location for Pump Station

EXISTING

- 6B Orion Cafe
- 6C Newman Park
- 10A Beach Access

UDLA

CLIENT
CITY OF WANNEROO

PROJECT
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)

DRAWING
FISHERMAN'S HOLLOW AND PROMENAD SUB-PRECINCT PLAN

DRAWING NUMBER: L004
SHEET: 6 OF 6

ISSUE / DATE: DRAFT FMP FOR APPROVAL 12/12/2025
REVISION: D

SCALE: 1:500 @ A1
DRAWN BY: FP/PW



Figure 13. Pedestrian Connections across the Precinct.



Figure 15. Cycling and E-transport Connections across the Precinct.



Figure 17. Proposed Parking across the Precinct.



Figure 19. Proposed rehabilitation / conservation areas.

Cr Smith declared an indirect financial interest in PS03-03/26 due to her father being involved in property for a future school in the area.

Mr Leigh declared an impartiality interest in PS03-03/26 due to being employed by the consultancy (from 2012 to 2016) who prepared the District Structure Plan.

Cr Smith left the Chamber at 8.37pm.

Planning and Sustainability

Strategic Land Use Planning & Environment

PS03-03/26 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

Nil

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, Karoborup 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 though 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 Environmental Protection Authority's (**EPA**) 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 public open space (**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, Honeymyrtle 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

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 CMFs 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

Moved Cr Miles, Seconded Cr Rowe

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**

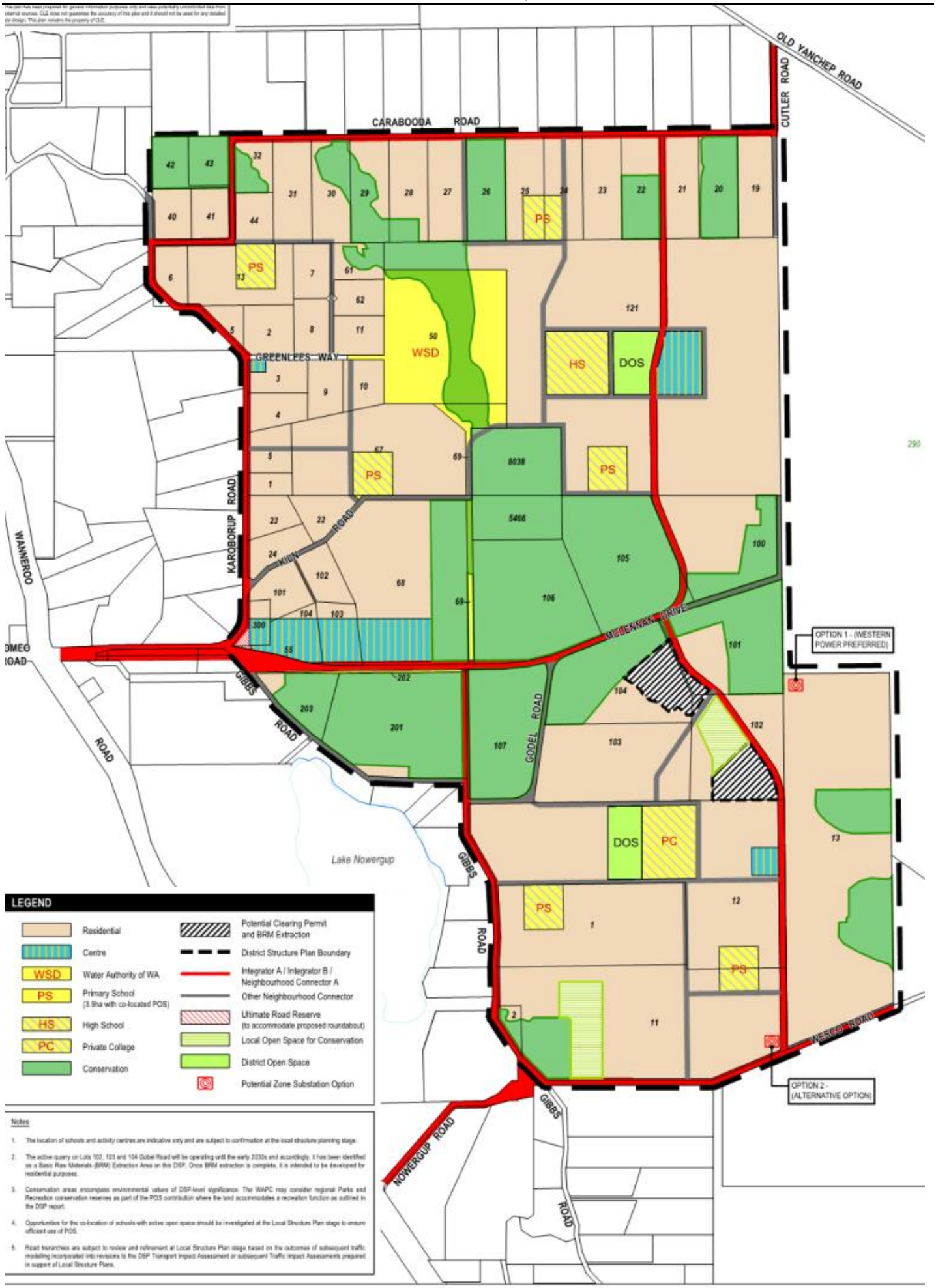
4. **REQUESTS that the Western Australian Planning Commission consider undertaking further comprehensive planning for the broader north-west corridor to address the cumulative impacts of urbanisation in Carabooda and to inform the future of surrounding rural areas.**

CARRIED UNANIMOUSLY
9/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, and Cr Wright**
Against the motion: **Nil**

Attachments:

1⇩.	*Attachment 1: Draft Carabooda District Structure Plan Map*	*26/16837*
2⇩.	*Attachment 2: Draft Carabooda District Structure Plan Comments*	*26/16839*


OLD YANCHEP ROAD
CUTLER ROAD
CARABOODA ROAD
GREENLEES WAY
WSD
HS
DOS
PS
PC
WANNEROO ROAD
KARORBORUP ROAD
KUEN ROAD
MOENKOPI DRIVE
GIBBS ROAD
GODEL ROAD
NOWERGUP ROAD
NEGGO ROAD
Lake Nowergup
OPTION 1 - (WESTERN POWER PREFERRED)
OPTION 2 - (ALTERNATIVE OPTION)
LEGEND
Residential
Centre
Water Authority of WA
Primary School (3.5ha with co-located POS)
High School
Private College
Conservation
Potential Clearing Permit and BRM Extraction
District Structure Plan Boundary
Integrator A / Integrator B / Neighbourhood Connector A
Other Neighbourhood Connector
Ultimate Road Reserve (to accommodate proposed roundabout)
Local Open Space for Conservation
District Open Space
Potential Zone Substation Option
Notes
1. The location of schools and activity centres are indicative only and are subject to confirmation at the local structure planning stage.
2. The active quarry on Lots 102, 103 and 104 Godel Road will be operating until the early 2030s and accordingly, it has been identified as a Basic Raw Materials (BRM) Extraction Area on this DSP. Once BRM extraction is complete, it is intended to be developed for residential purposes.
3. 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.
4. 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.
5. 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.
CLE Town Planning + Design
DISTRICT STRUCTURE PLAN MAP
plan no: 3742-84G-01
date: 14 October 2025

File Ref: 26/16839
Enquiries: Rana Azeem (rana.azeem@wanneroo.wa.gov.au, 9405 5858)

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 Rana Azeem, Senior Project Planner (rana.azeem@wanneroo.wa.gov.au, 9405 5858) 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
District Structure Plan Boundary and Roads	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.
Sense of Place and Public Realm	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	1. Include a requirement for an Aboriginal archaeological and ethnographic survey with Traditional Owner participation at the LSP stage.
Affordable Housing Commitment	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	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.
Conservation Areas and Public Open Space (POS)	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.
Biodiversity Protection	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	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	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	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.
Bushfire Risk Management	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	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
	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 State Planning Policy 5.4 thresholds.
Development Contribution Plans (DCP)	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)	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)	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	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.
Economic Development and Employment Implications	1. 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. 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.

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.
Broader Planning for North Wanneroo	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
Proposed Development in Executive Summary *(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.
Local Employment Targets in Executive Summary *(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.
Local Employment Targets *(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.
Strategic Employment Summary *(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.
State Strategies *(Section 2.2)*	- 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.
ESS and Strategic Employment *(Section 3.1)*	- 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.
Key Assumptions *(Section 3.2)*	- 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.
Activity Centre Floorspace *(Figure 14)*	- Remove TAFE from the map because no evidence or planning supports this, and it is not included in the DSP Map.
Community Infrastructure *(Section 4.4 - page 23)*	- 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.
Summary of Strategic Employment *(Section 5.1)*	- 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.
Employment Node Profiles *(Section 5.2)*	- 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.
Tourism *(Section 5.2 – page 30)*	- 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.
Education (TAFE) *(Section 5.2 – page 30)*	- 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
Age Profile *(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.
Economic Analysis *(Section 3 - Figure 8)*	- Correct inconsistencies in lots, dwellings, and population figures, which differ from those used in the Economic and Employment Analysis.
Labour Force Status *(Section 3.1 - Figure 9)*	- Align population and labour force figures with those in the Economic and Employment Analysis to ensure consistency.
Strategic Employment Opportunities *(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).
Tourism *(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.
Education (TAFE) *(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

PS04-03/26 **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

Administrative formatting change to Table 1, Item 2 – Conditions correctly labelled as a) and b).

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 (the **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 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 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

Moved Cr Figg, Seconded Cr Seif

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.**

CARRIED UNANIMOUSLY
***11/0**

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

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.

Draft for Advertising

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.

Draft for Advertising

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	a) 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. b) 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.

Draft for Advertising

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: 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).
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: 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).
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.

Draft for Advertising

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. *Note: *There are separate building code requirements which may also apply.*
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: 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.

Draft for Advertising

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	

Draft for Advertising

City of Wanneroo

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

		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.

City of Wanneroo

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.

City of Wanneroo

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

City of Wanneroo

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.

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. *Note: *There are separate building code requirements which may also apply.*	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 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

City of Wanneroo

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

<table>
<tr><td></td><td></td><td></td><td>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.</td></tr>
<tr><td>3</td><td>Part B – Clause 5.3.7 – Site Works C7.2 – Table 4</td><td>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></td><td>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.</td></tr>
<tr><td>4</td><td>Part B – Clause 5.4.3 – Outbuildings C3 (ii)</td><td>To be replaced with:

Large and multiple outbuildings:
i. Individually or collectively does not exceed 60m^2 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.</td><td>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.</td></tr>
</table>

Assets

Strategic Asset Management

AS01-03/26 **Ashby Operations Centre Master Plan

File Ref:	30639V02 – 25/488526
Responsible Officer:	Director Assets
Attachments:	4
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

Response to questions taken on notice at the Agenda Briefing are provided below:

Question - Can administration provide an estimate of housing in 2035 in the City of Wanneroo?

Response - According to Forecast ID, the forecast number of dwellings for 2035 is 119,974. The population forecast is projected to reach approximately 339,500 by 2035.

Question - Can administration provide indicative costs for a second area for storage in this report?

Response - The cost to setup a satellite depot as described in Dave Lanfear's without the land purchase component would be in the order of $4.0m noting that the actual requirements at the satellite depot site will be determined at a later date.

Question - Can Administration please provide a breakdown of the cost incurred for the two consultation reports?

Response - Total consultant cost was $174,500 and is made up of:

- Dave Lanfear (2019): $31,500;
- Hunt Architects (2023): $40,000;
- Pracsys (2021): $71,000; and
- ACL Allen (2026): $32,000.

Changes

- Additional information on Financial Implications is provided below:

  In December 2025, Council adopted a *Long-Term Financial Plan* (**LTFP**) with a 10-year planning horizon. Operationally, the City of Wanneroo (the **City**) maintains an additional 10 years of financial forecasts for internal purposes. As such, this project has implications across the full 20-year forecasting period.

  Financial Implications Under Scenario 1: Under the Masterplan, the total estimated cost of $54m is proposed to be funded over a 30-year period, with approximately $43m required within the first 20 years. The LTFP adopted by Council in December 2025 includes $28.5m for Ashby Operations Centre (**AOC**) renewals and upgrades. An additional $14.5m has been provisionally included in years 11–20 within the City's internal forecasts as a placeholder allocation.

Financial Implications under Scenario 2: The total estimated cost of $101m would need to be incorporated into the first ten years of the LTFP. The total cost consists of $46m for the construction of a new depot (to be completed within the first five years) and $55m for the acquisition, rehabilitation, and redevelopment of the existing AOC site for residential subdivision (to be delivered over the subsequent four years).

Neither of these costs are in the current LTFP.

As the construction of the Neerabup Depot on City owned land would be a new build, the majority of expenditure would occur within the first five years of the LTFP. As noted above, the current LTFP includes $28.5m for AOC renewals and upgrades, resulting in a funding shortfall of $16.5m within the first ten years. This shortfall could be addressed through reprioritisation of existing LTFP projects or by securing additional funding, such as through other reserves or borrowings.

Should the City pursue the option of redeveloping the current AOC site for residential purposes, the City could potentially borrow the estimated cost of $55m to invest in the acquisition, rehabilitation, and subdivision of the land for residential purposes (to be delivered following the completion of the new depot). This will be subject to determinations with the Department of Planning, Lands and Heritage (**DPLH**) and the change in land use.

- **Attachment 4** added to show the *Final AOC Masterplan* to supplement **Attachments 2 and 3**. **Attachments 2 and 3** show only Stage 1 & 2 of the *Masterplan* while **Attachment 4** shows the overall guiding plan for the development of the AOC.
- Previously four recommendations were listed at Agenda Briefing. Now reduced to three. Previous recommendation:

  "No 1: ENDORSES the updated feasibility study and costs associated with the option of relocating the Operations Centre"

  has been removed.
- Previous recommendation No 2 (now no. 1) reworded to add **Attachment 4** showing the *Final Masterplan* being the guiding plan for the development of the AOC.

Issue

To consider a master plan for Ashby Operation Centre.

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.
- H*igh-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, focusing on the relocation option, updated cost estimates and the potential for a land swap with the 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, $31.9 million is attributed to new assets and upgrades and $22.1 million 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 $46 million and an additional $56 million 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 –$91.7 million.

The timeframe involved to prepare the site, undertake the planning and design phases, and complete the construction of the new facility could take four to five 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 *WHS Act*.

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

Under Scenario 2, the cost of $46 million for the initial build of the new depot will need to be allocated within the first five years of the LTFP including an additional $55 million 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 $87 million 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

Cr Smith entered the Chamber at 8.41pm.

Moved Cr Rowe, Seconded Cr Parker

That Council:-

1. ENDORSES the *Ashby Operations Centre Masterplan* and *Staging Plans* as shown in Attachment 2, Attachment 3 and the *Final Masterplan* shown in Attachment 4 being the guiding plan for the development of the Ashby Operations Centre;
2. LISTS for consideration in the 20-year *Long Term Financial Plan* the first 20-year funding requirement of $43 million - spanning across 2027 to 2037 financial years in alignment with the staging plans of the *Masterplan*; and

3. 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.

LOST
3/7

For the motion: Cr Berry, Cr Parker and Cr Rowe
Against the motion: Mayor Aitken, Cr Coetzee and Cr Figg, Cr Miles, Cr Seif, Cr Smith, Cr Wright

Alternative Motion

Moved Cr Miles, Seconded Cr Wright

That Council:-

1. **REQUESTS Administration to undertake a feasibility study, as per the ACIL Allen report (Section 4.2 fourth dot point) to relocate the City's Operations Centre from Ashby to Neerabup Industrial Area and report back to Council with the study recommendations including a preferred site;**

2. **LISTS for consideration $150,000 in the 2026/27 Operating Budget to undertake the feasibility study as per Item 1;**

3. **ACKNOWLEDGES that to ensure the service continuity, short to medium term asset renewal and other necessary works will need to be undertaken at Ashby Operations Centre as identified in the Long Term Financial Plan approved in December 2025; 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.**

CARRIED
7/3

For the motion: Mayor Aitken, Cr Coetzee, Cr Figg, Cr Miles, Cr Seif, Cr Smith and Cr Wright
Against the motion: Cr Berry, Cr Parker, Cr Rowe

Reason for Alternative Motion

The City's depot has served the community well for over 40 years in its current location, and at the time it was appropriately positioned several kilometres from the town centre.

However, I agree with the Allen Report — it is now time to identify a more suitable location within an industrial area, where storage and vehicle parking are properly zoned and compatible with surrounding uses.

The current site is no longer appropriate, with homes now located as close as two metres from its southern boundary. This land presents a valuable opportunity to deliver additional housing for families in a growing community.

We regularly reject storage and depot-style uses in rural and residential areas because they are not consistent with zoning. As a Council, we should apply the same standard to ourselves.

It is important we act responsibly and begin planning for the relocation of the depot, as many other businesses and local governments have done.

Attachments:

1⇩.	*2026 ACIL Allen Report : The Future of AOC - High Level Feasibility Review and Update*	*26/60865*
2⇩.	*Ashby Project Board Revised Masterplan - Stage 1 - October 2024*	*24/416956*
3⇩.	*Ashby Project Board Revised Masterplan - Stage 2 - October 2024*	*24/416988*
4⇩.	*Hunt Architects 2024-03.06 - Ashby Masterplan Report Final Stage 7*	*24/416993*

ACIL ALLEN

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

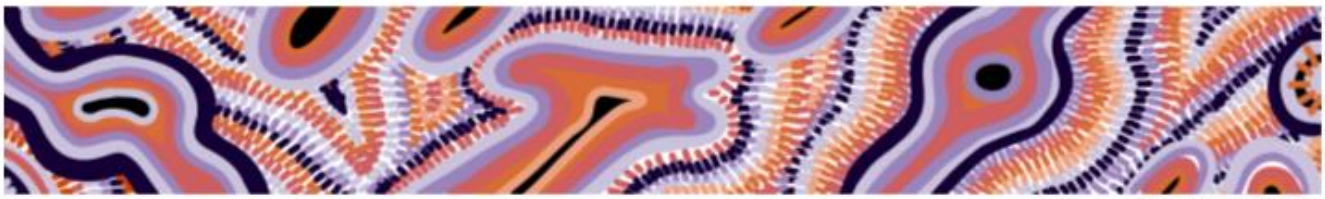
Reliance and disclaimer The professional analysis and advice in this report has been prepared by ACIL Allen for the exclusive use of the party or parties to whom it is addressed (the addressee) and for the purposes specified in it. This report is supplied in good faith and reflects the knowledge, expertise and experience of the consultants involved. The report must not be published, quoted or disseminated to any other party without ACIL Allen's prior written consent. ACIL Allen accepts no responsibility whatsoever for any loss occasioned by any person acting or refraining from action as a result of reliance on the report, other than the addressee.

In conducting the analysis in this report ACIL Allen has endeavoured to use what it considers is the best information available at the date of publication, including information supplied by the addressee. ACIL Allen has relied upon the information provided by the addressee and has not sought to verify the accuracy of the information supplied. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our observations and conclusions as expressed in this report may change. The passage of time, manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent data analysis, and re-evaluation of the data, findings, observations and conclusions expressed in this report. Unless stated otherwise, ACIL Allen does not warrant the accuracy of any forecast or projection in the report. Although ACIL Allen exercises reasonable care when making forecasts or projections, factors in the process, such as future market behaviour, are inherently uncertain and cannot be forecast or projected reliably. ACIL Allen may from time to time utilise artificial intelligence (AI) tools in the performance of the services. ACIL Allen will not be liable to the addressee for loss consequential upon the use of AI tools.

This report does not constitute a personal recommendation of ACIL Allen or take into account the particular investment objectives, financial situations, or needs of the addressee in relation to any transaction that the addressee is contemplating. Investors should consider whether the content of this report is suitable for their particular circumstances and, if appropriate, seek their own professional advice and carry out any further necessary investigations before deciding whether or not to proceed with a transaction. ACIL Allen shall not be liable in respect of any claim arising out of the failure of a client investment to perform to the advantage of the client or to the advantage of the client to the degree suggested or assumed in any advice or forecast given by ACIL Allen.

© ACIL Allen 2026

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.



Goomup, by Jarni McGuire

ACIL ALLEN

Contents

Executive Summary iv

1 Background 9

1.1 Project context 9
1.2 Purpose of this report 9

2 Approach 10

2.1 Summary of approach 10
2.2 Phase 1: Project inception 10
2.3 Phase 2: Review and analysis 10
2.4 Phase 3: Modelling and reporting 11
2.5 Limitations of this review 11

3 Initial Review Findings 12

3.1 Focus of review 12
3.2 Review of assumptions and parameters 12

4 Updated Financial Assessment 15

4.1 Summary of results 15
4.2 Key findings and recommendations 17

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)

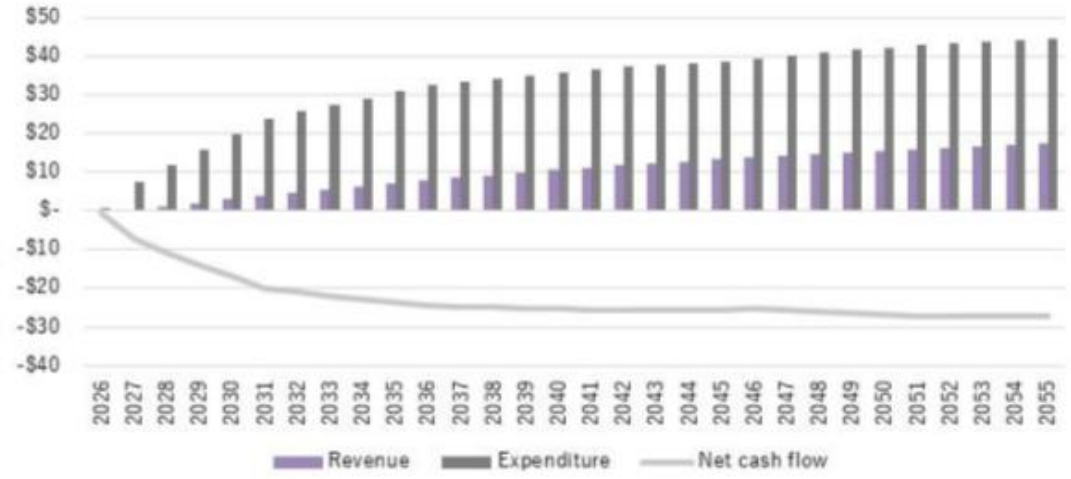
Financial analysis outcome	Scenario 1: Ashby Operations Centre Modernisation	Scenario 2: Neerabup Operations Centre Relocation
Revenue	17.28	61.86
Lease revenue	15.63	-
Rates revenue	1.65	2.86
Asset sales (AOC)	-	59.0
Expenditure	44.45	96.27
Construction	37.24	39.84
Ongoing maintenance	4.30	5.97
Lot 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)



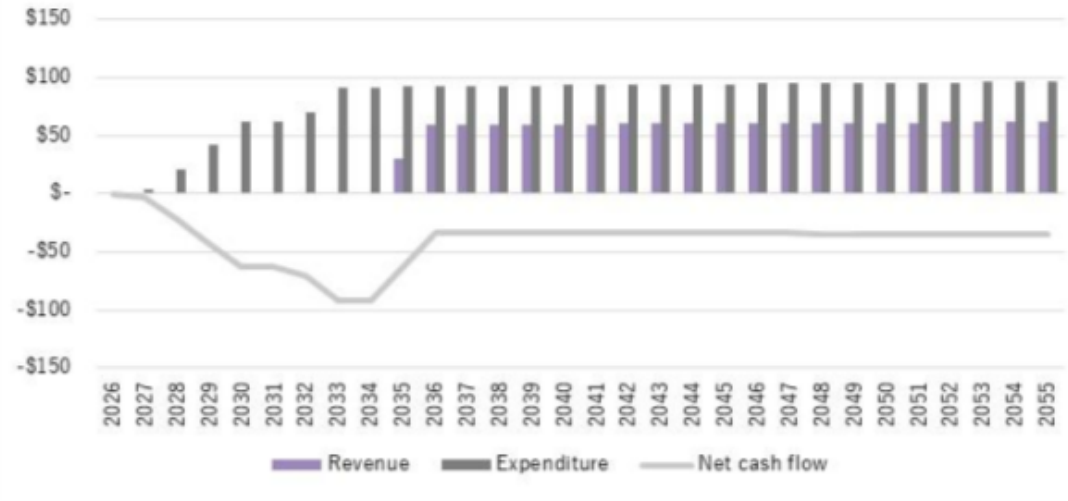
Source: ACIL Allen

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.

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

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 paramater	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

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

Assumption or paramater	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

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

Assumption or paramater	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.

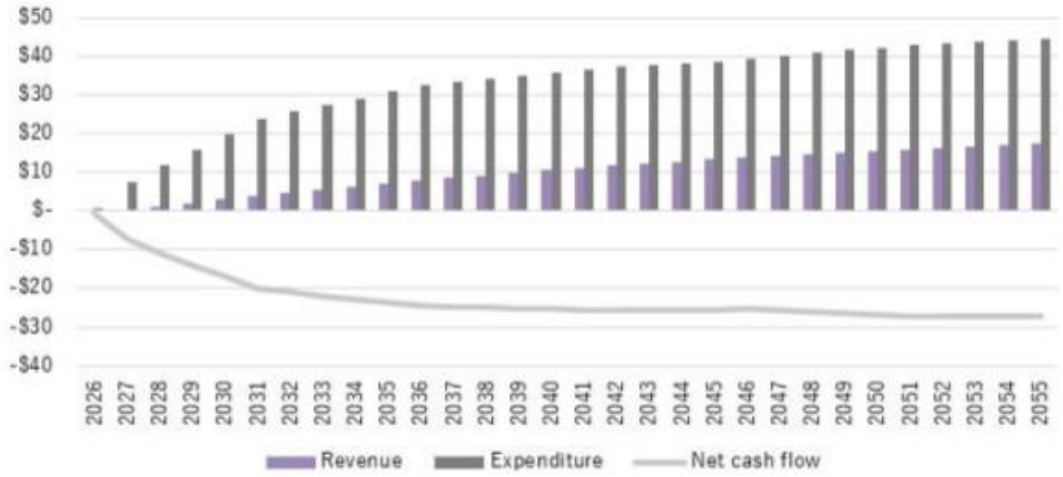
Leasing revenue is not earned in Scenario 2, given that the Neerabup site is used for construction of the new operations centre. However, significant revenue is earned ($59.0 million in present value terms, or $87.2 million in undiscounted terms) from the sale of the residential development lots, which 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

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)

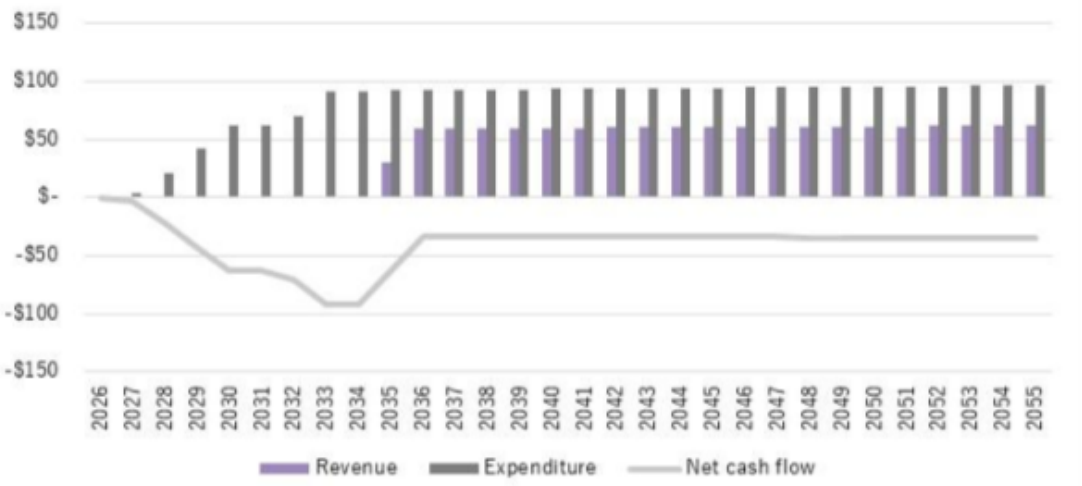


Source: ACIL Allen

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.

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

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.

Melbourne
Suite 4, Level 19, North Tower
80 Collins Street
Melbourne VIC 3000 Australia
+61 3 8650 6000

Sydney
Suite 603, Level 6
309 Kent Street
Sydney NSW 2000 Australia
+61 2 8272 5100

Brisbane
Level 15, 127 Creek Street
Brisbane QLD 4000 Australia
+61 7 3009 8700

Canberra
Level 6, 54 Marcus Clarke Street
Canberra ACT 2601 Australia
+61 2 6103 8200

Perth
Level 12, 28 The Esplanade
Perth WA 6000 Australia
+61 8 9449 9600

Adelaide
167 Flinders Street
Adelaide SA 5000 Australia
+61 8 8122 4965

ACIL Allen Pty Ltd
ABN 68 102 652 148

acilallen.com.au



City of Wanneroo

Ashby Operations Centre Masterplan

Ashby Project Board Revised Staging

Stage - 01

DWG - 02 - B

10-10-2024



City of Wanneroo

Ashby Operations Centre Masterplan

Ashby Project Board Revised Staging

Stage - 02

DWG - 03 -B

10-10-2024



Site Plan - Ashby Operations Centre Masterplan

DWG-08
21-02-2024

City of Wanneroo

Stage - 07

HUNT ARCHITECTS

25

AS02-03/26 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

Nil

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 Southhampton Lane to slow down traffic and enhance safety for residents.*
2. *Designation of Southhampton 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 ten, 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* & associated *Road Traffic Act 1974*.

While the City is responsible for building and maintaining safe roads, the WA Police have 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* applies 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

Moved Cr Berry, Seconded Cr Wright

That Council:-

1. **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**

2. **ADVISE the lead petitioner of its decision.**

Substantive Motion as amended

With the consent of the seconder the Mover proposed an amendment to the recommendation adding a new Part 2 to the Motion to read as follows:

2. REQUESTS Administration to review the matters raised in this petition six months after the completion of development known as Clayton's Apartments at 50 Alexanderia View, Mindarie, and provide an update to Council Members.

That Council:-

1. 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;

2. REQUESTS Administration to review the matters raised in this petition six months after the completion of development known as Clayton's Apartments at 50 Alexanderia View, Mindarie, and provide an update to Council Members; and

3. ADVISE the lead petitioner of its decision.

The substantive motion was put as amended and

CARRIED UNANIMOUSLY
10/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Attachments:
1⇩. Attachment 1 Location Plan Southampton Lane 25/309980



City of Wanneroo	City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.	Southampton Lane Location Plan	Date: 19/08/2025 Scale = NTS	N

AS03-03/26 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

Nil

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 of Wanneroo (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 2 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 WAPC 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 PAWs, 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 WAPC 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

Moved Cr Wright, Seconded Cr Berry

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.

Cr Rowe left the Chamber at 9:18PM.

As per Standing Orders clause 9.6 Mayor Aitken adjourned the meeting at 9:19PM.

Elected Members who spoke on the item prior to the motion to adjourn were: Cr Wright, Cr Rowe, Cr Berry, Cr Coetzee, Cr Figg, Mayor Aitken and Cr Miles.

The meeting adjourned at 9:19PM.

The meeting resumed at 9:29PM.

Substantive Motion as Amended

With the consent of the mover and seconder the recommendation was amended to add new Parts 2 and 3 and renumber Part 2 of the substantive motion to Part 4.

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;**
2. **REQUESTS Administration to investigate and implement further suitable measures to assist in reducing or addressing any ongoing antisocial behaviour along the public boardwalk, noting that some of which may require consideration under the City's Capital Works Program;**
3. **Requests the Western Australian Police to include Mindarie Marina as a protected Entertainment Precinct; and**
4. **ADVISE the lead petitioner of its decision.**

During debate it was requested that Part 1 of the Motion be voted on separately to Parts 2, 3 and 4.

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;**

The substantive motion as amended was put and

CARRIED
8/2

For the motion: **Mayor Aitken, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright**
Against the motion: **Cr Berry, Cr Coetzee**

That Council:-

2. **REQUESTS Administration to investigate and implement further suitable measures to assist in reducing or addressing any ongoing antisocial behaviour along the public boardwalk, noting that some of which may require consideration under the City's Capital Works Program;**
3. **Requests the Western Australian Police to include Mindarie Marina as a protected Entertainment Precinct; and**
4. **ADVISE the lead petitioner of its decision.**

The substantive motion as amended was put and

CARRIED
7/3

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Smith and Cr Wright**
Against the motion: **Cr Parker, Cr Rowe, Cr Seif**

Attachments:

1⇩.	*Attachment 1 Location Plan Mindarie Marina Boardwalk*	*25/309978*
2⇩.	*Attachment 2 Mindarie Marina Boardwalk Feedback*	*26/63368*



City of Wanneroo	City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.	Mindarie Marina Boardwalk Location Plan	Date: 19/08/2025 Scale = NTS	N

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. Not only visitors use this space, the local community takes great pride and enjoys this space.	
	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		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		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		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.	
1				

	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.
	1			
	1			
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 broadwalk 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 hoildays 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 agood 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,	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			Safety is important, I strongly support a nighttime closure.	
	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 excise . 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	
	1			
	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	
1				

	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 inpact 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.	
1				
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 be 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 the 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 antisociial 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 addres 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 - unfortuanately 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 propasal, 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 propsal for the South-Eastern boardwalk and marina due to the number of incidenses that occur in that sector including faul language, bashings glass / bottle smashing, hoons 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 potenial 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 restirction 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. Eveyone 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. Ownders 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 effecting 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 closeure 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. Withou 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. 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"	
	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.	
			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		

AS04-03/26 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

Nil

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 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 and 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; and
- the closure would impact the many legitimate users of the facility.

Consultation

Submissions on the proposed closure were invited from 2 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 trollies 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; and
- 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 WAPC 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

Moved Cr Berry, Seconded Cr Smith

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.

CARRIED
8/2

For the motion: **Mayor Aitken, Cr Berry, Cr Figg, Cr Miles, Cr Parker, Cr Seif, Cr Smith and Cr Wright**
Against the motion: **Cr Coetzee, Cr Rowe**

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	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	N

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.

	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.
	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
	1		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			This area has become a dumping ground for shopping trolleys and other rubbish, the proposed closure will hopefully take away this probl

	1		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, Docters 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.

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 it 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		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 there 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's 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 throughway. 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 dot 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 bbehaviour from people coming through the walkway but this has not occured for seveal 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 traffice 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

AS05-03/26 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

Nil

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 (the **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, 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 funds in the reserves restricted by Council. However, this will require reallocation of funds across multiple reserves in line with the draft *2026/27 Capital Works Program* and may result in the City taking a loan in the range of $5m to $8m to finance the projects associated with the Neerabup Industrial Area in preparing land for sales. 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

Moved Cr Rowe, Seconded Cr Seif

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*.

CARRIED UNANIMOUSLY
10/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Attachments: Nil

Parks & Conservation Management

AS06-03/26 **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

Response to questions taken on notice at the Agenda Briefing are provided below:

Question - Can administration advise on how many parks there are in Alkimos Beach and Alkimos Vista, and how many of those parks are currently under the City's maintenance as opposed to Stockland maintenance?

Response - The City maintains 2 parks in Alkimos Vista Estate and 9 Parks in Alkimos Beach Estate: 9 Parks. The developer maintains no parks in Alkimos Vista Estate and 5 parks in Alkimos Beach Estate.

Question - Referring to page 156 - at Bathers Prominade Beach – has this been added to the City's Coastal Erosion for us to be keeping an eye on going forward?

Response - The maintenance and erosion control for this public beach access way is currently the responsibility of the developers and the City will continue to work with them to ensure an appropriate level of maintenance and erosion control is undertaken. This location is already considered as part of the City's coastal monitoring program which is used to inform coastal management actions. This includes annual visual inspections of all beach access ways and 5 yearly structural condition assessments. All recommendations from these inspections and assessments are promptly provided to developers for review and action. Upon handover of the access way, the City will undertake maintenance/management actions based on future inspections, assessments and coastal monitoring recommendations.

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 (the **City**) 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

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

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

Voting Requirement

Simple

Moved Cr Figg, Seconded Cr Seif

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.**

CARRIED UNANIMOUSLY
***11/0**

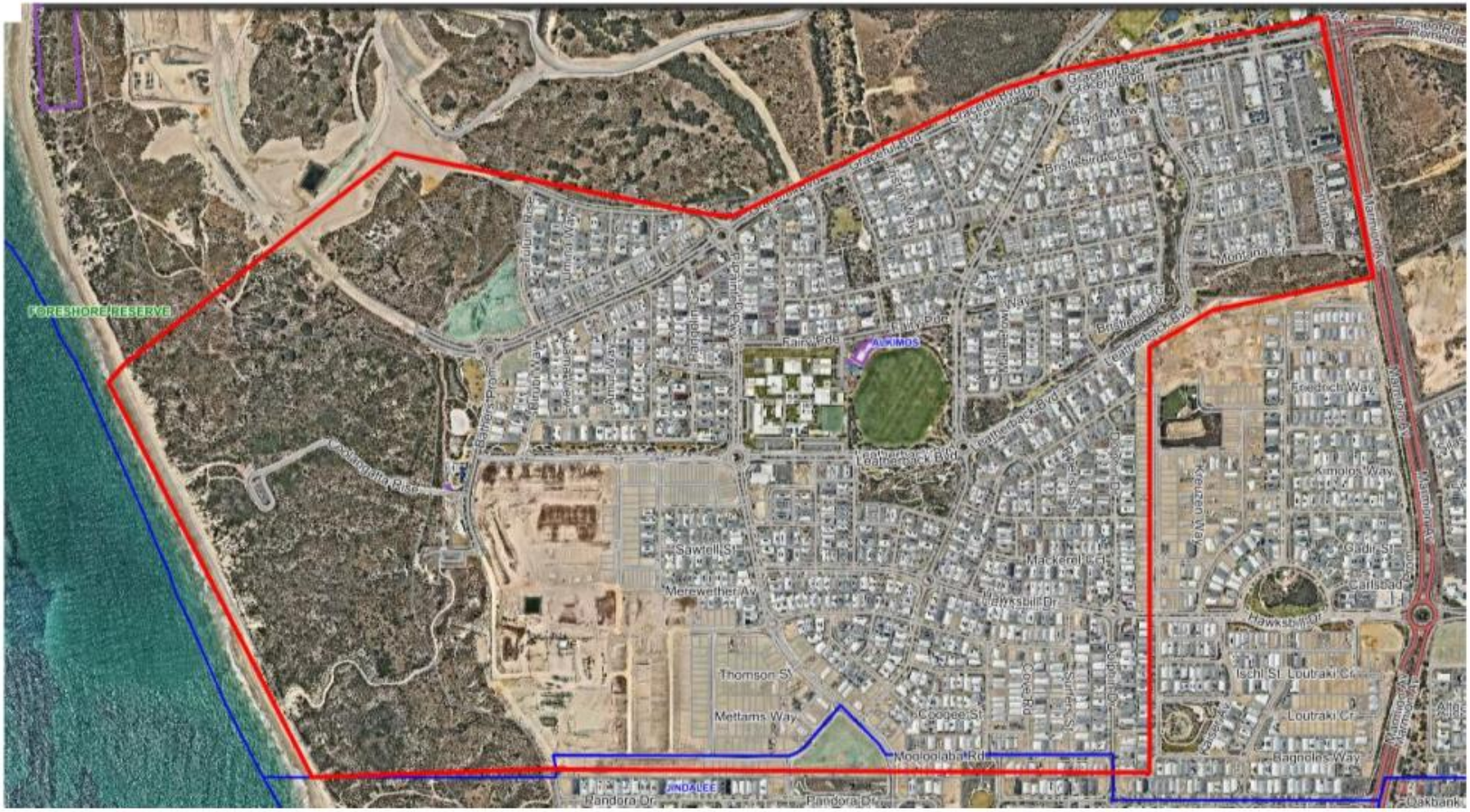
For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

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



AS07-03/26 **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

Responses to questions taken on notice at the Agenda Briefing are provided below:

Question - Has the City received any advice from the State Government as to whether the completion of the Alkimos Desalination Plant would bring about a review of the arrangements of the water allocations in the Northern suburbs?

Response - Administration is not aware of any advice from the State Government regarding the Alkimos Seawater Desalination Plant (**ASDP**) regarding a review of groundwater arrangements.

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 in 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

Moved Cr Figg, Seconded Cr Seif

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.**

CARRIED UNANIMOUSLY
***11/0**

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

Attachments:

1⇩.	*Picasso Park Alkimos Aerial*	*26/77172*
2⇩.	*Picasso Park Site Photos 27 February 2026*	*26/77173*


Warhol Way
Illustration App
Marmion Av
Picasso Park, Alkimos - 2.3 Hectares
Glaze Gr
Picasso Prom
Fresco Way
Mosaic Rd
Quill Lane

Picasso Park, Alkimos









Community & Place

Place Management

CP01-03/26 **Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes

This item was discussed earlier in the meeting.

Corporate Strategy & Performance

Business & Finance

CS01-03/26 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

Nil

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)

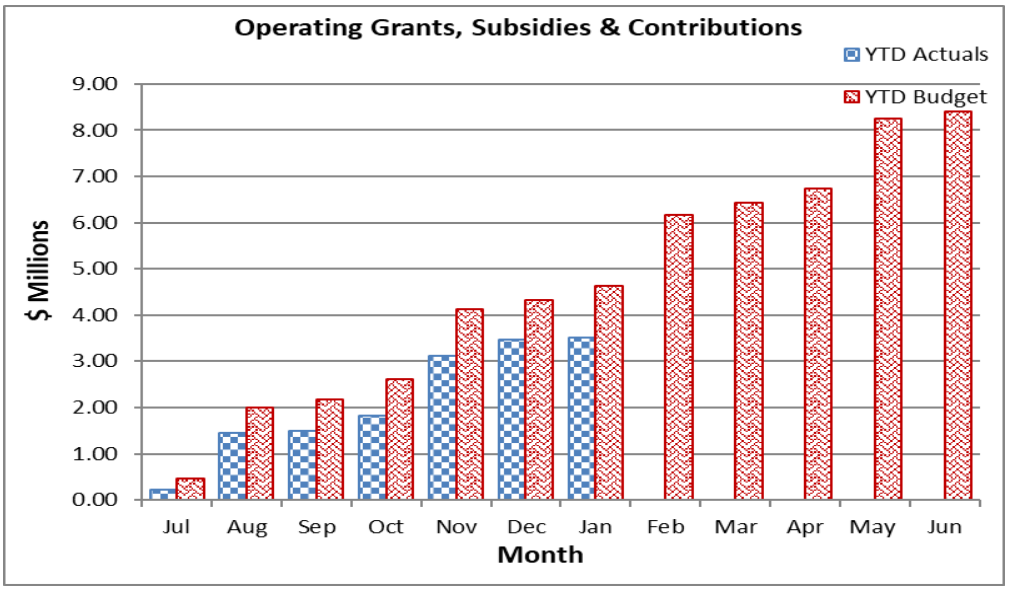
The variance is favourable by $474k is mainly due to timing differences of actual levying of interim rates as compared to the budget.

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:

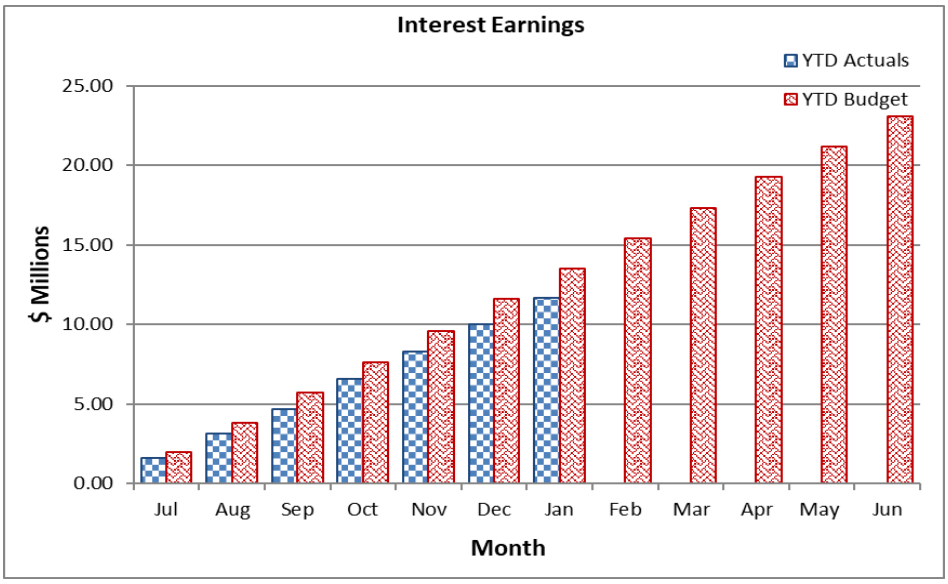
- Operating Grants timing discrepancies for the maintenance of shared use of ovals, conservation areas weed management, street lighting maintenance, jetty management and beach renourishment work of $403k,
- Financial Assistance Grant is lower than budget by $253k. The variance will be revised at Mid-Year 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)

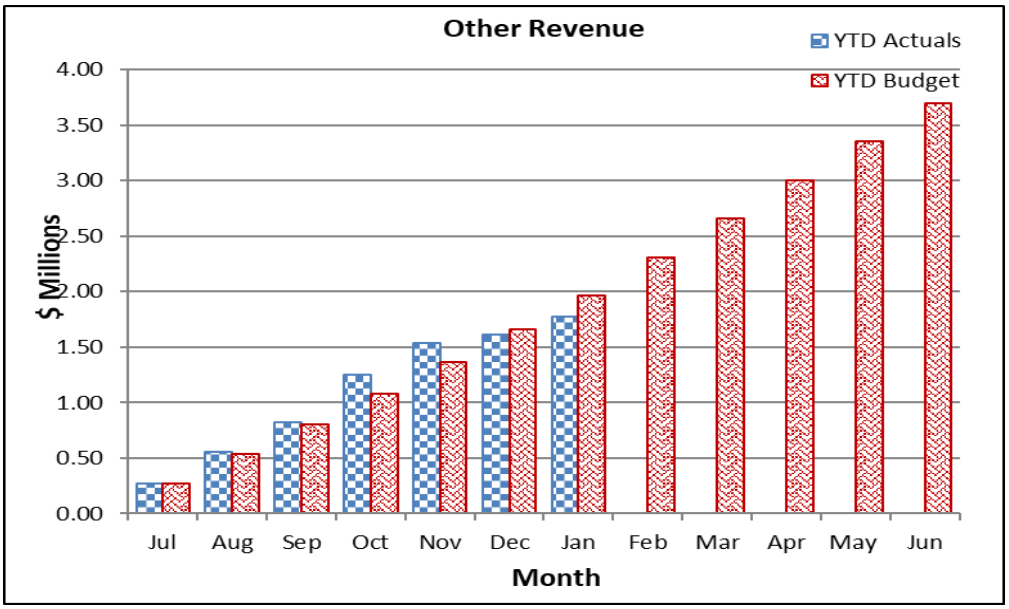
The unfavourable variance of $1.8m is mainly due to actual investment portfolio was lower than budget from July to August 2025, December 2025 and weighted average return was lower than budget for the September to November 2025 and January 2026, resulting in reduced Interest Earnings of $1.8m partially offset by higher Interest Earnings from unpaid rates of $203k.



Note 3 Other Revenue

Year to Date - (Actual $1.8m, Revised Budget $2.0m)

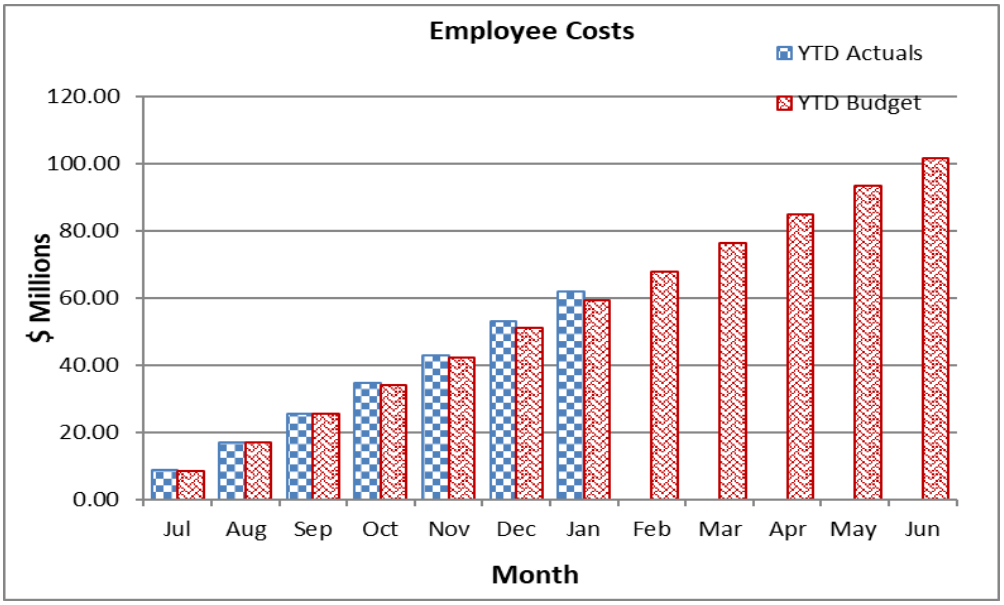
The unfavourable variance of $184k is mainly due to timing differences of reimbursement income from recyclable domestic resource recovery program.



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 has been 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

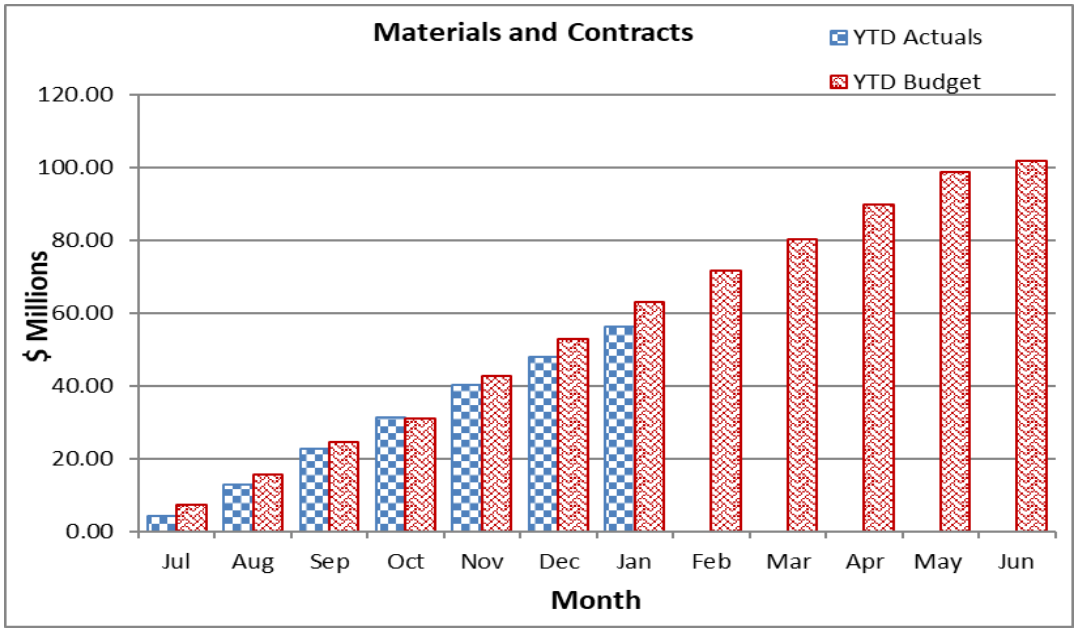
Year to Date - (Actual $56.4m, Revised Budget $59.2m)

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:

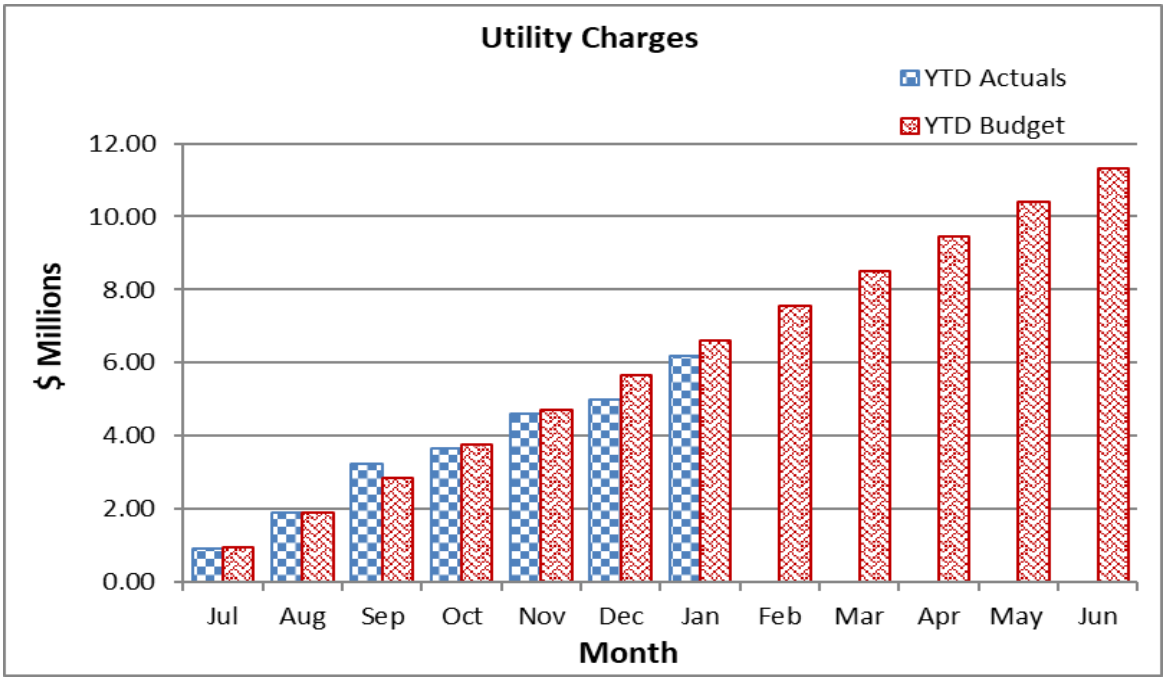
- Higher Maintenance Expenses of $1.6m primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance.



Note 7 Utility Charges

Year to Date - (Actual $6.2m, Revised Budget $6.6m)

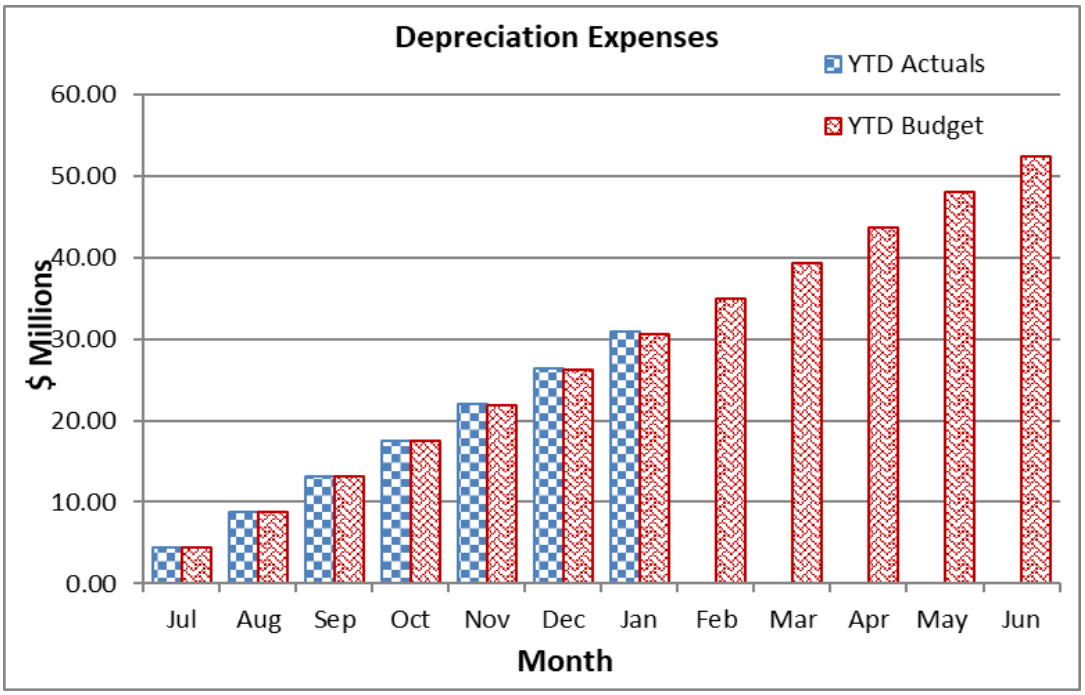
Utility Charges are lower than budget by $411k mainly due to lower electricity expenses from parks and streetlights.



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.

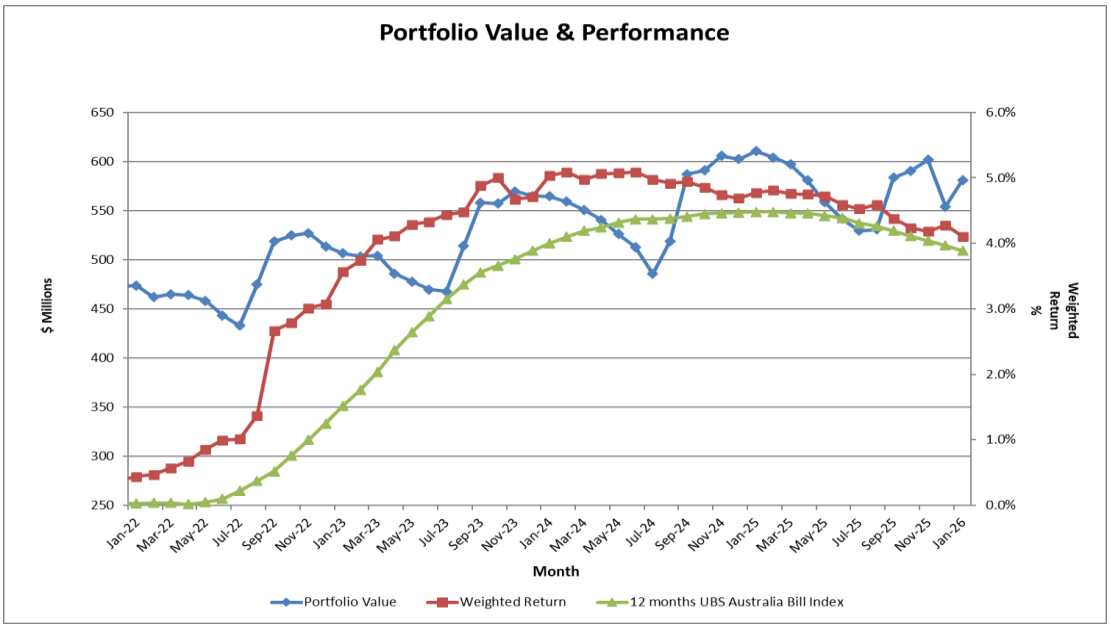
004666 Recurring Program, Renew Leased Building Assets 2025-26 – In response to the Motion on Notice (MN02-02/26) an additional $90,000 is required for the urgent replacement of the fence surrounding the Yanchep Sports and Social Club due to increased anti-social activity targeting the synthetic bowling 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

Moved Cr Miles, Seconded Cr Figg

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.**

CARRIED BY ABSOLUTE MAJORITY
10/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**

Against the motion: **Nil**

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 Adopted Budget $	30 June 2026 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 Adopted Budget $	30 June 2026 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 Adopted Budget $	30 June 2026 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 Adopted Budget $	30 June 2026 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 Compansation 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**

Attachment 5

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 Investme										
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 insitution through which the City's monies are invested.
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

** Of the $591.6m current value of the investments in Term Deposits, $78.4m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

Attachment 4

RESERVE BALANCES AS OF 31 JANUARY 2026									
		YTD ACTUAL				ANNUAL REVISED BUDGET			
RESERVE NAME	RESERVE DESCRIPTION	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

CS02-03/26 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

Nil

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	$36,781,770.62
TOTAL ACCOUNTS PAID		**$36,873,648.46**
Less Cancelled Cheques		($134,360.38)
Manual Journals		$6,822.00
Town Planning Scheme		($0.00)
RECOUP FROM MUNICIPAL FUND		**$36,746,110.08**
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		$5,393,449.30
TOTAL ACCOUNTS PAID		**$42,177,366.22**
Town Planning Scheme		
Accounts Paid – January 2026		$0.00
TOTAL ACCOUNTS PAID		**$0.00**

(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 atf 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	
125403	27/01/2026	S. H Nuwan Milinda	$5.00

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
125426	27/01/2026	Tyrone Cole	$70.60

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		Refund - Street & Verge Bond	
51640	5/01/2026	Alexander Grant	$2,000.00

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
51661	5/01/2026	Better Impact Pty Ltd	$2,919.00

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		Supply Of Fertiliser - Parks	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
		Black Cockatoo Artificial Hollows Inspection	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		Locking Services - Building Maintenance	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
		Hand Cleaner - Stores	
51857	5/01/2026	Reliable Fencing WA Pty Ltd	$11,826.90

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
		Participation Funding - Swimming Sponsorship - 2 Members - Community Development	
		Participation Funding - Touch Football Championships - 1 Member - Victoria 25 -	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
51895	5/01/2026	Stihl Shop Osborne Park	$580.01
		Stihl Harness	
51896	5/01/2026	Stiles Electrical & Communication Services Pty	$8,835.57

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		Ltd	
		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
		Concept Design / Community Engagement - Neerabup RRP - Material Recycling Facility	
51914	5/01/2026	The Trustee for the Amusements Trust	$14,300.00

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		Reimbursement - Controlled Private Property Burn - Casuarina Way	
51936	5/01/2026	Wanneroo Electric Pty Ltd	$21,068.49
		Electrical Maintenance Works - Various	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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 Mwave	$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 - Aquamotion 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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
		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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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 - Gnangara 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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
		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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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 -	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	Chellew 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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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 - Aquamotion	
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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
		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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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	
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
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	

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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	
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
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
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

Warrant of Payments January 2026			
Number	**Date**	**Supplier / Description**	**Amount**
		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**
		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

Moved Cr Figg, Seconded Cr Seif

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.

CARRIED UNANIMOUSLY
***11/0**

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Attachments: Nil

Customer & Information Services

CS03-03/26 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

Nil

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 (included as **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 of Wanneroo's (the **City**) 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 & 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

Moved Cr Figg, Seconded Cr Wright

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.**

CARRIED
7/3

For the motion: **Cr Berry, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Smith and Cr Wright**
Against the motion: **Mayor Aitken, Cr Coetzee, Cr Seif**

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

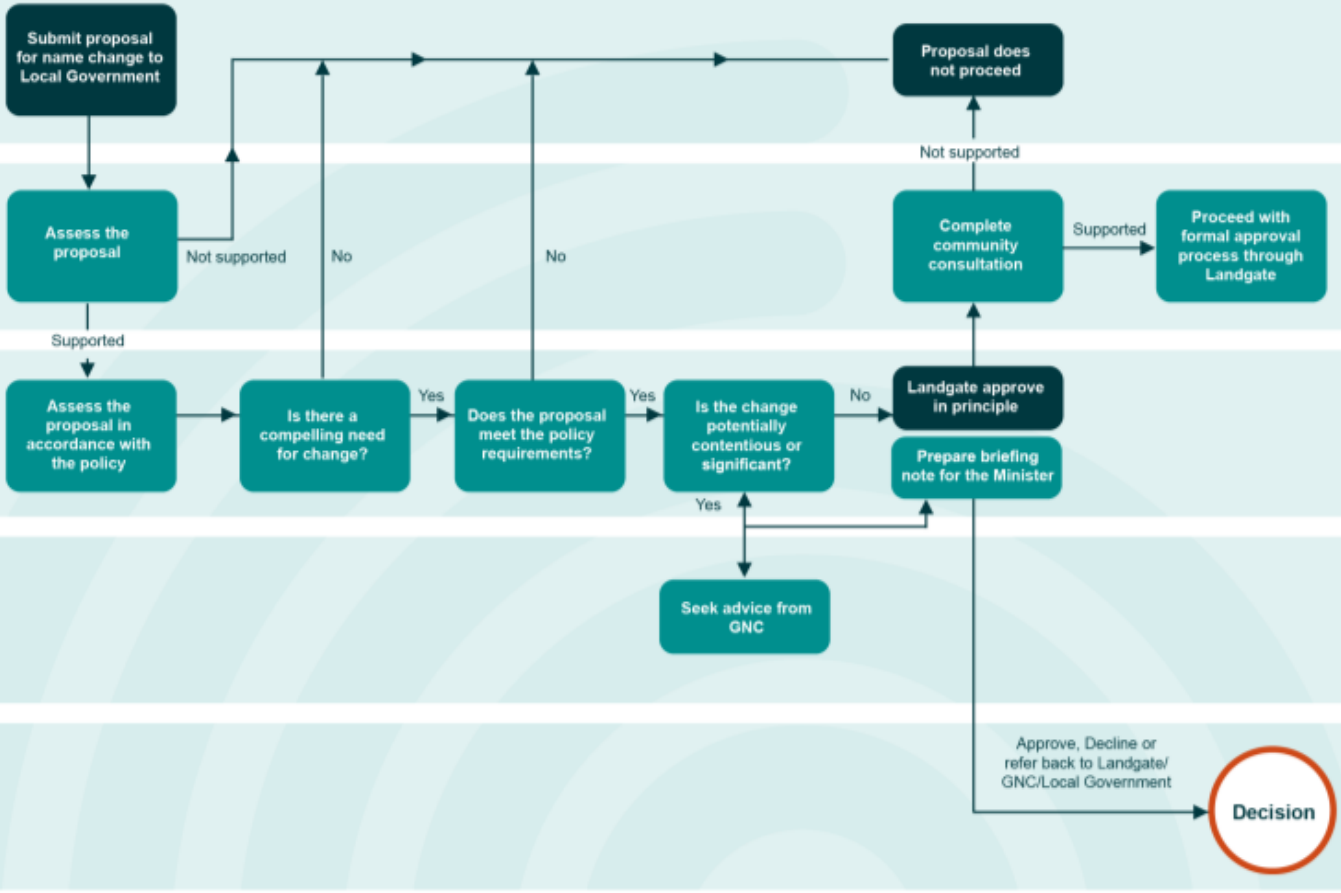
- Advise local government on process.
- Undertake initial review of proposal.
- Escalate to the GNC or Minister if required.
- Approve name change proposals within delegated authority.

Geographic Names Committe (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).

Corporate Planning Performance & Improvement

CS04-03/26 Second quarter corporate report & CEO KPI update report

File Ref: 50350 – 26/78642
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

This item was discussed later in the meeting.

Chief Executive Office

Legal & Governance

CE01-03/26 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

Nil

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 (**OCM**) Cr Wright presented Motion on Notice MN06-04/25, requesting a comprehensive review and update of the City of Wanneroo's (the **City**) 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

Moved Cr Figg, Seconded Cr Seif

That Council APPROVES extending the reporting deadline from March 2026 to November 2026 for the presentation of the revised Corporate Governance Framework for consideration.

CARRIED UNANIMOUSLY
***11/0**

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Attachments: Nil

CE02-03/26 **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

- Noted that the Administration has considered guidance from WALGA and the Department of Local Government, Industry Regulation and Safety (**DLGIRS**), which has not changed since 2022.
- Amended **Attachment 3** to include a cover Policy on the City's template, with the Standards adopted as an Annexure.
- Replaced "Administrative Changes Recommended" section with "Changes to Policy Recommended".
- Provided further detail to the "Consultation" section.

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 for the recruitment, performance review and termination of local government CEOs.

The Department of Local Government, Sport and Cultural Industries (**DLGSCI**) 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 DLGSCI 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 into 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 (**OCM**) on 20 April 2021. The current 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. The Administration has considered guidance from WALGA and the DLGIRS. There has been no change in the guidance since 2022 and no additional items were identified for amendment.

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.

Changes to the Policy

When reviewing a Council document that is due for review, the Administration updates the templates to ensure consistency across documents.

A Policy has been drafted in accordance with the City's Policy template, which provides context to the Model Standards and clarifies roles and responsibilities.

The Model Standards, in the exact form they appear in the *Administration Regulations*, are included as an Annexure to the Policy.

While the Policy provides context and affirms the City's commitment to adhering to the legislative requirements and supporting Council members in delivering their obligations under the Standards, the content of the Standards remains unchanged and as set out in the *Administration Regulations*.

This approach is recommended by the Administration, as opposed to incorporating the Standards within the Policy template, due to the risk of inadvertently drafting policy provisions that are inconsistent with the Administration Regulations.

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 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 adopted the Model Standards in the exact form prescribed by Schedule 2 of the *Administration Regulations* without the addition of a cover policy.

The City of South Perth adopted a Policy that incorporated the terms of the Standards within their Policy template.

The WALGA template Policy features a cover page, table of contents, and a simple statement of the Policy Purpose, that:

> "*this Policy is adopted in accordance with section 5.39B of the Local Government Act 1995*."

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

Moved Cr Rowe, Seconded Cr Wright

That Council APPROVES by ABSOLUTE MAJORITY the revised Standards for the Recruitment, Performance Review and Termination of the CEO as set out in Attachment 3.

CARRIED BY ABSOLUTE MAJORITY
10/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**

Against the motion: **Nil**

Attachments:

1⇩. *Current - Standards for the Recruitment, Performance Review and Termination of CEOs* *21/87832[v1]*
2⇩. *Tracked - Standards for the Recruitment, Performance Review and Termination of CEOs* *26/48806*
3⇩. *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.

City of Wanneroo

Council Policy

Standards for CEO Recruitment, Performance and Termination

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal and Governance Services*
Date of Approval:	*Date the document was approved by Council*
Council Resolution No:	*Council Resolution No.*

1. POLICY STATEMENT

The position of local government Chief Executive Officer (**CEO**) is a critical role, responsible for implementing Council decisions, the operations of the local government, and setting the workplace culture of a local government.

The City of Wanneroo is committed to ensuring the recruitment and selection, performance review and termination of employment for the CEO are undertaken in compliance with legislative requirements and with fairness, integrity, impartiality and transparency.

2. OBJECTIVE AND PURPOSE

This Policy is adopted in accordance with section 5.39B of the *Local Government Act 1995.*

The objective of this Policy is to ensure compliance with the standards prescribed by Schedule 2 of the *Local Government (Administration) Regulations 1996.*

The Standards prescribe clear requirements to assist Council when undertaking the critical functions of CEO recruitment, performance review and termination, and to ensure consistency across local governments.

3. KEY DEFINITIONS

The key definitions relating to this Policy are set out at clause 2 of the **Standards**.

Standards refers to the Model Standards for CEO recruitment, performance and termination as set out in Schedule 2 of the *Local Government (Administration) Regulations 1996*, and adopted by the City of Wanneroo as the **Annexure** to this Policy.

4. SCOPE

This Policy applies to Council Members carrying out the functions of CEO recruitment, performance review and termination.

5. IMPLICATIONS

This Policy aligns with the Council Plan 2025-2035:

Strategic Goal 5: A well-governed and managed City

City of Wanneroo

Council Policy

6. IMPLEMENTATION

The Standards (Annexure) prescribe the process to be implemented when carrying out the functions of CEO recruitment, performance review and termination.

Section 5.39A of the *Local Government Act 1995* requires Regulations be prescribed in relation to:

(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 requires Council to adopt the model standards prescribed under section 5.39A.

Section 5.40 sets out principles applying to employees of a local government, including CEOs:

(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.

7. AUTHORITIES AND ACCOUNTABILITIES

Council Members are responsible for the recruitment, performance review and termination of CEOs pursuant to the Standards.

The adoption and amendment of the Standards requires an absolute majority of Council.

8. ROLES AND RESPONSIBILITIES

The General Counsel is responsible for the implementation and review of this Policy.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the General Counsel in the first instance.

~~9.~~10. EVALUATION AND REVIEW

This Policy will be reviewed every five years, or earlier should the Administration Regulations be amended.

Council Policy

~~10.~~11. RELATED DOCUMENTS

- Chief Executive Officer Performance Review Policy
- Department of Local Government, Industry Regulation and Safety Operational Guidelines: CEO recruitment and selection, performance review and termination
- *Local Government (Amendment) Regulations 1996, Schedule 2*

~~11.~~12. REFERENCES

Nil.

~~12.~~13. RESPONSIBILITY FOR IMPLEMENTATION

General Counsel.

REVISION HISTORY

Version	Next Review	Record No.
1 (CEO04-04/21)	April 2026	21/87832
2	March 2031	21/87832[v2]

City of Wanneroo Council Policy

Annexure 1

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

(c) 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 council member;
an employee of the local government;
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.

City of Wanneroo

Council Policy

Standards for CEO Recruitment, Performance and Termination

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal and Governance Services*
Date of Approval:	*24 March 2026*
Council Resolution No:	*CE02-03/26*

1. POLICY STATEMENT

The position of local government Chief Executive Officer (**CEO**) is a critical role, responsible for implementing Council decisions, the operations of the local government, and setting the workplace culture of a local government.

The City of Wanneroo is committed to ensuring the recruitment and selection, performance review and termination of employment for the CEO are undertaken in compliance with legislative requirements and with fairness, integrity, impartiality and transparency.

2. OBJECTIVE AND PURPOSE

This Policy is adopted in accordance with section 5.39B of the *Local Government Act 1995.*

The objective of this Policy is to ensure compliance with the standards prescribed by Schedule 2 of the *Local Government (Administration) Regulations 1996.*

The Standards prescribe clear requirements to assist Council when undertaking the critical functions of CEO recruitment, performance review and termination, and to ensure consistency across local governments.

3. KEY DEFINITIONS

The key definitions relating to this Policy are set out at clause 2 of the **Standards**.

Standards refers to the Model Standards for CEO recruitment, performance and termination as set out in Schedule 2 of the *Local Government (Administration) Regulations 1996*, and adopted by the City of Wanneroo as the **Annexure** to this Policy.

4. SCOPE

This Policy applies to Council Members carrying out the functions of CEO recruitment, performance review and termination.

5. IMPLICATIONS

This Policy aligns with the Council Plan 2025-2035:

Strategic Goal 5: A well-governed and managed City

City of Wanneroo

Council Policy

6. IMPLEMENTATION

The Standards (Annexure) prescribe the process to be implemented when carrying out the functions of CEO recruitment, performance review and termination.

Section 5.39A of the *Local Government Act 1995* requires Regulations be prescribed in relation to:

(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 requires Council to adopt the model standards prescribed under section 5.39A.

Section 5.40 sets out principles applying to employees of a local government, including CEOs:

(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.

7. AUTHORITIES AND ACCOUNTABILITIES

Council Members are responsible for the recruitment, performance review and termination of CEOs pursuant to the Standards.

The adoption and amendment of the Standards requires an absolute majority of Council.

8. ROLES AND RESPONSIBILITIES

The General Counsel is responsible for the implementation and review of this Policy.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the General Counsel in the first instance.

10. EVALUATION AND REVIEW

This Policy will be reviewed every five years, or earlier should the Administration Regulations be amended.

11. RELATED DOCUMENTS

- Chief Executive Officer Performance Review Policy
- Department of Local Government, Industry Regulation and Safety Operational Guidelines: CEO recruitment and selection, performance review and termination
- *Local Government (Amendment) Regulations 1996, Schedule 2*

12. REFERENCES

Nil.

13. RESPONSIBILITY FOR IMPLEMENTATION

General Counsel.

REVISION HISTORY

Version	Next Review	Record No.
1 (CEO04-04/21)	April 2026	21/87832
2 (CEO02-03/26)	March 2031	21/87832[v2]

City of Wanneroo

Council Policy

Annexure 1

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.

City of Wanneroo

Council Policy

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

(c) 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 council member;
an employee of the local government;
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.

City of Wanneroo Council Policy

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.

CE03-03/26 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

Nil

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 (the **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 of Wanneroo's (the **City**) 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

Moved Cr Figg, Seconded Cr Seif

That Council APPROVES the extension to the review date of the Risk Management Framework to 30 June 2026.

CARRIED UNANIMOUSLY
***11/0**

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Attachments: Nil

Cr Rowe declared an indirect financial interest in CE04-03/26 due to being employed in the office of the Hon. David Michael MLA Minister for Electoral Affairs.

Cr Rowe left the Chamber at 10.21pm.

CE04-03/26 Submission – WALGA's Advocacy on Local Government Electoral Reforms

File Ref: 2391 – 26/76189
Responsible Officer: Chief Executive Officer
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

The report was not presented to the Agenda Briefing.

Issue

Western Australian Local Government Association (**WALGA**) is seeking Council-endorsed feedback to inform its advocacy on proposed Local Government electoral reforms expected to be advanced by the State Government.

Background

In June 2025, Hon Hannah Beazley MLA, Minister for Local Government, expressed support for a four-year election cycle, citing concerns about voter fatigue and the rising costs of conducting biennial elections. These messages were repeated in Minister Beazley's address at WALGA's 2025 Local Government Convention, which also raised the possibility of compulsory voting. These comments have prompted renewed interest and discussion across the sector.

WALGA has contacted both the Department of Local Government, Industry Regulations and Safety (**LGIRS**) and the Minister's office seeking details of any consultation on these matters, but no further information has been provided.

By proactively progressing this consultation, WALGA is seeking to obtain sector feedback that will ensure WALGA's positions reflect the sector's current views and enable timely, well-informed and effective engagement with the anticipated State Government reform proposals.

To ensure sector views can be presented proactively, WALGA has issued a Discussion Paper (**Attachment 1**) requesting Council feedback on the above matters. The Discussion Paper includes background considerations around cost implications, voter turnout data, re-election rates, and implications for administrative processes.

The two questions WALGA is seeking sector feedback on are:

1) Introduction of full spill elections every four years; and
2) Compulsory voting at Local Government elections.

Detail

Western Australia currently conducts Local Government elections every two years with half of Council up for election every two years. All other Local Governments in Australia conduct full spill elections every four years.

WALGA's research identifies the following considerations:

- Less frequent elections may reduce fatigue but may also reduce engagement between election cycles.
- Full spills may provide a clearer mandate but reduce continuity and mentorship opportunities.
- A full spill may increase candidate interest due to clearer election cycles but may also create higher competition.
- Full spills substantially increase the number of vacancies at each election, affecting Western Australian Electoral Commission (**WAEC**) cost estimates.
- While fewer elections would be held overall, the WAEC charges based on number of vacancies. WALGA cannot yet determine whether overall costs will increase or decrease because modelling has not been provided by WAEC or LGIRS.

Compulsory voting applies to Local Government elections in every Australian state other than Western Australia and South Australia.

Key considerations if changes to the Local Government electoral framework were introduced include the likelihood of increased voter turnout and associated costs under compulsory voting, the need to establish processes for managing non-voter penalties, and the requirement for additional legislative clarity to support enforcement.

Consultation

Feedback from Council Members and the Executive Leadership Team was consolidated and used to inform the development of the proposed submission to WALGA.

Comment

WALGA is seeking a Council-endorsed submission on the proposed electoral reforms. The City has reviewed the WALGA Discussion Paper and identified the key considerations associated with the proposals, noting both the potential benefits and challenges outlined.

The City's final submission will be informed by feedback received from Council Members, with eight responses provided during the submission period, to ensure the submission reflects Council's collective position.

A summary of the key issues and perspectives raised by Council Members is provided below**.**

Question 1 - Introduction of Four-Yearly Full Spill Elections

Overall, there is general support for exploring a move to four-yearly full spill local government elections, with several councillors identifying potential benefits, alongside notable cautions.

- Greater stability and strategic focus, with longer uninterrupted periods to deliver council priorities.
- Reduced frequency of elections, leading to lower election administration costs over time.
- Improved planning certainty and fewer caretaker periods.
- Alignment with other Australian jurisdictions that already operate on four-year local government terms.
- The view that full spills are manageable, provided appropriate induction processes are in place for new councillors.

Key Concerns and Conditions Raised Included

- Loss of continuity and corporate knowledge currently provided by staggered elections.
- Risk of significant turnover at a single election, potentially affecting governance stability.

- Potential disruption to ongoing projects and expenditure commitments, with delays while a newly elected council establishes priorities.
- Legal and governance concerns if existing councillor terms were shortened; several submissions emphasised that any change should apply from a future election (e.g. post-2029) to allow councillors to serve full terms.
- The importance of adequate transition time to minimise risk to council operations.

Some councillors were supportive in principle but stressed the need for careful implementation and timing to mitigate operational and governance risks.

Question 2 - Introduction of Compulsory Voting at Local Government Elections

Views on compulsory voting were more divided, with no clear consensus.

Arguments in Support Included:

- Increased voter turnout and broader community participation.
- Enhanced democratic legitimacy of council decisions.
- Outcomes that may better reflect the wider community rather than a small, highly engaged cohort.
- A belief that voting is a civic responsibility that should apply at the local level.

Concerns and Reservations Raised Included:

- Risk of making local government elections more political, potentially increasing the influence of political parties and disadvantaging independent and community-based candidates.
- Potential for election fatigue among residents.
- Increased administrative complexity and cost, including monitoring non-voters and issuing infringement notices.
- Practical implications for election delivery, with some noting compulsory voting may require state-style polling arrangements, significantly increasing costs borne by ratepayers.
- Questions about whether compulsory voting is proportionate for local government elections compared with state and federal elections.

Several councillors expressed a preference for retaining voluntary voting, at least in the short term, while remaining open to future consideration subject to clearer evidence of benefits and impacts. Some indicated conditional or cautious support, particularly if compulsory voting could be implemented without increasing party political influence.

Statutory Compliance

Reforms would be progressed through amendments to the *Local Government Act 1995* and associated regulations

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

There are no direct financial implications associated with providing a submission. However, potential legislative changes relating to election frequency and compulsory voting may materially impact future WAEC election costs.

Voting Requirements

Simple Majority

Moved Cr Wright, Seconded Cr Miles

That Council:-

1. **ENDORSES the City's submission to Western Australian Local Government Association on Local Government Electoral Reform as follows:**

   a) **SUPPORTS the introduction of full spill elections every four years; and**

   b) **DOES NOT SUPPORTS compulsory voting at Local Government elections;**

2. **AUTHORISES the Chief Executive Officer to lodge the City of Wanneroo's submission to Western Australian Local Government Association by 27 March 2026.**

CARRIED
6/3

For the motion: **Mayor Aitken, Cr Berry, Cr Figg, Cr Miles, Cr Parker and Cr Wright**
Against the motion: **Cr Coetzee, Cr Seif, Cr Smith**

Attachments:
1⇩. Attachment 1 - WALGA DRAFT Discussion Paper - Electoral Reform 26/76188

WALGA

Electoral Reform Discussion Paper

1. Background

1.1. Purpose

The purpose of this discussion paper is to request Council-endorsed Local Government feedback to inform WALGA's advocacy on Local Government electoral reforms expected to be proposed by the State Government, specifically:

- full spill elections every 4 years; and
- compulsory voting at Local Government elections

These options have been raised in statements by the Minister for Local Government, Hon Hannah Beazley MLA, but no formal proposals have yet been provided for consultation. While WALGA has relevant advocacy positions (discussed further below), the purpose of this discussion paper is to undertake early sector engagement to ensure WALGA's positions reflect the sector's current views and enable timely, well-informed and effective engagement with the anticipated State Government reform proposals.

1.2. WALGA existing advocacy positions

1.2.1. Elections

WALGA has established advocacy positions reflecting the sector's support of voluntary voting and elections of half the offices on Council every two years. These advocacy positions are provided in Appendix 1.

In late 2024 WALGA conducted a review of its Elections Advocacy Positions to ensure they reflected the sector's contemporary view.

Local Government responses at that time indicated strong (98%) support for half spills every two years, which was reflected in the adopted Advocacy Position 2.5.16 Elections.

While voluntary voting was supported by an overall majority of responses (74%), compulsory voting was supported by a majority (64%) of metropolitan respondents and a majority (61%) of Class 1 and 2 respondents.

State Council requested that the WALGA secretariat undertake further investigation of the implications of compulsory and voluntary participation in Local Government elections before reporting back to State Council.

In the interim, Advocacy Position 2.5.15 Participation in Local Government Elections was retained, expressing support for voluntary voting with a note that further work was being undertaken.

This investigation was ongoing when the Minister for Local Government raised the prospect of further Local Government election reform.

A State by State comparison of electoral statistics is provided in Appendix 2.

DRAFT

1.2.2. Election costs

In 2024, WALGA conducted a review of five Local Government biennial election cycles up to and including the 2023 Local Government elections. The review demonstrated significant cost increases and concerns about the lack of transparency in costings provided by the Western Australian Electoral Commission (WAEC).

In September 2024, State Council adopted Advocacy Position 2.5.18 Local Government Elections Analysis 2015-2023, calling for an independent audit of the WAEC's cost allocation methods and the introduction of Service Level Agreements to ensure transparency of costing methodology.

Cost implications are a relevant consideration in assessing the appropriateness of any proposed electoral reform. However, the current lack of transparency in costing methodology makes it impossible to confidently forecast cost impacts.

This discussion paper seeks to identify the factors associated with each reform proposal that may affect election costs. This is further complicated by the interaction of possible reform options and external economic factors.

WALGA has requested that the Department of Local Government, Regulation and Industry Safety (LGIRS) and the Western Australian Electoral Commission, undertake modelling to identify the cost implications of any proposed reforms.

A comparison of available electoral costs data, State by State, is included as Table 4 in Appendix 2.

WALGA has contacted other Local Government associations to ask if they have experienced changes in costs associated with compulsory four-year, all-in all-out, local government elections. As this has been the approach in most jurisdictions for some time, responses were largely unable to address changes in cost.

2. Election Frequency

Current situation

Western Australia holds biennial elections, with half of the offices on Council elected every two years for four-year terms. All other Australian jurisdictions hold full spill elections every four years (four-year terms).

Considerations

Considerations include:

- Voter participation and fatigue
- Continuity, knowledge retention and mentorship for new Council Members
- Stable whole-of-Council mandate and collective accountability
- Capacity for candidate recruitment
- Administrative requirements
- Extraordinary vacancies and backfilling
- Timing and transitional arrangements

Re-election rates

DRAFT

WALGA has analysed the composition of Councils following the last two Local Government elections in other Australian jurisdictions, all of which have full spill elections. A comparison of available data on re-election rates is included as Table 2 in Appendix 2.

This data suggests that on average, re-elected Council Members make up between 47% and 57% of Council following full spill elections.

By comparing over 700 consecutive ordinary election results, the review identified nine occasions when the membership of Council following an ordinary election was 100% different from the Council following the previous ordinary election. However, four of these local governments held mid-term extraordinary elections, meaning the changes in membership occurred over two or more elections within a four-year period.

Costs

In one respect, a change to a four-year cycle would reduce costs by reducing the number of elections. However, the cost of each election may increase. The WAEC uses the number of vacancies to inform quotations for the conduct of elections. Full spill elections would double the number of vacancies, with possible increased costs associated with printing and postage and increased staffing for the count.

WALGA cannot definitively determine an overall cost impact to Local Government without the requisite cost-modelling from the WAEC. WALGA has requested that the WAEC provide this modelling to LGIRS. The cost impact of a change in election frequency may also vary between Local Governments.

Questions

1. Does your Local Government support half spill elections every two years or full spill elections every four years?
2. What are the key considerations informing this view?
3. If full spill elections every four years were introduced, what transitional arrangements and consequential amendments may be required?
4. Any other comments?

3. Compulsory or Voluntary Voting

Current situation

Voting in Local Government elections is voluntary in Western Australia and South Australia. All other Australian jurisdictions have compulsory voting.

Considerations

Considerations include:

- Voter participation and democratic legitimacy
- Voter engagement, awareness and/or fatigue
- Administrative and enforcement requirements
- Application to owner and occupier rolls

Participation rates

A comparison of available participation data is included as Table 3 in Appendix 1.

Costs

The WAEC uses expected participation rates to inform quotations for the conduct of elections. It is likely that an increased participation rate would increase election costs through higher reply-paid charges and increased staffing for the count. However, in-person elections become more cost effective than postal elections at higher participation rates.

WALGA cannot definitively determine an overall cost impact to Local Government without the requisite cost-modelling from the WAEC. WALGA has requested that the WAEC provide this modelling to LGIRS. The cost impact of compulsory voting may also be different for each Local Government depending on their current participation rates and methods for holding elections, and whether these would change significantly.

Tasmania implemented compulsory voting in Local Government elections in 2022. Local Government Association Tasmania (LGAT) advised that this resulted in reasonably significant cost increases. The Tasmanian Electoral Commission reported a $9.32 per elector cost for the first compulsory Local Government elections in 2022, a 35% increase from $6.92 in 2018. An analysis of the factors contributing to this increase is not available and it may be challenging to draw direct comparisons between Tasmania and WA.

It is likely that the cost impact of compulsory voting would be moderated if elections also transition to a 4 yearly cycle.

DRAFT

WALGA

Questions

5. Does your Local Government support compulsory voting or voluntary voting in Local Government elections?
6. If the frequency of Local Government elections were changed to every 4 years, would your Local Government support compulsory or voluntary voting?
7. What are the key considerations informing this view?
8. Any other comments?

DRAFT

WALGA

Appendix 1- WALGA Elections Advocacy Positions

2.5.15 Participation in Local Government Elections

Position Statement	The Local Government sector supports voluntary participation in Local Government elections. *Noting that State Council at its 6 December 2024 State Council meeting resolved that the WALGA Secretariat further investigate implications of compulsory and voluntary participation in Local Government elections and report back to State Council.*
Background	Voluntary participation in Local Government elections is a long-established position of the Local Government sector, and was confirmed as a result of sector feedback received during the Local Government reform process.
State Council Resolution	December 2024 - 090.5/2024 February 2022 – 312.1/2022 December 2020 – 142.6/2020 March 2019 – 06.3/2019 December 2017 – 121.6/2017 October 2008 – 427.5/2008
Supporting Documents	Advocacy Positions for a New Local Government Act WALGA submission: Local Government Reform Proposal (February 2022)

2.5.16 Elections

Position Statement	The Local Government sector supports: 1. Councillors serve four-year terms with elections every two years and half of the Council positions spilled at each election. 2. First-Past-The-Post (FPTP) voting system for Local Government elections. If Optional Preferential Voting (OPV) remains as the primary method of voting, the sector supports the removal of the 'proportional' part of the voting method for general elections. 3. First-Past-The-Post (FPTP) voting system for internal Council elections.

DRAFT

4. Councils holding elections by means of in-person, postal and/or electronic voting.
5. Current legislative provisions of Mayor/President of Class 1 and Class 2 Local Governments being directly elected by the community and Class 3 and Class 4 Local Governments determining whether its Mayor or President is elected by the Council or by the community.

Background

The sector positions on Local Government elections have been long-established. This was confirmed as a result of sector feedback received during the Local Government reform process.

Following the 2023 Local Government Elections where legislative reforms to Local Government elections processes were first implemented, sector wide consultation was conducted on key elements of the elections advocacy positions to determine if they accurately reflected the sector's contemporary view.

State Council Resolution

December 2024 - 091.5/2024

February 2022 – 312.1/2022

December 2020 – 142.6/2020

March 2019 – 06.3/2019

December 2017 – 121.6/2017

October 2008 – 427.5/2008

2.5.18 Local Government Elections Analysis 2015-2023

Position Statement

That WALGA advocate to the State Government:

1. For an independent Local Government election audit, focusing on the Western Australia Electoral Commission's (WAEC) service delivery and cost allocation methods and costing applications used, to confirm that marginal cost recovery principles are applied and that the costing program is being effectively managed.
2. For the requirement for the WAEC to develop and implement Service Level Agreements with Local Governments, similar to those agreements currently used in New South Wales and Victorian Local Government elections and that includes:
   a. transparency of costing methodology,
   b. direct engagement with Local Governments pre and post elections, and
   c. the roles and responsibilities of the WAEC and Local Governments in the conduct of elections.

WALGA

3. For a review of the legislative framework that would allow for more than one election services provider to conduct Local Government elections.
4. For a mandated WAEC Report to Parliament specific to Local Government elections post each election cycle, outlining costs, results, voter turnout and matters for improvement both in the conduct of elections and the legislation, if relevant.

Background	A comprehensive review and analysis of five election cycles up to and including the 2023 Local Government election against the backdrop of legislative reforms to the Local Government electoral process in Western Australia was carried out by WALGA. With a focus on postal elections conducted exclusively by the Western Australian Electoral Commission (WAEC), the analysis has found evidence of the rising cost and reduced service level of conducting Local Government elections in Western Australia. Elected Member feedback, costs vs service comparisons and engagement by the sector with WALGA's governance services over the 2023 Local Government election period, are the basis for the position outlined above.
State Council Resolution	September 2024 - 065.4/2024

DRAFT

WALGA

Appendix 2 - Election Statistics

The data in the following tables is derived from publicly available reports issued by the respective State Electoral Commissions for the elections they conducted. The different content and format of reporting in each jurisdiction can make direct comparisons challenging.

Table 1: Comparative overview

Jurisdiction	Compulsory/optional voting	Frequency	Postal/In Person
Western Australia	Optional	Half spill every 2 years	Postal or in person
South Australia	Optional	Full spill every 4 years.	Postal.
Northern Territory	Compulsory	Full spill every 4 years	Postal or in person.
Queensland	Compulsory	Full spill every 4 years.	Postal or in person.
New South Wales	Compulsory	Full spill every 4 years.	In person.
Victoria	Compulsory	Full spill every 4 years.	Postal
Tasmania	Compulsory	Full spill every 4 years.	Postal

Table 2: Average percentage of returning Council Members (at individual Council level)

States with full spills only. Calculated using publicly reported ordinary election results including elections conducted by private providers.

State	Most recent election year Average % of Council Members who were Council Members the previous term	Previous election year Average % of Council Members who were Council Members the previous term
Queensland	**2024** 47%	**2021** 49%
New South Wales	**2024** 54%	**2021** 49%
Victoria	**2024** 46%	**2020** 47%
South Australia	**2022** 57%	**2018** 48%
Tasmania	**2022** 53%	**2018** 54%

DRAFT

WALGA

Table 3: Percentage of all elected candidates who were returning Council Members (at State level)

States with full spills only. Official state level percentage reported by electoral commissions for elections they conducted.

State	Most recent election year % of returning Council Members	Previous election year % of returning Council Members
Queensland	**2024** 43.2%	**2021** 46.0%
New South Wales	**2021** 56.8%	**2016/17 (amalgamations)** 60.6%
Victoria	**2024** 43.0%	**2020** 51.9%
South Australia	**2022** 50.0%	**2018** 55.3%
Tasmania	**2022** 46.0%	**2018** 48.0%

Table 4: Election participation rates

State	Election Year	Election Year	Election Year
WA	**2023** 31.2%	**2021** 30.2%	**2019** 29.1%
NSW	**2024** 84.54%	**2021** *(2020 postponed)* 83.56%	**2016/2017** (*amalgamations*) **2017:** 79.58% **2016:** 79.27%
NT	**2025** *Official report not yet available.*	**2021** 61.3%	**2017** 58.5%
QLD	**2024** 82.31%	**2020** *(COVID impacted)* 77.71%	**2016** 83.04%
SA	**2022** 32.9%	**2018** 31.6%	**2014** 31.99%
TAS	**2022** *(First election with compulsory voting)* 84.79%	**2018** 58.72%	**2014** 54.58%
VIC	**2024** 81.46%	**2020** 81.47%	**2016** 72.15%

DRAFT

WALGA

Table 5: Election costs

Election costs invoiced to Local Governments.

State	Election Year	Election Year	Election Year
WA	**2023** *postal elections only* $5.17 per elector 1,763,392 electors (115 districts)	**2021** *postal elections only* $4.06 per elector 1,727,712 electors (92 districts)	**2019** *postal elections only* $3.70 per elector 1,619,431 electors (86 districts)
NSW	**2024** $55.67million 5,242,086 electors (125 councils)	**2021** $46million *(budgeted)* 4,838,137 electors (122 councils)	**2016/2017** **2017** $19.17 million 2.73 million electors (45 councils) **2016** $14.11 million 1.97million electors (76 councils)
NT	**2025** NA	**2021** $1,864,193 142,546 electors	**2017** $1,593,775 133,927 electors
SA	**2022** $8.93million (ex GST) $6.93 per elector (ex GST)	**2018** $6.57million (ex GST) $5.41 per elector (ex GST)	**2014** $4.36million (ex GST) $3.77 per elector (ex GST)
TAS	**2022** *voting became compulsory* $9.32 per elector 410,975 electors	**2018** $6.92 per elector 356,810 electors	**2014** *first all-in all-out* $5.59 per elector 375,355 electors

Note: Data in this table is taken from reports published by the relevant Electoral Commissions. Due to differences in the ways electoral costs are apportioned, a per elector cost is only provided if it was reported. Data for QLD and VIC is not clearly discernible in Election Reports, and therefore not presented in this table.

DRAFT

Cr Rowe entered the Chamber at 10:37PM

CE05-03/26 Council Member, Committee Member and Candidate Code of Conduct

File Ref:	2391 – 26/7050
Responsible Officer:	Chief Executive Officer
Attachments:	3
Previous Items:	CE03-04/21 - Local Government (Model Code of Conduct) Regulations 2020 - Ordinary Council - 20 Apr 2021 6:00pm CE04-04/24 - Review of the Council Member, Committee Member and Candidate Code of Conduct and Complaint Handling Policy - Ordinary Council - 23 Apr 2024 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

The report was not presented to the Agenda Briefing.

Issue

To consider amendments to the *Local Government (Model Code of Conduct) Regulations 2021* (**Code of Conduct Regulations**) and the City's Council Member, Committee Member and Candidate Code of Conduct (**City's Code**) as required by the *Local Government Act 1995* (**Act**), and to extend the deadline to review the Council Member, Committee Member and Candidate Code of Conduct Complaint Handling Policy (**Policy**).

Background

On 20 April 2021, the City adopted the Model Code of Conduct (**Model Code**) as contained in Schedule 1 of the Code of Conduct Regulations (CEO03-04/21) (**Attachment 1**).

On 23 April 2024, Council adopted the revised Policy and set a review date for April 2026 (CE04-04/24).

On 1 January 2026, Regulations 41 to 48 of the *Local Government Regulations Amendment (Local Government Amendment Act 2024) Regulations 2025* made significant amendments to the Code of Conduct Regulations, which in turn requires a change to the City's Code.

By 1 April 2026, the City is required by section 5.104(2) of the Act to adopt the amendments to the City's Code. This section provides:

> *"5.104. Adoption of model code of conduct*
>
> *(2) Within 3 months after the day on which regulations amending the model code come into operation, the local government must amend* the adopted code of conduct to incorporate the amendments made to the model code."*

** Absolute majority required*

Detail

The amendments to the City's Code are shown in tracked changes in **Attachment 2**, and a clean copy attached as **Attachment 3**.

A summary of the changes made to the Code of Conduct Regulations (and City's Code) are presented in the table below:

Amendment to Code of Conduct Regulations	Summary of Change	Corresponding amendment to City's Code
Nil, the Regulations did not introduce a definition for "Inspector".	No change required.	Added definition of "Inspector" in clause 2 for clarity.
Introduced Reg 3A	Requires complaints to be referred to the Local Government Inspector if the person complained about has two previous behavioural breach findings since 1 January 2026.	No change required, this amendment is made to Reg 3A of the Code of Conduct Regulations, not the Model Code, so does not need to be reflected.
Introduces clause 11(4) – (6) to the Model Code	Adds new rules stating that complaints must be dealt with under clauses 12–15 unless referred to the Inspector; introduces mandatory referral where Reg. 3A applies; confirms complaints returned to local government by Inspector must still be handled under clauses 12–15.	Addition of clause 11(4) – (6).
Introduces a drafting note to clause 12(1) of Model Code	Adds a note highlighting the potential use of a monitor (see new clause 14A) when dealing with complaints.	Addition of note to clause 12(1).
Introduces clauses 14A and 14B to Model Code	**14A:** Allows Inspector to appoint a monitor and direct local governments to pause complaint handling until monitoring is completed. **14B:** Specifies who may perform local government complaint-handling functions (council, authorised committee, or an authorised qualified independent person).	Addition of clauses 14A and 14B.
Introduces clause 15(3) to Model Code, added drafting note	Clarifies that clauses 14A and 14B (monitor provisions) do not apply to complaints made before 1 January 2026. Adds note to refer to s 5.105 of the Act for restrictions on complainants and alleged persons.	Addition of clause 15(3) and drafting note.
Replaces notes in beginning of Division 4	Updates note to align with new legislative framework, clarifying that conduct breaches are dealt with under Part 8A Division 5 of the Act.	Notes in the beginning of Division 4 deleted, replaced with new wording.

Amendment to Code of Conduct Regulations	Summary of Change	Corresponding amendment to City's Code
Amends definition of "closed meeting" in clause 21 of Model Code	Updates the definition of closed meeting to align with new Act s.5.23(2)– (4) and confirms it includes meetings closed to members of public under earlier versions of the Act before 1 January 2026.	Definition of "closed meeting" in clause 21(1) amended to reflect new clause.

In addition, this report seeks to request an extension to the review date of the Policy which is due in 30 April 2026 for six months to 31 October 2026. Administration intends to undertake a holistic review of the City's Code of Conduct documents together with the review of the Policy, such as:

(a) *Council Member, Committee Member and Candidate Code of Conduct Complaint Handling Protocols*.
(b) Council Member, Committee Member and Candidate Code of Conduct Complaint About Alleged Behaviour Breach Form; and
(c) Council Member, Committee Member and Candidate Code of Conduct Register of Complaints.

Review of the Policy also requires Administration to comply with the processes in the Council Policy Framework Policy, which includes undertaking extensive internal stakeholder consultation which will require additional time.

Consultation

Amendments to the City's Code borrow directly from amendments made to the Code of Conduct Regulations. In that sense, the amendments proposed by this report have undergone lengthy and robust law reform and consultation processes in the state parliamentary system.

Comment

The amendments proposed by this report are mandated through the Act and goes further to strengthen the integrity, behaviour and conduct of council members, committee members and candidates.

Statutory Compliance

- *Local Government Act 1995*
- *Local Government Regulations Amendment (Local Government Amendment Act 2024) Regulations*
- *Local Government (Model Code of Conduct) Regulations 2021*

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

A review of the City's Code will also require a review of the Policy, which Administrations intends to undertake as detailed above.

Financial Implications

Nil

Voting Requirements

Absolute Majority

Moved Cr Parker, Seconded Cr Figg

That Council: -

1. **ADOPTS BY ABSOLUTE MAJORITY the revised Council Member, Committee Member and Candidate Code of Conduct, as shown in Attachment 3;and**

2. **APPROVES an extension to review the Council Member, Committee Member and Candidate Code of Conduct Complaint Handling Policy until 31 October 2026.**

CARRIED BY ABSOLUTE MAJORITY
10/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

Attachments:

1⇩	*Attachment 1 - Current version - Council Members, Committee Members and Candidates Code of Conduct*	*21/61262[v1]*
2⇩	*Attachment 2 - Amended (tracked changes) version - Council Members, Committee Members and Candidates Code of Conduct*	*26/76245*
3⇩	*Attachment 3 - Clean version - Code of Conduct - Council Members, Committee Members and Candidates*	*21/61262[v2]*

CITY OF WANNEROO
Council Member, Committee Member and Candidate Code of Conduct

[r. 3]

Division 1 — Preliminary provisions

1. Citation

This is the City of Wanneroo *Code of Conduct for Council Members, Committee Members and Candidates*.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — General principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision-making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government.

9. Relationship with others

A council member, committee member or candidate —

(a) must not bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

10A. Land dealings

A council member must inform the CEO in writing of an intention to undertake a land dealing within the City of Wanneroo district or which may otherwise be in conflict with the City's functions (other than the purchase of the council member's principal place of residence).

10B. Appointments

As part of their representative role, a council member is often asked to represent council on external organisations. It is important that a council member:

(1) clearly understands the basis of their appointment; and

(2) provides regular reports on the activities of the external organisation.

10C. Communications and public relations

As a representative of the community, a council member must be not only responsive to community views but must adequately communicate the attitudes and decisions of council. In doing so, a council member must acknowledge:

(1) as a council member there is respect for the decision making processes of council which are based on a decision of the majority of council;

(2) information relating to decision of council on approvals, permits and so on must only be communicated in an official capacity by a designated officer of council; and

(3) information concerning adopted policies, procedures and decisions of the council is conveyed accurately.

10D. Dealing with Proponents

(1) The provisions of this clause are in addition to and do not denigrate from the other provisions of this code.

(2) In this clause:

"Proponent" means a proponent of a Proposal and includes a person who represents the interests of a Proponent;

"Proposal" means:

(a) a proposed subdivision of land;

(b) a proposal development of land;

(c) a proposal involving the exercise of discretion under a planning scheme or under a planning policy or structure plan adopted under a planning scheme;

(d) a proposed change to a planning scheme including proposed change to the zoning of land; or

(e) a proposed change to a planning policy or structure plan adopted under a planning scheme.

(3) The clause 10D applies where a Proposal is, or is likely, to be considered by Council.

(4) A council member must:

(a) not make any statements or express any views to a Proponent or a person interested in a Proposal which purports to be on behalf of Council or the City;

(b) be alert to the motives and interests of a Proponent;

(c) be aware of which person, organisation of company that the Proponent is representing;

(d) not give any undertaking to a Proponent or any person interested in the Proposal;

(e) not do or say anything which could be viewed as giving a Proponent preferential treatment;

(f) ensure that persons interested in a Proposal are treated fairly and consistently;

(g) be alert to attempts by Proponents and parties interested in a Proposal to encourage council members to consider matters which are extraneous or irrelevant to the merits of the decision under consideration; and

(h) be careful in dealings with a Proponent or a person interested in a Proposal who is a former council member or former employee of the City and make sure that the person is not given or appear to be given favourable or preferential treatment.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

Division 4 — Rules of conduct

Notes for this Division:

1. Under section 5.105(1) of the Act a council member commits a minor breach if the council member contravenes a rule of conduct. This extends to the contravention of a rule of conduct that occurred when the council member was a candidate.
2. A minor breach is dealt with by a standards panel under section 5.110 of the Act.

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or The Criminal Code section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause —

local government employee means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under The Criminal Code Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting means a council or committee meeting, or a part of a council or committee meeting, that is closed to members of the public under section 5.23(2) of the Act;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

REVISION HISTORY

Version	Next Review	Record No.
June 2018 (CE02-06/18)	June 2021	21/61262*
April 2021 (CE03-04/21)	April 2024	21/61262*
April 2024 (CEO4-04/24)	April 2026	21/61262*

CITY OF WANNEROO
Council Member, Committee Member and Candidate Code of Conduct

Division 1 — Preliminary provisions

1. Citation

This is the City of Wanneroo *Code of Conduct for Council Members, Committee Members and Candidates*.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

Inspector *means the person holding the office of Local Government Inspector established under section 8B.1 of the Act;*

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — General principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision-making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government.

9. Relationship with others

A council member, committee member or candidate —

(a) must not bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

10A. Land dealings

A council member must inform the CEO in writing of an intention to undertake a land dealing within the City of Wanneroo district or which may otherwise be in conflict with the City's functions (other than the purchase of the council member's principal place of residence).

10B. Appointments

As part of their representative role, a council member is often asked to represent council on external organisations. It is important that a council member:

(1) clearly understands the basis of their appointment; and

(2) provides regular reports on the activities of the external organisation.

10C. Communications and public relations

As a representative of the community, a council member must be not only responsive to community views but must adequately communicate the attitudes and decisions of council. In doing so, a council member must acknowledge:

(1) as a council member there is respect for the decision making processes of council which are based on a decision of the majority of council;

(2) information relating to decision of council on approvals, permits and so on must only be communicated in an official capacity by a designated officer of council; and

(3) information concerning adopted policies, procedures and decisions of the council is conveyed accurately.

10D. Dealing with Proponents

(1) The provisions of this clause are in addition to and do not denigrate from the other provisions of this code.

(2) In this clause:

"Proponent" means a proponent of a Proposal and includes a person who represents the interests of a Proponent;

"Proposal" means:

(a) a proposed subdivision of land;

(b) a proposal development of land;

(c) a proposal involving the exercise of discretion under a planning scheme or under a planning policy or structure plan adopted under a planning scheme;

(d) a proposed change to a planning scheme including proposed change to the zoning of land; or

(e) a proposed change to a planning policy or structure plan adopted under a planning scheme.

(3) The clause 10D applies where a Proposal is, or is likely, to be considered by Council.

(4) A council member must:

(a) not make any statements or express any views to a Proponent or a person interested in a Proposal which purports to be on behalf of Council or the City;

(b) be alert to the motives and interests of a Proponent;

(c) be aware of which person, organisation of company that the Proponent is representing;

(d) not give any undertaking to a Proponent or any person interested in the Proposal;

(e) not do or say anything which could be viewed as giving a Proponent preferential treatment;

(f) ensure that persons interested in a Proposal are treated fairly and consistently;

(g) be alert to attempts by Proponents and parties interested in a Proposal to encourage council members to consider matters which are extraneous or irrelevant to the merits of the decision under consideration; and

(h) be careful in dealings with a Proponent or a person interested in a Proposal who is a former council member or former employee of the City and make sure that the person is not given or appear to be given favourable or preferential treatment.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless —

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause: See section 5.105(1) of the Act

(5) If the *Local Government (Model Code of Conduct) Regulations 2021* regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the *Local Government (Local Government Inspector) Regulations 2025* regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B Performance of local government's functions under cl. 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(a) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(b) an explanation as to why the council is satisfied as referred to in paragraph (a);

(c) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(5) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

(3) Clauses 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause: See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

~~1. Under section 5.105(1) of the Act a council member commits a minor breach if the council member contravenes a rule of conduct. This extends to the contravention of a rule of conduct that occurred when the council member was a candidate.~~

~~2. A minor breach is dealt with by a standards panel under section 5.110 of the Act.~~

1. Under section 8A.3(1) of the Act, a council member commits a conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.

2. A conduct breach is dealt with under Part 8A Division 5 of the Act

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or The Criminal Code section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause —

local government employee means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under The Criminal Code Chapter XXXV.

21. Disclosure of information

(1) In this clause —

~~***closed meeting*** means a council or committee meeting, or a part of a council or committee meeting, that is closed to members of the public under section 5.23(2) of the Act;~~

closed meeting -

(a) means a part of a council or committee meeting that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and

(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

REVISION HISTORY

Version	Next Review	Record No.
June 2018 (CE02-06/18)	June 2021	21/61262*
April 2021 (CE03-04/21)	April 2024	21/61262*
April 2024 (CEO4-04/24)	April 2026	21/61262*

CITY OF WANNEROO
Council Member, Committee Member and Candidate Code of Conduct

Division 1 — Preliminary provisions

1. Citation

This is the City of Wanneroo *Code of Conduct for Council Members, Committee Members and Candidates*.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

Inspector *means the person holding the office of Local Government Inspector established under section 8B.1 of the Act;*

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — General principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision-making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government.

9. Relationship with others

A council member, committee member or candidate —

(a) must not bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

10A. Land dealings

A council member must inform the CEO in writing of an intention to undertake a land dealing within the City of Wanneroo district or which may otherwise be in conflict with the City's functions (other than the purchase of the council member's principal place of residence).

10B. Appointments

As part of their representative role, a council member is often asked to represent council on external organisations. It is important that a council member:

(1) clearly understands the basis of their appointment; and

(2) provides regular reports on the activities of the external organisation.

10C. Communications and public relations

As a representative of the community, a council member must be not only responsive to community views but must adequately communicate the attitudes and decisions of council. In doing so, a council member must acknowledge:

(1) as a council member there is respect for the decision making processes of council which are based on a decision of the majority of council;

(2) information relating to decision of council on approvals, permits and so on must only be communicated in an official capacity by a designated officer of council; and

(3) information concerning adopted policies, procedures and decisions of the council is conveyed accurately.

10D. Dealing with Proponents

(1) The provisions of this clause are in addition to and do not denigrate from the other provisions of this code.

(2) In this clause:

"Proponent" means a proponent of a Proposal and includes a person who represents the interests of a Proponent;

"Proposal" means:

(a) a proposed subdivision of land;

(b) a proposal development of land;

(c) a proposal involving the exercise of discretion under a planning scheme or under a planning policy or structure plan adopted under a planning scheme;

(d) a proposed change to a planning scheme including proposed change to the zoning of land; or

(e) a proposed change to a planning policy or structure plan adopted under a planning scheme.

(3) The clause 10D applies where a Proposal is, or is likely, to be considered by Council.

(4) A council member must:

(a) not make any statements or express any views to a Proponent or a person interested in a Proposal which purports to be on behalf of Council or the City;

(b) be alert to the motives and interests of a Proponent;

(c) be aware of which person, organisation of company that the Proponent is representing;

(d) not give any undertaking to a Proponent or any person interested in the Proposal;

(e) not do or say anything which could be viewed as giving a Proponent preferential treatment;

(f) ensure that persons interested in a Proposal are treated fairly and consistently;

(g) be alert to attempts by Proponents and parties interested in a Proposal to encourage council members to consider matters which are extraneous or irrelevant to the merits of the decision under consideration; and

(h) be careful in dealings with a Proponent or a person interested in a Proposal who is a former council member or former employee of the City and make sure that the person is not given or appear to be given favourable or preferential treatment.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless —

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause: See section 5.105(1) of the Act

(5) If the *Local Government (Model Code of Conduct) Regulations 2021* regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the *Local Government (Local Government Inspector) Regulations 2025* regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B Performance of local government's functions under cl. 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(a) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(b) an explanation as to why the council is satisfied as referred to in paragraph (a);

(c) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(5) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

(3) Clauses 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause: See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

11. Under section 8A.3(1) of the Act, a council member commits a conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.

2. A conduct breach is dealt with under Part 8A Division 5 of the Act

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or The Criminal Code section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause —

local government employee means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under The Criminal Code Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting -

(a) means a part of a council or committee meeting that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and

(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

REVISION HISTORY

Version	Next Review	Record No.
June 2018 (CE02-06/18)	June 2021	21/61262*
April 2021 (CE03-04/21)	April 2024	21/61262*
April 2024 (CEO4-04/24)	April 2026	21/61262*

Council Services

CE06-03/26 **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

Changes have been updated to recommendations of the report as follows:

- 3. g) i. to amend the year from 2026/17 to 2026/27.
- Included a recommendation letter to the last recommendation 3. to be l).

The recommendations have also been updated in the body of the report.

At the request of a Councillor, a residents' name was removed from the administration comment, paragraph 1, for Decision 4.8 in the body of the report.

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 (**OCM**) or, if that is not practicable, at the first OCM after that meeting or at a Special Council Meeting (**SCM**) called for that purpose, whichever happens first. The City of Wanneroo (**City**) hosted an AGM on 5 February 2026.

Detail

There were 14 submissions of proposed motions 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 or 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 $1 million 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.

	Submitter	Brief Summary of Proposed Motion
3	I Martin	To ENSURE that any waste management solution(s) developed: 1. in the Neerabup Industrial Area, the Neerabup Resource Recovery Precinct (**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.
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

	Submitter	Brief Summary of Proposed Motion
		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.
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 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 or 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* (**LTFP**), 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; and
- 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; and
- 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; and
- Community engagement.

The *Neerabup RRP Stage 1* will be subject to independent assessment by the Department of Water and Environmental Regulations (**DWER**) who will consider the City's application in depth and provide and 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 LTFP captures all forecast capital works for next ten 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 residents 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 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; and
- Community engagement.

The NRRP Stage 1 will be subject to independent assessment by the DWER, who will consider the City's application in depth and provide and 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 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 Cty'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 LTFP.

7d. The NRRP is listed as a key project in the *Sustainability Advocacy Plan*.

8abc 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

Moved Cr Figg, Seconded Cr Seif

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 2026/27 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

l) 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.

CARRIED UNANIMOUSLY
***11/0**

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

Attachments:
1⇨. Attachment 1 - Minutes Electors AGM 05/02/2026 Attachments Included 26/35343

COUNCIL MINUTES

Unconfirmed Minutes Annual General Meeting of Electors

6:00pm 05 February, 2026
Council Chamber (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

wanneroo.wa.gov.au

UNCONFIRMED MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS

HELD ON THURSDAY 05 FEBRUARY 2026

CONTENTS

ITEM 1	**ATTENDANCES**	**1**
ITEM 2	**APOLOGIES AND LEAVE OF ABSENCE**	**2**
ITEM 3	**REPORTS**	**2**
3.1	CITY OF WANNEROO ANNUAL REPORT 2024-25	2
ITEM 4	**GENERAL BUSINESS**	**256**
4.1	PROPOSED MOTION SUBMITTED BY B KIRBY	256
4.2	PROPOSED MOTION SUBMITTED BY MS A VINEY	256
4.3	PROPOSED MOTION SUBMITTED BY I MARTIN	256
4.4	PROPOSED MOTION SUBMITTED BY I MARTIN	257
4.5	PROPOSED MOTION SUBMITTED BY M CAIACOB	257
4.6	PROPOSED MOTION SUBMITTED BY M CAIACOB	258
4.7	PROPOSED MOTION SUBMITTED BY R BRUVELS	258
4.8	PROPOSED MOTION SUBMITTED BY M MURPHY	259
4.9	PROPOSED MOTION SUBMITTED BY R CASEY	259
4.10	PROPOSED MOTION SUBMITTED BY T GUNNING	260
4.11	PROPOSED MOTION SUBMITTED BY T GUNNING	261
4.12	PROPOSED MOTION SUBMITTED BY S DUNGATE	261
4.13	PROPOSED MOTION SUBMITTED BY G HEALY	261
4.14	PROPOSED MOTION SUBMITTED BY M KWOK	262
ITEM 5	**CLOSURE**	**262**

MINUTES

Mayor Aitken declared the meeting open at 6:00pm.

Please refer to agenda for details of full reports and attachments.

Item 1 Attendances

LINDA AITKEN, JP	**Mayor**

Councillors:

ALEX FIGG	North Ward
SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
HELEN BERRY	Central-West Ward
PHIL BEDWORTH	Central-West Ward
MARIZANE MOORE	Central-East Ward
PAUL MILES	Central-East Ward
JACQUELINE HUNTLEY	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
VINH NGUYEN	South-West Ward
JAMES ROWE, JP	South Ward
EMAN SEIF, JP	South Ward

Officers:

BILL PARKER	Chief Executive Officer
VICKI COLES	General Counsel
HARMINDER SINGH	Director, Assets
SUSAN POTTER	Acting Director, Corporate Strategy & Performance
KIRSTIE DAVIS	Director, Community & Place
CHRISTOPHER LEIGH	Director, Planning & Sustainability
MARK DICKSON	Project Director
JIM TAN	Legal Counsel
MADONNA ILIFFE	Coordinator Corporate Governance
CHRISTOPHER FORDE	Project Director – Strategic Projects
BIMSARA PATHIRATHNA	Chief Financial Officer
NICHOLAS STAWARZ	Acting Manager Community Facilities
MOLLY BELCHER	Acting Senior Legal Support Officer
DEBORAH GOUGES	Coordinator Council Services
TASMA RUSH-HARVEY	Senior Council Services Officer
DIANE HEBBARD	Council Services Officer (Minutes)
CAS JENNINGS	Council Services Officer
BARRY RASH	Systems Administrator

Item 2 Apologies and Leave of Absence

Nil

Members of the Public:

A total of 36 verified registered electors (including Council Members) were in attendance. Each verified elector was provided with a Voting Card in accordance with the Procedure of the Meeting.

Item 3 Reports

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

3.1 City of Wanneroo Annual Report 2024-25

File Ref: 5153V02 – 26/15041
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

Issue

To present the City of Wanneroo Annual Report 2024-25 (**Annual Report**) and the Annual Audited Financial Statements (Audited Financial Statements) for the City of Wanneroo (the **City**) for the year ended 30 June 2025.

Background

Section 5.53(1) of the *Local Government Act 1995* (the **Act**) requires local governments to develop and publish an Annual Report for each financial year. Section 5.27 of the Act requires that a general meeting of electors be held once every financial year and not more than 56 days after the local government accepts the annual report.

Detail

Regulation 15 of the *Local Government (Administration) Regulations 1996* prescribes that the matters to be discussed at a general electors' meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

At the Ordinary Council meeting (**OCM**) held on 16 December 2025, the Council accepted the Annual Report and the Audited Financial Statements.
The Annual Report and Audited Financial Statements have been published on the City's website in accordance with Section 5.55A of the Act and hard copies made available for members of the public at the Annual General Meeting of Electors.

Consultation

The Annual Report and the Audited Financial Statements were considered at the Audit and Risk Committee meeting held on 17 November 2025. The Audit and Risk Committee recommended that the Council accept the Annual Report and the Audited Financial Statements.

Comment

The Annual Report provides a comprehensive account of the City's activities over the twelve months from 1 July 2024 to 30 June 2025. It outlines the progress made towards the strategic objectives as set out in the City's Strategic Community Plan 2021-2031, and details achievements and performance against the 2024-25 commitments made in the Corporate Business Plan 2024/25 – 2027/28.

The Annual Report has been developed in accordance with good practice guidelines and feedback from the Australasian Reporting Awards. By entering the Awards, the City is endeavouring to improve the quality of reporting year on year to enhance transparency and the quality of communication to Electors and the wider community.

The Audited Financial Statements are included in the designed version of the Annual Report.

Statutory Compliance

The preparation and publication of the Annual Report is in accordance with the *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

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.4 Financial Management	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.3 Integrated Reporting	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

Nil

Financial Implications

The cost of development and production the 2024-25 Annual Report has been included within the City's operating budget.

Voting Requirements

Nil

Moved Mayor Aitken, Seconded Deputy Mayor Miles

That the Annual General Meeting of Electors NOTE the contents of the City of Wanneroo 2024-25 Annual Report and the Audited Financial Statements as presented to the Electors of the City of Wanneroo.

CARRIED

Votes for the Motion: 20
Votes Against the Motion: 13

Attachments:

1. *Attachment 1 - City of Wanneroo Annual Report 2024 -2025 25/61351*


City of
Wanneroo
2024
25
ANNUAL REPORT

Alternative formats

This report is available in alternative formats and languages, including Arabic, upon request.

The City of Wanneroo is committed to building an inclusive and cohesive community that celebrates diversity by providing an environment where all people enjoy equal access to life's opportunities. This document is available in alternative formats and languages upon request. You can make a request by emailing **enquiries@wanneroo.wa.gov.au** or calling the City on **9405 5000**.

If you need to contact us in your own language you can contact us through the Translating and Interpreting Service on **13 14 50** and ask them to contact the City of Wanneroo on **08 9405 5000**. If you are deaf or have a hearing or speech impairment contact the City through the National Relay Service.

Noongar

Nidja bibool baal Noongar warayin kadak Mining noonook koodakarn bibool noonook maar koorl **enquiries@wanneroo.wa.gov.au** ka noonook waangkan ngalany **9405 5000**.

Afrikaans

Alternatiewe Formate

Die Stad Wanneroo verbind ons daartoe om 'n inklusiewe en samehorige gemeenskap te bou wat diversiteit vier. Ons verskaf dus 'n omgewing waar almal toegang tot gelyke lewensgeleenthede geniet. Op versoek is hierdie dokument in alternatiewe formate en tale beskikbaar. Om aan te vra, stuur gerus 'n e-pos aan **enquiries@wanneroo.wa.gov.au** of bel die Stad op **9405 5000**. As dit vir u nodig is om ons in u eie taal te kontak, kan u die hulp van die 'Translating and Interpreting Services' (Vertaal- en Vertolkdiens) versoek - bel **13 14 50**. Vra vir hulle om die Stad Wanneroo op **9405 5000** te bel. As u totale gehoorverlies of 'n spraak of gehoorgebrek het, kontak die Stad deur die National Relay-diens.



Italian

Formati alternativi

La città di Wanneroo si impegna a costruire una comunità inclusiva e unita che valorizzi la diversità e lo fa offrendo un ambiente in cui tutte le persone abbiano pari accesso alle opportunità. Questo documento è disponibile in formati e lingue alternativi su richiesta. È possibile presentare richiesta inviando un'e-mail a **enquiries@wanneroo.wa.gov.au** oppure chiamando il comune al **9405 5000**. Coloro che hanno bisogno di contattarci utilizzan do la propria lingua, possono farlo tramite il Translating and Interpreting Services al numero **13 14 50** e chiedendo all'operatore di contattare il Comune di Wanneroo al numero **9405 5000**. I non udenti o le persone con disturbi dell'udito o del linguaggio, possono contattarci attraverso il National Relay Service.

Visualizza il rapporto annuale della città di Wanneroo.

Vietnamese

Các Dạng thức Khác

Hội Đồng Thành phố Wanneroo cam kết xây dựng một đồng đồng không phân biệt, gắn bó, và tôn vinh tính đa dạng bằng cách cung cấp một môi trường mà ở đó mọi người đều có những cơ hội trong cuộc sống như nhau. Văn bản này có thể được cung cấp bằng các dạng thức và ngôn ngữ khác khi được yêu cầu. Quý vị có thể yêu cầu bằng cách gửi email về **enquiries@wanneroo.wa.gov.au** hoặc gọi cho Hội đồng qua số **9405 5000**. Nếu cần liên lạc chúng tôi bằng ngôn ngữ của quý vị, quý vị có thể liên lạc qua Dịch vụ Thông Phiên Dịch (TIS) qua số **13 14 50** và yêu cầu họ liên lạc cho Hội đồng Thành phố Wanneroo qua số **9405 5000**. Nếu bị điếc hoặc có khuyết tật thính giác hay nói hãy liên lạc Hội đồng TP qua Dịch vụ Tiếp Âm Quốc Gia.

Xem Bản Báo Cáo Thường Niên của Thành phố Wanneroo.

Macedonian

Разни форми

Општина Wanneroo се залага да гради вклучителна и сплотена заедница што ја слави разноликоста преку создавање на опкружување во кое сите луѓе уживаат еднаков пристап до животните можности. Овој документ може да се добие во разни форми и на разни јазици ако вие го побарате тоа. Барање може да доставите така што ќе пратите електронска порака на **enquiries@wanneroo.wa.gov.au** или ќе се јавите во Општината на **9405 5000**. Ако треба да стапите во контакт со нас на вашиот мајчин јазик, може да ни се јавите преку Преведувачката служба (Translating and Interpreting Services) на **13 14 50** и да ги замолите нив да се јават во Општина Wanneroo на **9405 5000**. Ако сте глуви или имате оштетен слух или говор, јавете се во Општината преку Националната служба за поврзување (National Relay Service).

Погледнете го Годишниот извештај на Општина Wanneroo.



Contents

INTRODUCTION 4
Acknowledgement of Country 5
Welcome to the Annual Report 6

OUR CITY 7
Our community in numbers 9
Our history 11
Message from the Mayor & CEO 13
Our strategic direction 15
Our Shared Community Vision 15
Our strategic goals 16
Our purpose 17
Our values 17
Our business principles 18
Our integrated planning framework 19
Our key planning documents 20
City services and activities 21
How we're a more sustainable city 22
Service locations 24

OUR PERFORMANCE HIGHLIGHTS AND CHALLENGES 25
Major achievements 26
Our challenges 31
The year ahead 33
External awards and nominations 35
What we used your rates for 37
Community financial snapshot 38

"Welcome to the Annual Report for 2024-25"

OUR COUNCIL 40
Democratic governance 41
Council structure 41
Council elections 41
Extraordinary elections 42
Role of Council members 42
Council member diversity 42
Role of the Mayor and Deputy Mayor 42
Council members 43
Council meetings 58
Committees 59
Council and committee attendance 61
Working groups 62
Council decisions 63
Council member remuneration 64
Training and professional development 65
Code of Conduct 65
Complaints management 66
Local laws 66
Delegations of authority 67
Publicly available information 67
Community engagement 68
Our stakeholders 70
Communications, brand and media 71
Important events 74

OUR PERFORMANCE 75
Liveability survey 77
Our Corporate Business Plan 78
Delivering on Goal 1 79
Delivering on Goal 2 88
Delivering on Goal 3 93
Delivering on Goal 4 96
Delivering on Goal 5 102
Delivering on Goal 6 113
Delivering on Goal 7 115
Grant funding 122

OUR ORGANISATION 123
Our Executive Leadership Team 125
Corporate governance 128
Long Term Financial Plan 130
Land transactions and trading undertakings 131
Risk management 135
External audit 137
Project governance 137
Access and inclusion 138
Our Volunteers 139
Facility hire Concession 140
National Competition Policy 140
Contracts and procurement 141
Reconciliation 143
Continuous improvement and quality management 144
Customer service 145
Freedom of information 147
Asset Management 148
Our people 150
Work health and safety 159

INDEX AND KEY TERMS 164
Key terms 165
Abbreviations 167
Notations 169
Index 170

FINANCIAL REPORT 173
Message from the Chief Financial Officer 174
Statement of financial position 177
Major land transactions financial overview 178


Introduction

Acknowledgement of Country

Kaya (*hello*) and Wandjoo (*welcome*) to Wanneroo.



The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people.

We would like to pay respect to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land, and we acknowledge and respect their continuing culture, and the contributions made to the life of this City and this region.

The City is committed to honouring the Australian Aboriginal peoples' unique cultural and spiritual relationships with the land, waters and seas and their rich contribution to the community.

The area encompassed by the City has a significant Aboriginal cultural history and an active community. Welcome to Country and an Acknowledgement of Country at events recognise the unique position of Aboriginal people in Wanneroo's culture and history. They enable the wider community to share in Aboriginal culture and heritage and facilitate improved relationships between Aboriginal and non-Aboriginal people.

To show our respect for Whadjuk history, culture and our shared future, a Welcome to Country is conducted at all major City events, including:

- Celebrations of Aboriginal and Torres Strait Islander peoples and culture
- Openings of significant buildings and infrastructure
- Launches of major exhibitions and annual art awards.

"Wanneroo kaadatj Noongar moort Noongar boodja-k Wadjak boodja-k. Ngalak kaadatj Noongar nedingar wer birdiya, barn boodja-k wer kaaradj boodja-k koora koora wer yeyi. Ngalak kaadatj baalabang malayin wer nakolak baalap yang ngalany-al."

Welcome to the Annual Report

The City of Wanneroo is proud to present its Annual Report for the financial year ending 30 June 2025.

This report outlines our financial and operational performance over the past year, measured against the key projects, goals and priorities in our:

- Strategic Community Plan 2021–2031 (SCP)
- Corporate Business Plan 2024–25 to 2027-28 (CBP)
- Annual budget

In accordance with the *Local Government Act 1995* (WA), all local governments are required to produce an annual report by 31 December each year.

At the City of Wanneroo, we go beyond statutory requirements by producing a comprehensive and engaging report. It highlights the wide range of services we deliver, the achievements we're proud of, and the challenges we've faced. It also outlines our plans for the year ahead.

This report is also a valuable tool for our employees, helping them understand how their work contributes to our shared vision and what to expect in the coming year.

What's inside

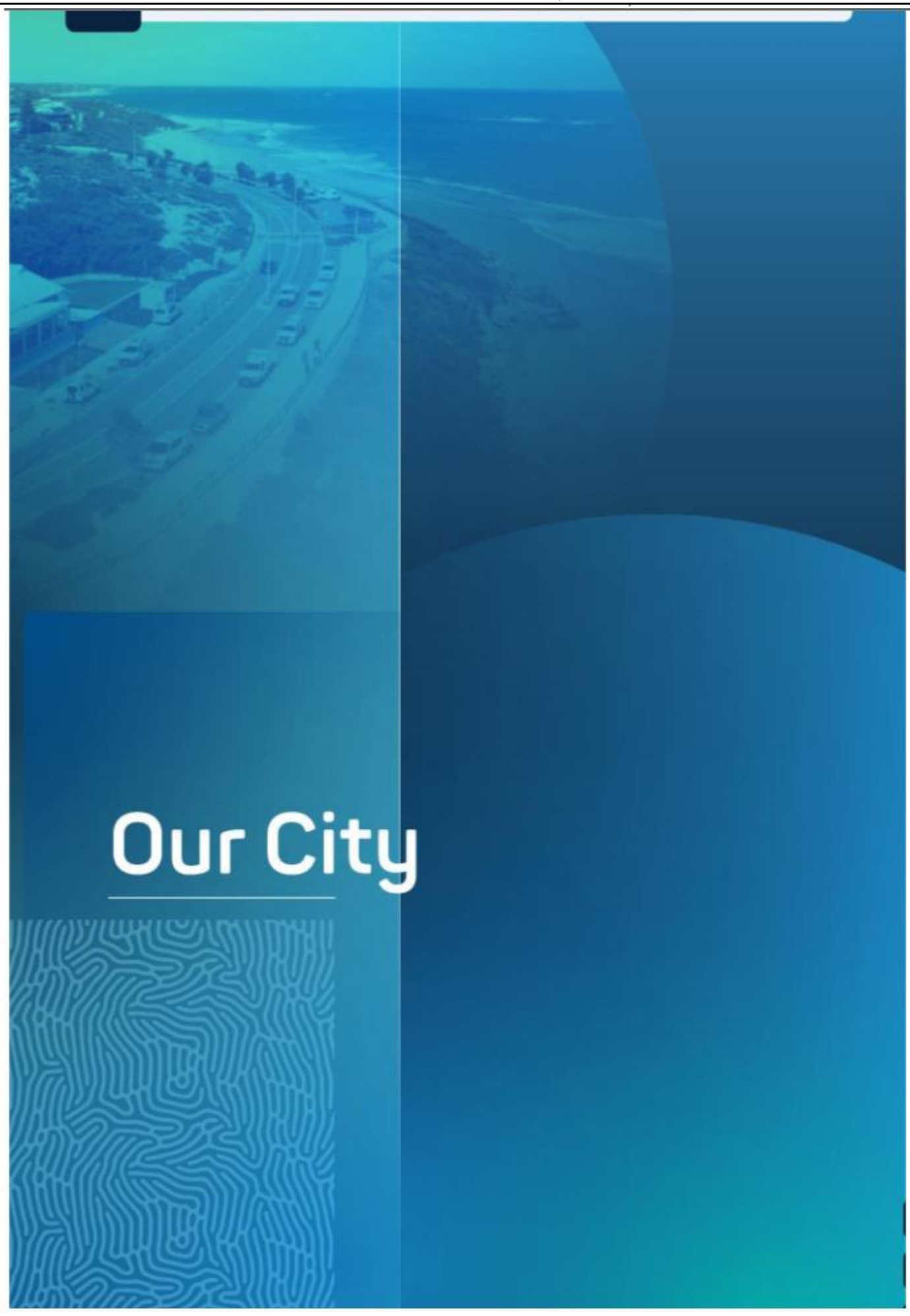
This report is divided into the following sections:

- About the City and our strategic direction
- Performance highlights and challenges
- Council and governance overview
- Detailed results aligned to the seven goals of our Strategic Community Plan
- Organisational information
- Financial report and statements.

We hope this report helps you better understand our operations and performance. Your feedback is welcome and helps us improve future reporting.

To learn more or share your feedback, visit **wanneroo.wa.gov.au**.




Our City

Our City

The City of Wanneroo is located along the north-eastern urban corridor of the Perth metropolitan area, 12 km from the Perth CBD at its nearest point, stretching to 62km from the CBD at its furthest.

We are bordered by:

- **North:** Shire of Gingin
- **East:** Shire of Chittering and City of Swan
- **South:** Cities of Stirling and Joondalup
- **West:** the Indian Ocean and the City of Joondalup

As one of Western Australia's largest and fastest-growing local government areas, the City of Wanneroo is a popular place to live, work and do business.

Our landscape is diverse, with a mix of urban, rural and industrial areas, as well as significant natural bushland and state forest. Key natural features include:

- Yanchep National Park
- Neerabup National Park
- Yellagonga Regional Park

Urban areas are primarily residential, supported by two key commercial and industrial hubs:

- **Wangara –** a well-established industrial centre
- **Neerabup Industrial Area –** an emerging employment and service precinct.

What we offer

The City provides a wide range of services and facilities for residents and visitors, including:

- **Hundreds of parks and open spaces to play and explore.**
- **A stunning stretch of coastline, including Yanchep Lagoon.**
- **Playgrounds for children of all ages.**
- **Four libraries, an art gallery and a regional museum.**
- **Major recreation centres, including Aquamotion and Kingsway Indoor Stadium.**
- **Skate parks and BMX tracks.**
- **Courts for netball, tennis, basketball, badminton, soccer and volleyball.**
- **Youth centres and community centres.**
- **Two golf courses.**
- **Lawn bowls facilities.**

Our community in numbers

Population

243,013
Estimated population 2025

339,408
Population forecast 2035

41%
People born overseas

21%
People who speak a language other than English

39%
Couples with children

1.9%
Aboriginal and Torres Strait Islander population

35
Median age of residents



Infrastructure assets

638
parks and gardens, totalling 2,774.7 hectares

1,976
kilometres of road

413
recreational parks

1,499
kilometres of pathway

146
conservation reserves such as bushland and wetlands

528
hectares of foreshore

Community facilities

326
playgrounds (with 73 containing areas with nature play)

2
sports halls

4
libraries

1
aquatic facility

1
recreation centre

29
community centres

3
museums

Our History

The City of Wanneroo has a rich and diverse history, shaped by its deep Aboriginal cultural roots and waves of migration that followed European settlement.

Aboriginal cultural heritage

Wanneroo is located on Noongar Boodjar (Country), where 14 language groups are recognised. The northern part of the City is where the Country of the Whadjuk peoples and the Country of the Yued peoples meet.

The name 'Wanneroo' is derived from the Noongar word for women's digging sticks, wanna. Local Noongar women have shared that Wanneroo can be translated as 'dance of the digging sticks'.

At the time of early European settlement, the Whadjuk people were divided into resident groups, each with their own territory. These groups were described by Whadjuk leader Yagan in 1832:

- **Beeliar –** led by Midgegooroo, south of the Swan River and south-west of the Canning River
- **Beeloo –** led by Munday, south of the Swan and north-east of the Canning to the Helena River
- **Mooro –** led by Yellagonga, north of the Swan River and east to Ellen Brook
- **Mountain tribe (Noongar name unknown) –** led by Weeip, in the Darling Range.

The Wanneroo region was part of Mooro Country, led by respected Elder Yellagonga. Water was central to the lives and spiritual connection of his people, who moved across the coastal plain according to the six Noongar seasons. Their deep knowledge of the land and climate supported sustainable living through hunting, fishing and gathering.

Wanneroo's lakes, caves and coastline are part of Dreaming stories that remain significant to Noongar people today, explaining the creation of landforms and animals.



European settlement and growth

Wanneroo's first permanent European settlers were James and Mary Ann Cockman, who established a home in 1851.

By 1853, they had purchased 45 acres (18 hectares) and began farming. Their limestone home, Cockman House, still stands today and is listed on the State Heritage Register.

Like the Noongar people, early settlers relied on the natural resources of the lakes district. By 1872, a small farming community had formed, with 60 European families living near the lakes and along the north–south route that became Wanneroo Road.

The Wanneroo Road Board was established in 1902, holding its first meeting in January 1903. Migration after the First World War brought settlers from southern Europe – Italy, Macedonia and Yugoslavia – who established market gardens, vineyards and lime kilns.

After the Second World War, a larger wave of British and European migrants arrived, often sponsored by earlier settlers. Families such as Ariti, Conti, Jambanis and Villanova became part of the fabric of the community.

The area remained largely rural until the mid-20th century. In 1961, the Road Board became the Shire of Wanneroo, reflecting growing urbanisation and demand for local services.

The 1970s and 1980s saw new migrants from Vietnam, many of whom established small businesses and market gardens that continue to thrive today.

In 1985, the Shire became the City of Wanneroo. In 1998, the City was divided into the Shire of Wanneroo and the City of Joondalup. Wanneroo regained its city status on 1 July 1999, with the first Council elected in December that year.

Population growth

1902:
100 residents

1950:
1,100 residents

1970:
8,000 residents

2001:
80,000 residents

2025:
243,013 residents

Heritage sites

The City is proud of its heritage and maintains several historic sites, including:

- Buckingham House and Old Wanneroo School House
- Cockman House
- Cooper's Lime Kilns
- Fisherman's Hollow
- King Neptune statue (Two Rocks)
- Leeman's Landing
- Lime Kilns – Emerald Reserve
- Mary Lindsay Homestead
- Perry's Paddock
- Wanneroo Showgrounds
- Wanneroo War Memorial
- Yanchep National Park
- Yanchep War Memorial
- Yellagonga Regional Park

Message from the Mayor

It is my pleasure to present the City of Wanneroo Annual Report for 2024-25.

This year has been one of growth, progress and planning for the future. Our population has now exceeded 243,000 residents, and with forecasts showing growth to 339,000 by 2035, the need to plan for a safe, sustainable and connected City has never been more important.

Across the City, we are investing in projects and services that make daily life better. From maintaining parks, roads and community facilities to supporting local business, libraries, waste services and recreation programs, our work continues to touch every part of community life.

Major projects such as the Alkimos Aquatic and Recreation Centre and the Dordaak Kepup Library and Youth Innovation Hub are well underway, alongside upgrades to parks, playgrounds and pathways that bring people together and strengthen local neighbourhoods.

Our commitment to sustainability and the environment continues to guide how we plan and deliver, while our focus on safety, wellbeing and inclusivity ensures that everyone in our growing community feels supported and connected.

Through strong advocacy during the State and Federal elections, we secured funding commitments for key projects and services including vital road upgrades, emergency services and community hubs. These investments will help us meet the needs of a growing population and ensure that Wanneroo continues to thrive as a vibrant, forward-looking City.

Thank you to our residents, volunteers, community groups and local businesses for your ongoing support and contribution to the life of our City. Together, we are building a community that celebrates diversity, protects its natural assets and creates opportunities for everyone to thrive.

Linda Aitken JP
Mayor

"Thank you to our residents, volunteers, community groups and local businesses for your ongoing support and contribution to the life of our City."



Message from the CEO

As one of Western Australia's fastest-growing local governments, the City of Wanneroo continues to deliver for our community while managing growth responsibly.

Our focus remains on providing quality services, maintaining a strong financial position and building the infrastructure our residents need now and into the future.

In 2024-25, we delivered more than $48.6 million in major capital works. Key projects included:

- **$11 million** for the Dordaak Kepup Library and Youth Innovation Hub
- **$13.3 million** for the Alkimos Aquatic and Recreation Centre
- **$6 million** for the Lenore Road duplication
- **$4.2 million** for the Kingsway netball court and lighting renewal

Across the year, the City delivered more than $95 million in capital works, achieving a 94 per cent delivery rate, our highest level on record. Operating expenditure continued to support essential services such as waste management, community safety and recreation, improving local facilities and strengthening connections across our community.

Performance across the organisation remained strong with a 94 per cent Corporate Business Plan result, our best outcome in four years, and reflecting continuous improvement. We also maintained a solid financial position, recording an operating surplus and responsibly managing more than $3.7 billion in assets. A further $1.75 million in grant funding was secured for projects that protect the coastline, support young people and enhance public safety.

Sustainability continued to guide how we plan and invest. Over the past year, we planted more than 4,000 verge trees and 25,000 native tube stock, endorsed the Neerabup Resource Recovery Precinct Masterplan and transitioned 28 City sites to renewable energy. Together with the Urban Forest and Smart City strategies, these initiatives are helping create a cleaner, greener future for everyone.

Our people also remain central to everything we achieve. Staff turnover reduced to 16 per cent, the lowest level in four years, and our inaugural Culture and Engagement Survey achieved 63 per cent participation, giving us a strong benchmark for continued cultural improvement.

The dedication and capability of our staff were reflected in several major awards, including a ninth consecutive Gold Award at the Australasian Reporting Awards, three wins at the IPWEA WA Awards for Excellence, and recognition at the National Awards for Local Government.

Thank you to our Council, staff, volunteers and community partners for your ongoing collaboration and support. Together, we're delivering projects, services and spaces that make Wanneroo a more connected, sustainable and welcoming City.

Bill Parker
Chief Executive Officer



Our strategic direction

In June 2021, the City of Wanneroo adopted its third Strategic Community Plan (SCP).

The SCP 2021–2031 was developed following an extensive and unprecedented stakeholder engagement process, shaped in part by the challenges of the COVID-19 pandemic.

The SCP is the City's most important planning document. It is under the custodianship of Council and sets the direction for the City's future – defining our shared vision, purpose, goals and priorities for the next decade.

In this 2024–25 Annual Report, we provide a transparent account of our strategic and operational progress, outlining the work undertaken and the outcomes achieved.

Our shared community vision

"A welcoming community, connected through local opportunities."

This vision reflects the passionate views of our community and their hopes for the future of the City.

Our community wants Wanneroo to be a place that:

- is welcoming to all
- enables people to live and work locally
- encourages participation in community life
- builds a strong sense of belonging.

This vision gives the organisation a clear sense of purpose and direction, while fostering unity and coherence across our services and activities.



Our strategic goals

The City's seven strategic goals were developed in partnership with the community through extensive engagement.

These goals reflect the community's aspirations and provide a clear direction for the City over the life of the SCP.

Each goal is supported by a set of 33 strategic priorities that guide operational planning and resource allocation. These are detailed in the full SCP.

The City's strategic goals are:

Goal 1:
An inclusive and accessible City with places and spaces that embrace all

Goal 2:
A City with rich cultural histories, where people can visit and enjoy unique experiences

Goal 3:
A vibrant, innovative City with local opportunities for work, business and investment

Goal 4:
A sustainable City that balances the relationship between urban growth and the environment

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

Goal 6:
A future focused City that advocates, engages and partners to progress the priorities of the community

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



Our purpose

"To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong."

Our purpose defines why we exist and what we aim to achieve. It provides a clear message about our commitment to delivering on the community's vision and helps unify our workforce around a shared direction.



Our values

Our values guide how we work, how we serve our community, and how we interact with each other.

They are the foundation of our culture and are closely linked to our vision and strategy.

Customer focused	Improvement	Accountability	Collaboration	Respect
Delivering service excellence	Finding simpler, smarter and better ways of working	Meeting commitments on time and to standard	Together we are stronger	Trusting others and being trustworthy

Our business principles

Through the development of the SCP, four key business principles were identified by stakeholders.

These principles underpin our operational planning and budgeting, ensuring we deliver services effectively and efficiently.

Principle 1 - Sustainability

We balance performance with our contribution to social, economic, environmental and governance outcomes.

Principle 2 - Value for money

We use public funds effectively, efficiently and equitably to maximise community value.

Principle 3 - Use of technology for improvement

We plan for and use modern technologies to improve service delivery and community outcomes.

Principle 4 - A diverse, engaged, safe and capable workforce

We build a high-performing and agile workforce by strengthening diversity, capability and engagement.



Our integrated planning framework

The City of Wanneroo's Integrated Planning and Reporting Framework (IPRF) guides our planning processes to ensure they align with the aspirations and priorities identified by our community.

The IPRF ensures that our strategic direction, service delivery and resource allocation are coordinated and transparent. It supports informed decision-making and helps us deliver on our long-term vision.

Risk is managed in line with the City's risk appetite, as determined by Council. To ensure effective risk management across all levels of planning and decision-making, risks are assessed at four levels:

- strategic
- corporate
- operational
- project.

The IPRF also meets the legislative requirements for local governments in Western Australia, as outlined in the *Local Government (Administration) Regulations 1996*.





Our key planning documents

The City uses three key planning levels under the IPRF to guide our strategic direction and service delivery.

Two of these levels are required under the *Local Government (Administration) Regulations 1996*.

Below is an overview of each planning level and its role within the organisation.



Level 1:
Strategic Community Plan

The Strategic Community Plan is a legislated 10-year plan – also known as the City's 'Plan for the Future'.

It is the Council's primary strategic document, capturing the community's long-term vision, goals and priorities. The plan is reviewed every four years and shaped through consultation with residents and stakeholders.

The SCP 2021–2031 can be found on our website at **wanneroo.wa.gov.au**.

Level 2:
Corporate Business Plan

The Corporate Business Plan is also a legislated document. It outlines the City's priorities, services, projects and programs over a four-year period to deliver on the goals of the SCP.

The current CBP (2024–25 to 2027–28) is supported by a suite of resourcing plans that guide implementation and provide transparency for both the organisation and the community.

The current and previous versions of the CBP can be found at **wanneroo.wa.gov.au**.

Level 3:
Annual service unit operational plans

Each year, the City develops operational plans for every service unit. These plans link day-to-day service delivery with the annual budget.

They provide detailed planning for the first year of the CBP, including services, projects, staffing and finalised budgets. These plans also support accountability and are integrated into employee performance and development reviews.

Looking ahead:
Council Plan 2025–2035

The City of Wanneroo adopted its new **Council Plan 2025–2035** in **August 2025**. While this annual report reflects performance against the current **Strategic Community Plan**, the new Council Plan will set a refreshed strategic direction for the next decade.

The draft Plan outlines a shared vision:

"Together we grow – safe, green, and connected."

It introduces five strategic goals focused on:

- safety
- liveability
- economic development
- sustainability
- good governance.

The Council Plan will guide future planning, investment and service delivery, ensuring alignment with community aspirations and long-term priorities.

City services and activities

The City of Wanneroo delivers a wide range of services and activities that support our community's needs and align with the priorities of our Strategic Community Plan.

From libraries and waste management to land use planning and community development, our services are designed to enhance quality of life and support a thriving, inclusive and sustainable City.

We also provide internal services that strengthen our ability to deliver for the community. Below is an overview of the services we provide, grouped by strategic goal.



Goal 1:
An inclusive and accessible City with places and spaces that embrace all

- Community recreation programs and facilities
- Place management
- Community development
- Library services



Goal 2:
A City with rich cultural histories, where people can visit and enjoy unique experiences

- Museums, heritage, and arts
- Tourism promotion



Goal 3:
A vibrant, innovative City with local opportunities for work, business and investment

- Economic development



Goal 4:
A sustainable City that balances the relationship between urban growth and the environment

- Environmental management
- Parks and conservation areas
- Waste management



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

- Public health
- Community safety
- Emergency management
- Future land use planning
- Planning and building approvals
- Planning and building compliance
- Transport and drainage



Goal 6:
A future focused City that advocates, engages and partners to progress the priorities of the community

- Advocacy

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

- Leadership, strategy and governance
- Customer and stakeholder delivery
- Results and sustainable performance

We also deliver specific operating and capital works actions. Some of these actions are key drivers of ongoing service delivery. Others are one-off actions to meet the aspirations and objectives in the SCP.

How we're a more sustainable city

As outlined in Goal 4 of our Strategic Community Plan, we are committed to leading the way in addressing climate change and reducing greenhouse gas emissions. We also encourage and support our community to act alongside us.

To reduce our environmental impact, we've adopted several key strategies, including the Climate Change Adaptation and Mitigation Strategy, Urban Forest Strategy, and Smart City Strategy.

We've also introduced practical initiatives such as:

- a three-bin waste system
- solar photovoltaic (PV) systems on City-owned buildings
- LED floodlighting upgrades
- annual tree planting programs
- transitioning to hybrid and electric vehicles.

These actions are helping us reduce our carbon footprint, embrace new technologies, and build a more sustainable future for our community.



Urban Forest Strategy

Our Urban Forest Strategy sets out a 20-year vision to protect, retain and grow our tree canopy and vegetation. We're working closely with the community and key stakeholders, including the State Government, to preserve existing greenery and increase canopy cover across the City.

This strategy helps reduce urban heat island effects and ensures our urban forest thrives for future generations.

Tree planting program

Tree planting is a cornerstone of our Urban Forest Strategy. In 2024-25, we planted:

- 4,286 verge trees as part of our annual program
- 25,000 tube stock to boost overall canopy cover.

Mature trees can absorb up to 40kg of CO_2 per year, while also improving air quality, providing shade, and creating habitats for native wildlife.

Smart City Strategy

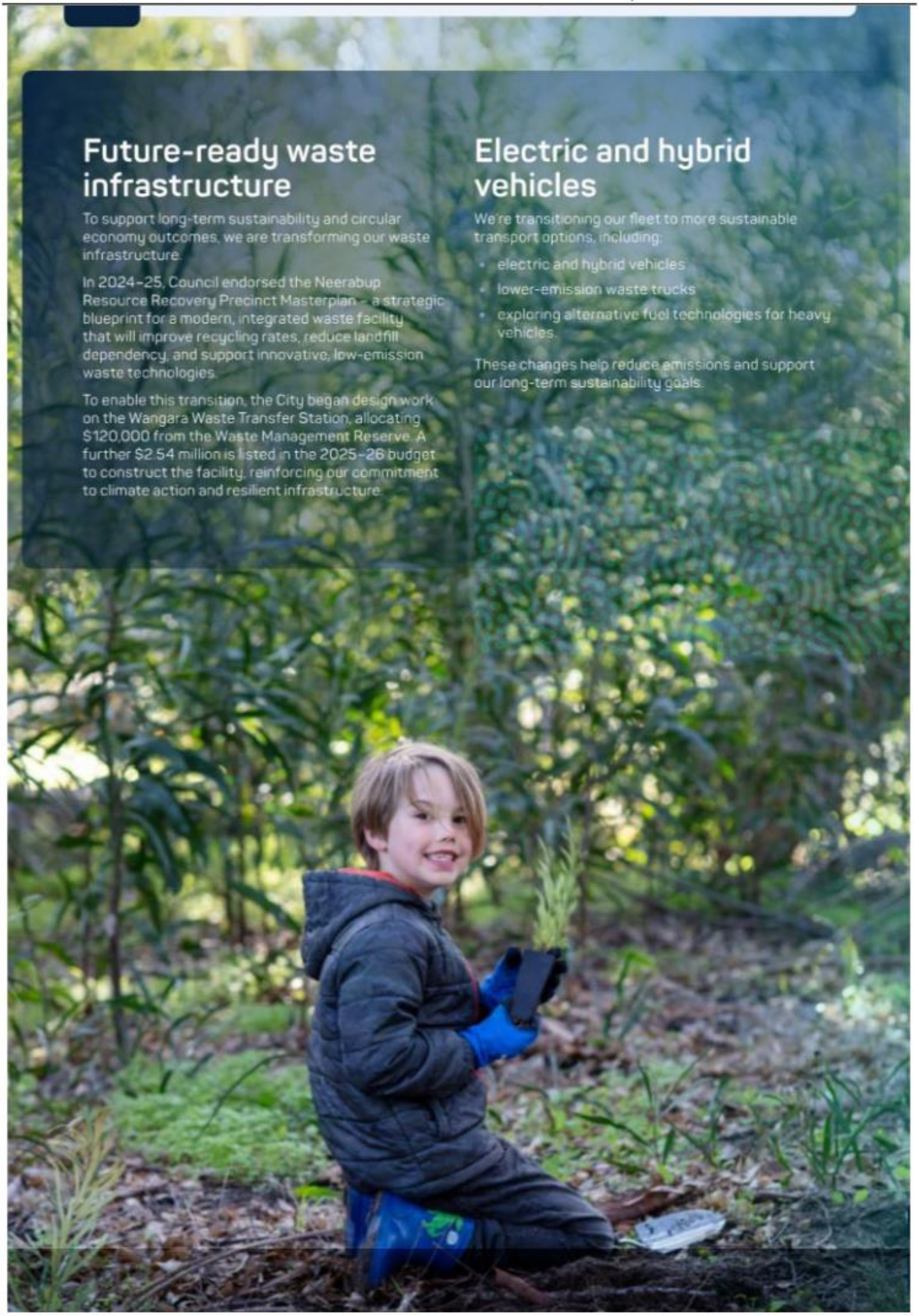
Our Smart City Strategy guides how we use technology and data to improve services and create new opportunities. We're working with developers and partners to embed smart solutions into new developments, facilities and public spaces – helping to future-proof our City.

Solar and LED technology

We've installed solar PV systems on major City buildings, including:

- Civic Centre
- Wanneroo Aquamotion
- Kingsway Indoor Stadium
- libraries and community centres.

We're also using energy monitoring tools at two facilities to identify and implement energy-saving measures. Additionally, we've upgraded floodlights and car park lighting to energy-efficient LEDs, reducing power use and improving sustainability.


Future-ready waste infrastructure
To support long-term sustainability and circular economy outcomes, we are transforming our waste infrastructure.
In 2024–25, Council endorsed the Neerabup Resource Recovery Precinct Masterplan – a strategic blueprint for a modern, integrated waste facility that will improve recycling rates, reduce landfill dependency, and support innovative, low-emission waste technologies.
To enable this transition, the City began design work on the Wangara Waste Transfer Station, allocating $120,000 from the Waste Management Reserve. A further $2.54 million is listed in the 2025–26 budget to construct the facility, reinforcing our commitment to climate action and resilient infrastructure.
Electric and hybrid vehicles
We're transitioning our fleet to more sustainable transport options, including:
• electric and hybrid vehicles
• lower-emission waste trucks
• exploring alternative fuel technologies for heavy vehicles.
These changes help reduce emissions and support our long-term sustainability goals.

Service Locations

Customer service centres

Civic Centre
23 Dundebar Rd, Wanneroo
Ph: 9405 5000

Postal address:
Locked Bag 1, Wanneroo WA 6946

Clarkson Library
Cnr Ebb Way and Ocean Keys Blvd, Clarkson
Ph: 9407 1600

Libraries

Wanneroo
Wanneroo Library and Cultural Centre

3 Rocca Way, Wanneroo
Ph: 9405 5940

Clarkson
Cnr Ebb Way and Ocean Keys Blvd, Clarkson
Ph: 9407 1600

Girrawheen
6 Patrick Court, (off) Girrawheen Ave, Girrawheen
Ph: 9342 8844

Yanchep Two Rocks
Phil Renkin Recreation Centre

Lisford Ave, Two Rocks
Ph: 9561 1110

Major recreation centres

Wanneroo Aquamotion
19 Civic Dr, Wanneroo
Ph: 9405 5999

Kingsway Indoor Stadium
130 Kingsway, Madeley
Ph: 9405 5645

Online services

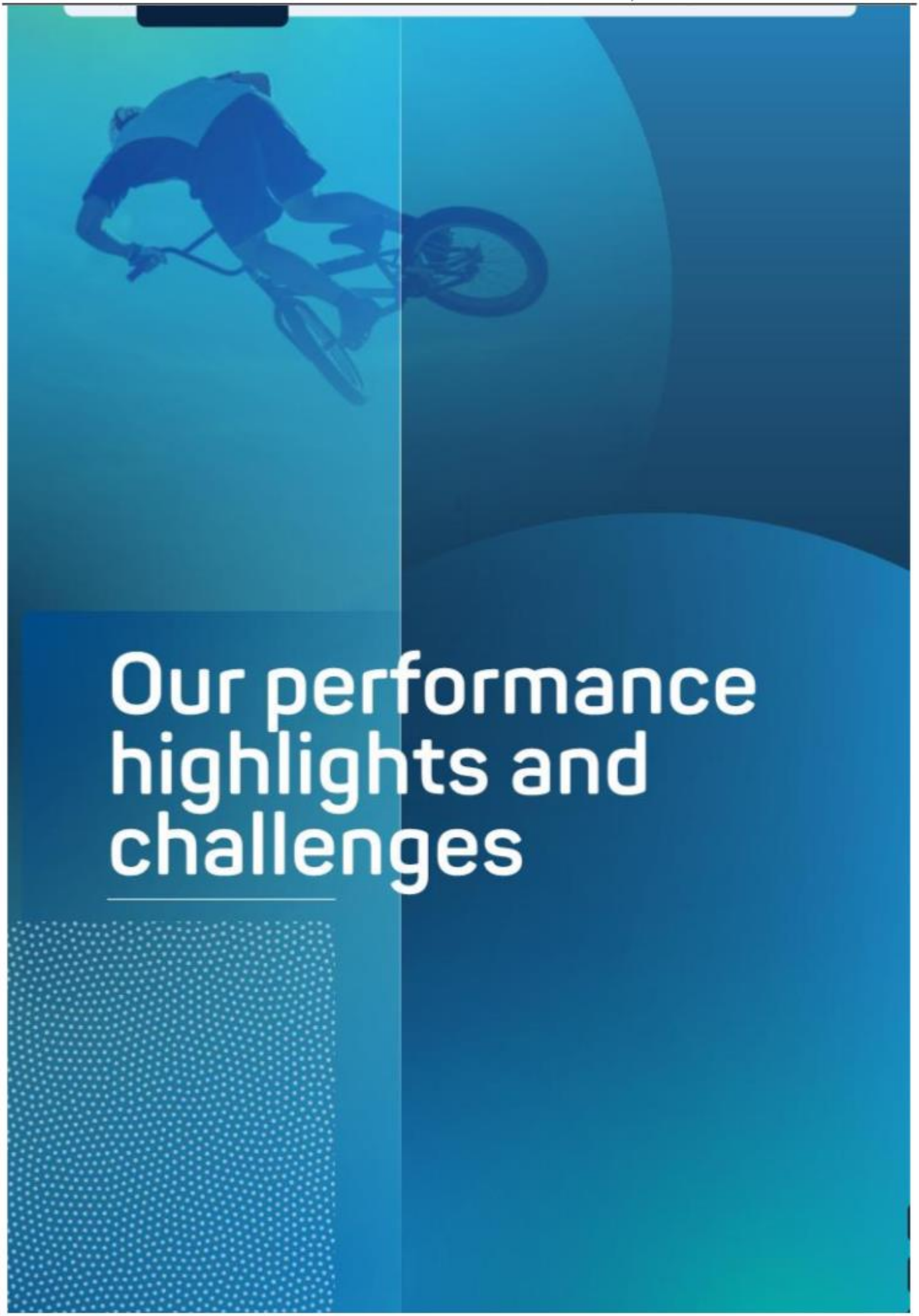
City of Wanneroo homepage:
www.wanneroo.wa.gov.au

City of Wanneroo **Facebook**

City of Wanneroo **Instagram**

City of Wanneroo **LinkedIn**

Online payments and services


Our performance highlights and challenges

Our performance highlights and challenges

This annual report explains how we're achieving the goals and priorities outlined in our Strategic Community Plan 2021–2031 (SCP), as well as our Corporate Business Plan 2024–25 to 2027–28 (CBP).

In this section we look at:

- our major achievements and challenges for this year
- the year ahead
- the awards and nominations we received
- how we are tracking with the implementation of our CBP
- what we used your rates for
- a summary of our financial performance.

Major achievements

Here are some of the major achievements delivered under the Strategic Community Plan goals during 2024-25. More detailed information can be found in our performance section.

Riverlinks Playground Clarkson: Inclusive play for all (Goal 1)



What we delivered	What changed as a result?	Why it matters to our community
Completed construction of Riverlinks Playground in Clarkson, featuring five themed play areas, inclusive equipment, a universal access toilet, and a communication board co-designed with All Abilities Australia.	Delivered a one-of-a-kind, accessible play space for children of all abilities, including non-verbal users.	Supports inclusion, physical activity, and social connection. Reflects the City's commitment to universal access and community wellbeing.

Opening doors to sport: Supporting 4,310 young athletes (Goal 1)



What we delivered	What changed as a result?	Why it matters to our community
Processed $1.16 million in KidSport vouchers to support children's access to sport.	Enabled 4,310 children to join sporting clubs who may not have had the opportunity otherwise. The City was WA's top-performing local government.	Participation in sport improves school success, social skills, and wellbeing. This funding helps build healthier, more connected communities.

Anchoring our maritime legacy (Goal 2)



What we delivered	What changed as a result?	Why it matters to our community
Wanneroo Regional Museum successfully acquired the SS Alkimos lifeboat; a rare maritime artefact linked to one of Western Australia's most iconic shipwrecks. The lifeboat will be preserved and eventually displayed as part of the museum's growing cultural heritage collections	The acquisition safeguards a significant piece of WA's maritime heritage and deepens local connection to coastal history. It enhances the museum's role as a cultural hub, offering residents and visitors meaningful opportunities to engage with the region's unique past.	Preserving and showcasing local maritime history strengthens community identity and pride. It provides educational and cultural value for current and future generations.

Discover Wanneroo: A new vision for tourism (Goal 2)



What we delivered	What changed as a result?	Why it matters to our community
The City consulted and engaged with key stakeholders to develop a new vision and strategy for the local visitor economy. In June 2025, Council endorsed the new Visitor Economy Strategy, which identifies tourism as a key strategic industry. The strategy aims to position the City of Wanneroo as a destination that visitors enjoy, highlighting its active coastline, natural environment, and memorable experiences.	The strategy provides a clear direction for growing the visitor economy and elevates the City's profile as a tourism destination.	It strengthens the City's economic resilience, supports local businesses and tourism operators, and enhances the visitor experience for residents and tourists alike.

Powering innovation through strategic partnership (Goal 3)



What we delivered	What changed as a result?	Why it matters to our community
As a foundation partner, the City entered a three-year funding agreement with CORE Innovation Hub, appointed by DevelopmentWA to operate the Australian Automation and Robotics Precinct (AARP). The common user facility officially opened in November 2024.	The funding agreement enables local businesses to access first-class facilities at the AARP and benefit from CORE's specialised programs and tailored support.	This initiative positions the City as a leader in innovation and advanced manufacturing, supporting local business growth and future-focused industry development.

WA's largest pocket forest takes root in Wanneroo (Goal 4)

What we delivered	What changed as a result?	Why it matters to our community
In partnership with Carbon Positive Australia and the Harry Butler Institute at Murdoch University, the City established the Catalina Community Pocket Forest – the largest pocket forest in WA, featuring 1,322 trees and shrubs from 35 locally native species across 470m².	Urban pocket forests like Catalina bring nature back into the City, providing a peaceful space for the community to relax, connect, and enjoy nature, while restoring native ecosystems, providing habitat for wildlife, and reducing urban heat.	These green spaces support wellbeing, strengthen community connections, and contribute to a healthier, more resilient urban environment.



Powering progress with renewable energy (Goal 4)



What we delivered	What changed as a result?	Why it matters to our community
The City signed a three-year electricity contract with Synergy, through the WALGA Sustainable Energy Project Stage 2, securing 'green' power at a fixed rate for 28 contestable sites.	Purchasing renewable energy for the City's contestable sites keeps us on track to achieve emission reduction targets and demonstrates leadership in addressing climate change – one of the community's top five priorities.	Transitioning to renewable energy reduces the City's carbon footprint, supports a sustainable future, and aligns with community values on climate action.

Lenore Road upgrade: Easing congestion, enhancing safety (Goal 5)



What we delivered	What changed as a result?	Why it matters to our community
The City completed the duplication of Lenore Road from Kemp Street to Elliot Road, including associated service installations, with a construction value of approximately $5.3 million.	Traffic congestion and commute times have been reduced in the area.	Improved road capacity enhances safety, reduces travel time, and supports efficient movement across the City.

Managing growth with efficiency and quality (Goal 5)



What we delivered	What changed as a result?	Why it matters to our community
The City processed 464 development applications and 1,550 building permits in quarter 3 of 2024-25, the highest quarterly volumes in three years.	Despite the surge, statutory compliance and service quality were maintained.	Efficient approvals support safe construction, housing supply, and economic growth across the City.

Putting community first: Coordinated advocacy across elections (Goal 6)



What we delivered	What changed as a result?	Why it matters to our community
The City launched a coordinated advocacy campaign during the 2025 State and Federal elections, empowering residents to engage directly with decision-makers. The campaign focused on priority projects and was supported by a refreshed Advocacy Plan endorsed by Council.	The campaign helped secure over $156.9 million in government commitments across key projects and services, while strengthening community engagement and political influence.	Strategic advocacy ensures community priorities are heard and funded, delivering real outcomes in infrastructure, health, environment, and local services.

Smarter payments, better service (Goal 7)



What we delivered	What changed as a result?	Why it matters to our community
A new secure, user-friendly rates payment portal was developed for launch in August 2025.	Residents will be able to manage payments flexibly with automated options and reminders.	Improved convenience and flexibility help residents stay on top of payments and reduce late fees.

Setting the course for digital transformation (Goal 7)



What we delivered	What changed as a result?	Why it matters to our community
The City developed a draft five-year digital strategy and roadmap to guide future priorities for digital technologies.	A clear direction has been set for digital transformation across City services.	Strategic investment in technology improves service delivery, efficiency, and customer experience.

Our challenges

As a local government, the City of Wanneroo plays a vital role in shaping our community and delivering essential services.

While working to achieve the goals in our Strategic Community Plan and key projects in our Corporate Business Plan, we also face a range of complex challenges.

Below is an overview of the social, economic and environmental challenges that impacted us during 2024–25 and are expected to continue in the years ahead.

Community and stakeholder relationships

The role of local government continues to evolve, and so do the expectations of our community and stakeholders. We must ensure our services and infrastructure meet current and future needs – while operating within resource constraints.

How we're responding:

We adopted a Community Engagement Policy to strengthen relationships and better understand community needs. Supported by a best-practice engagement framework, the policy ensures feedback is acknowledged, considered and used in decision-making. We actively encourage participation from people who live in, work in, visit or support the City.

Climate change and extreme weather

Climate change presents significant risks to our community, including more frequent and severe weather events. We continue to evolve our strategies, policies and services to address these risks and explore opportunities for mitigation.

How we're responding:

We are committed to climate action. A detailed overview of our sustainability initiatives is available in the section How we're becoming a more sustainable City (see page 22).

Local housing planning

Australia is facing a housing crisis, with high mortgage rates, rental prices and living costs. These pressures affect quality of life and increase the risk of homelessness.

How we're responding:

Our Local Planning Strategy guides housing development across the City. We also address housing-related impacts through our Community Development Plan, Regional Homelessness Plan, and by including community wellbeing in our advocacy agenda.



Economic growth

Limited economic development can reduce local employment opportunities and hinder our vision of a sustainable community where people can live, work and participate locally.

How we're responding:

While our influence on the broader economy is limited, we've developed the Economic Development Strategy 2022–2032 to support growth. Focus areas include business support, tourism, investment attraction, planning, advocacy, innovation and sustainability. Our Local Planning Strategy will also support economic development. In June 2025, the **Discover Wanneroo Visitor Economy Strategy 2025–2030** was formally adopted by Council, with the aim of strengthening our visitor economy by focusing on a unique mix of natural beauty, cultural heritage, and family-friendly experiences.

Labour and skills shortages

We continue to feel the after-effects of limited workforce growth during the COVID-19 pandemic. Shortages in skilled labour affect our ability to attract and retain talent.

How we're responding:

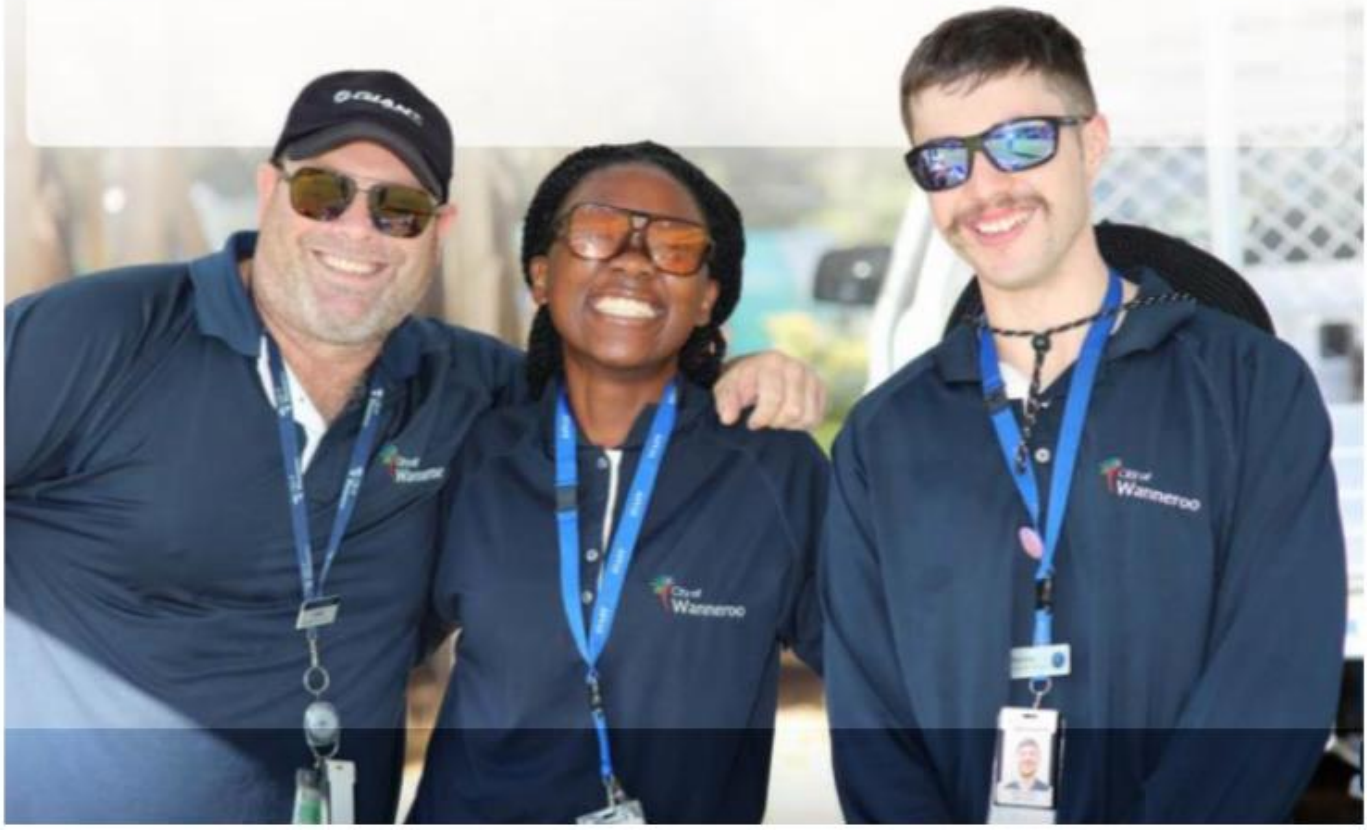
Our Workforce Strategy addresses current trends such as labour shortages, digitalisation, automation and remote work. In 2024–25, we focused on building a high-performing, agile workforce to deliver excellent outcomes for our community.

Emerging challenge: Cybersecurity and digital trust

As digital transformation accelerates, so too do risks related to data breaches, system vulnerabilities, and trust in digital service delivery.

How we're responding

We are enhancing our cyber resilience through improved protocols, staff training, and system investments. Cybersecurity is now a standing risk on our corporate risk register.



The year ahead

In July 2025 the City adopted the 2025–26 budget, investing in a range of services and facilities to keep our community connected, safe and sustainable.

The balanced budget includes a significant capital works program and investment in a range of everyday services and facilities to benefit residents. Here are some of the key projects and programs that we will deliver in 2025–26:

2025–26 budget highlights

Community recreation and facilities

Over the next 12 months, the City will spend $60.9 million on upgrades to existing sporting facilities and the construction of new facilities to ensure local families and sporting clubs can stay healthy, active and connected.

This includes $48.9 million to progress the construction of the Alkimos Aquatic and Recreation Centre.

A $1.3 million investment will progress the design of a new sports hub for the Wanneroo Recreation Centre, a further $470,000 will progress a new amenity building at Abbeville Park in Mindarie, and $230,000 is allocated for an extension to the existing Wanneroo Showgrounds Clubrooms.

Construction of the highly anticipated Dordaak Kepup library and youth innovation hub is scheduled for completion, with the $18 million Landsdale facility set to open its doors in December 2025.

$1.6 million will support upgrades to Gumblossom Community Centre in Quinns Rocks, Yanchep Community Centre, Carramar Community Centre and Butler Community Centre.

An additional $1 million will support the Girrawheen Hub Redevelopment project.

Waste management

We've allocated $4.4 million to support more sustainable and efficient waste management processes. Funding will progress the development of a recycling centre in Neerabup and waste transfer stations in Neerabup and Wangara.

Community safety

We're investing $3.7 million in community safety measures this year, including $1.6 million to start design for upgrading the Two Rocks Bush Fire Brigade.

We'll also spend $1.6 million to commence detailed design for the Wanneroo Emergency Services Precinct, to ensure the City is better prepared for bushfires and other emergencies.

Parks, playgrounds and pathways

We're committing $6.7 million towards park and playground upgrades, to ensure the community can enjoy our City's natural environment. This work will include replacing playground equipment, shade structures, picnic shelters, barbecues and drink fountains.

A $515,000 investment will provide new play spaces at Rotary Park, and $320,000 will complete the construction of new toilet facilities at Amery Park in Hocking.

We've allocated $6.7 million to new and upgraded pathways and trails across the City, including new shared paths in Alexander Heights and from Butler to Alkimos Station.

A further $815,000 will provide pathway lighting at Kingsbridge, Chesterfield, Brampton, Lighthouse and Delamere parks.

Local roads

With a focus on creating a safe and connected City, we've allocated $18.2 million this year to road upgrades and traffic treatments.

This includes $4.8 million for Flynn Drive upgrades between Mather Drive and Old Yanchep Road.

We're also spending $1.3 million on upgrades to the intersection of Marangaroo Drive and Girrawheen Avenue, and $750,000 on the construction of a dual carriageway between Marmion Avenue to Spinnaker Boulevard on Yanchep Beach Road.


Capital works program highlights 2025–26
1 Two Rocks
Upgrade Two Rocks Bush Fire Brigade
2 Yanchep
Capricorn Coastal Node, new recreation and amenity facilities
3 Eglinton
New pathway lighting at Lighthouse Park
4 Alkimos
Progress construction of Alkimos Aquatic and Recreation Centre
5 Butler
Upgrade Butler Community Centre
6 Quinns Rocks
Upgrade Gumblossom Community Centre
7 Mindarie
New amenities building at Abbeville Park
8 Neerabup
Progress development of a recycling centre and waste transfer station
9 Banksia Grove
New pathway lighting at Delamare Park
10 Carramar
Upgrade Carramar Community Centre
11 Wanneroo
Progress design of a new sports hub for the Wanneroo Recreation Centre
12 Hocking
New pathway lighting at Chesterfield Park
13 Landsdale
Finish construction of Dordaak Kepup library and youth innovation hub
14 Alexander Heights
Construction of new shared paths
15 Marangaroo / Girrawheen
Intersection upgrade
16 Girrawheen
Progress the Girrawheen Hub Precinct redevelopment

External awards and nominations

During 2024–25, we were honoured with various significant awards and nominations. This recognition highlighted our innovative efforts in important areas and showed that we're leading the way in local government.

Australasian Reporting Awards

We have been recognised for our commitment to transparency with our ninth consecutive Gold Award at the 2025 Australasian Reporting Awards (ARAs).

The ARAs provide the benchmark for government and corporate reporting, with Gold Award winners regarded as producing model reports for other organisations to follow.

The Gold Award, in which we were recognised in the Public Administration – Local category, recognises the organisation's commitment to continuous improvement and effective communication, sensitivity and responsiveness to stakeholders, attention to detail and accuracy, and dedication to achieving and improving on standards.

2025 Institute of Public Works Engineering Australasia (IPWEA) WA Awards for Excellence

The City of Wanneroo was honoured with three awards and two high commendations at the 2025 IPWEA WA Awards for Excellence, recognising outstanding public works projects that enhance community infrastructure and liveability.

The **Wangara Smart Cities CCTV project** received accolades in two categories: Best Public Works Project under $2 million and Excellence in Innovation. This initiative supports community safety by helping deter and resolve crime through strategic collaboration with local police.

The **Riverlinks Park playground** was awarded Best Public Works Project $2 million to $5 million and was a finalist in Excellence in Innovation. Featuring five themed play zones – mountain, jungle, town/country, desert, and beach – the playground offers diverse and imaginative experiences for children and families.

The **Mindarie Breakwater upgrade** earned a High Commendation in both Best Public Works Project over $5 million and Excellence in Asset Management. This critical infrastructure upgrade ensures long-term safety and functionality of the breakwater for the local community and visitors.

2025 National Awards for Local Government

The City of Wanneroo was proud to be recognised at the 2025 National Awards for Local Government, receiving two category wins and one highly commended honour. **Kirsten Thrush** and **Katie Russell** were awarded the **Women in Local Government** accolade for their leadership in disaster recovery following the Mariginiup bushfire. The City also won the **Disaster Readiness & Recovery** category for our community-first approach spanning preparedness through to recovery. In addition, the City was highly commended in the **Aboriginal and Torres Strait Islander People's Recognition** category for its efforts to create visibility and recognition of Noongar culture through language.



2024 SWIM National Innovation Award

The City of Wanneroo's Swim School was honoured with the SWIM National Innovation Award, recognising excellence in aquatic program delivery and innovation. This award highlights the City's commitment to providing high-quality, engaging, and inclusive swim education for the community.

Gold Waterwise Council

The City of Wanneroo was re-endorsed as a Gold Waterwise Council under the Waterwise Council Program, recognising its continued leadership in sustainable water management and commitment to water efficiency across operations and community initiatives.

2024 Auscontact Awards

The City of Wanneroo was nominated in six categories at the **2024 Auscontact Awards**, celebrating excellence in customer service and contact centre operations. At the awards ceremony on 2 August 2024, City employee **Pearl Bore** was honoured with the **Team Leader Award**, recognising her outstanding leadership and contribution. The City also received an award in the **Digital Transformation** category for its innovative **Building Application customer portal**, which enhances the user experience and streamlines service delivery.

Project Management Achievement Award

The City of Wanneroo was awarded a Project Management Achievement Award by the Australian Institute of Project Management for our Mindarie Breakwater Upgrade Project.

The City has managed the breakwater structure since 2005 and in recent years there have been several issues with the breakwater structure resulting in ongoing damage and public safety risks during extreme storm events.

Breakwater upgrade works were undertaken by the City's Contractor, WA Limestone, over a 12-month period and were completed in February 2024. Works involved an increase in rock armour size, increase in breakwater height and improved rock stability, along with upgrades to adjacent parking, drainage and footpath infrastructure.



What we used your rates for

We allocate funds to support a variety of essential services that contribute to our vibrant community.

This includes the management and upkeep of parks, playgrounds, sports fields, recreation centres, and community facilities.

Additionally, we prioritise community safety by offering round-the-clock safety patrols, improving our CCTV systems, and constructing safer roads and pathways.



In 2024–25 we spent:

$50.1M
on local roads and street lighting

$18.6M
on governance

$37.6M
on waste services

$2.0M
on economic development, advocacy, and tourism

$52.8M
on environment and sustainability

$32.7M
on customer and information services

$12.7M
on planning and approval services, and public health

$8.3M
on community development

$18.9M
on community recreation and facilities

$9.2M
on community safety and emergency management

$9.0M
on libraries, arts, and culture

Community financial snapshot

This section provides a brief overview of our financial performance for 2024–25.

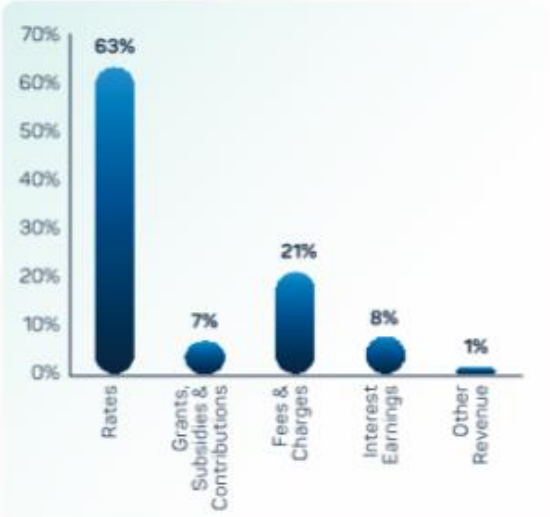
It highlights our funds were allocated and managed to support community priorities, ensuring transparency and responsible financial stewardship. Our goal is to maintain sustainable growth while meeting the needs of our residents.

Here are some key financial figures:

- We recorded an operating surplus of **$9.0 million**
- We have **$3.7 billion** in assets
- **$261.7 million** in revenue with **63%** coming from rates
- We expended **$252.7 million** in operating expenses
- We expended **$95.6 million** on capital works
- Cash and investments totalling **$42.1 million**
- Liabilities totalling **$327.3 million**
- **88,816** was the number of ratable properties

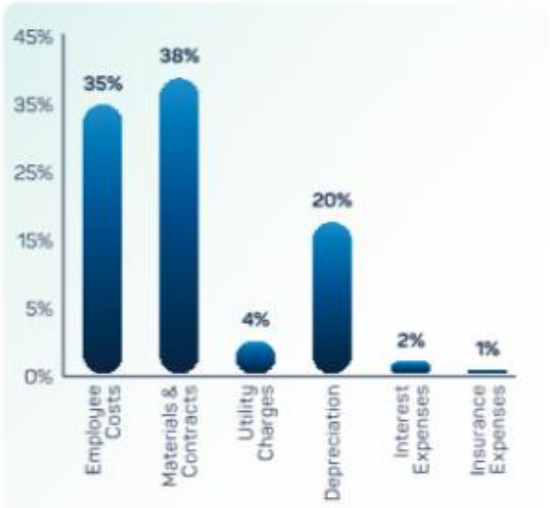
Where did our operating revenue come from?

Our revenue amounted to just over $261.7 million. Rates was our largest revenue source totalling just over $164.4 million. Here is a breakdown of where our revenue came from in 2024-25:



How did we spend our money?

Our expenditure amounted to $252.7 million, with materials and contracts ($97.0 million) and employee costs ($88.9 million) being 74% of our expenses. Here is a breakdown of how we spent our money in 2024-25:



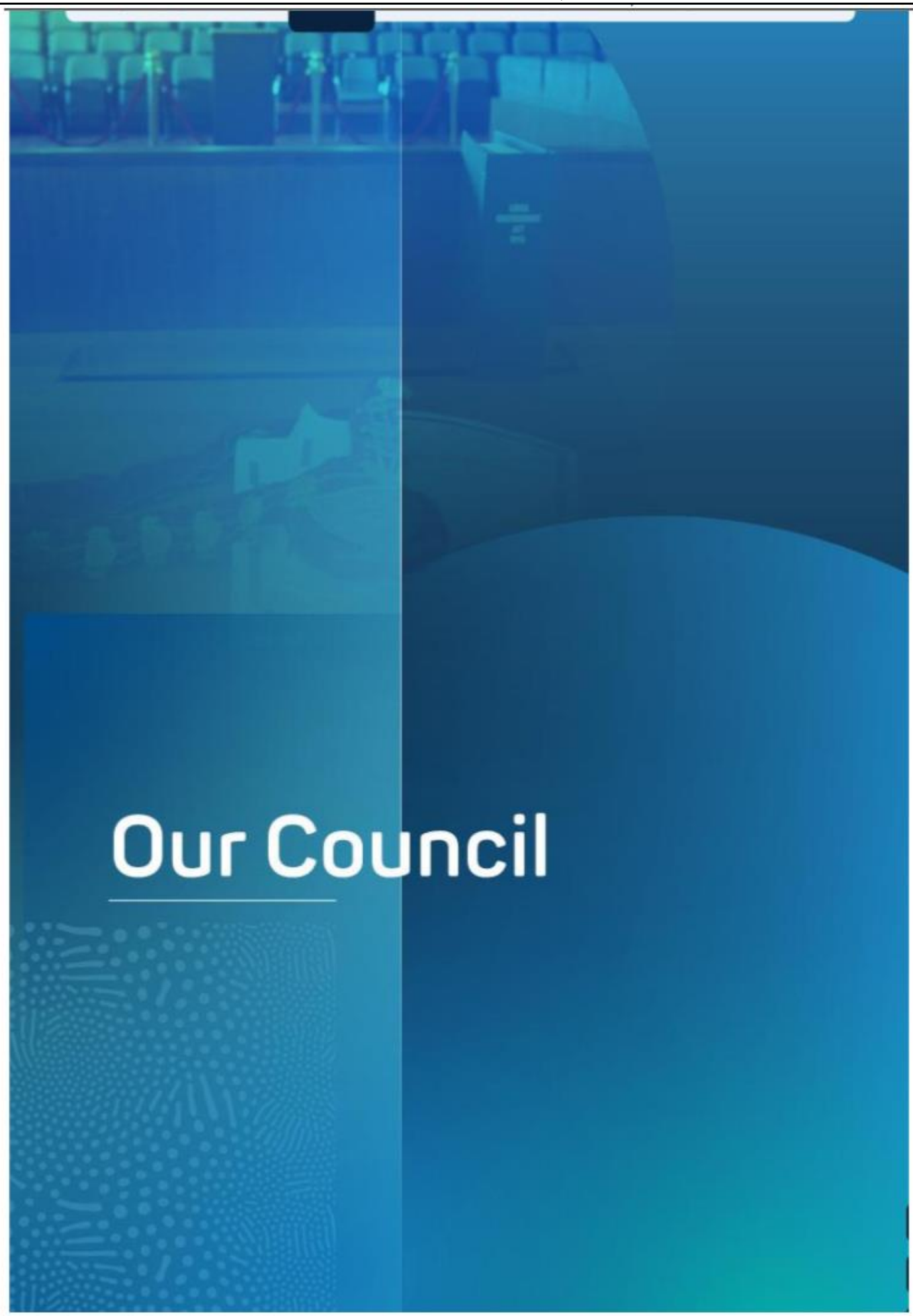
Our major projects

Each year we determine what our major capital projects for the year will be. When choosing these projects, we consider two main things – how important they are to the community and their financial value. For 2024–25, we selected 13 major projects.

These projects are closely monitored, and progress is reported to the Council and the Audit and Risk Committee on a monthly and quarterly basis. The table below shows the spending on our major projects compared to the allocated budget.

Top capital projects	Revised annual budget*	Expenditure as at 30 June 2025	Budget variance under/(over)	Work % complete
Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade roads and services infrastructure	4,036,801	4,024,890	11,911	99
Halesworth Park, Butler, New sports facilities	760,530	723,200	37,330	99
Dordaak Kepup Library and Youth Innovation Hub, Landsdale, New building	11,854,468	10,969,636	884,832	71
Montrose Park, Girrawheen, Upgrade changeroom	756,041	776,222	(20,181)	97
Lenore Road, Hocking, Upgrade to dual carriageway from Kemp Street to Elliot Road	6,014,385	6,056,053	(41,668)	96
Alkimos, New Alkimos Aquatic and Recreation Centre	13,975,702	13,288,972	686,730	33
Heath Park, Eglinton, New sports amenities building	3,268,362	3,244,235	24,127	96
Wanneroo Recreation Centre, Wanneroo, New sports hub	332,081	238,218	93,863	20
Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	2,998,997	3,041,258	(42,261)	30
Riverlinks Park, Clarkson, New all abilities playground	1,449,512	1,389,384	60,128	97
Brazier Road, Yanchep, Upgrade services	157,812	39,054	118,758	72
Kingsway Regional Sporting Complex, Madeley, Renew netball court surface and floodlighting	4,239,484	4,236,708	2,776	99
Montrose Park, Girrawheen, Renew tennis courts, fencing and lighting	855,000	631,664	223,336	64
Totals	**50,699,175**	**48,659,494**	**2,039,681**	

*__Revised Annual Budget:__ The budget as updated during the Mid-Year Review to reflect changes in revenue, expenditure, or priorities since the original budget was adopted


Our Council

Democratic governance

Democratic governance is the process by which elected governments serve their communities.

In the local government context, it involves making decisions, exercising authority, setting strategic goals, and ensuring accountability and transparency.

Effective governance relies on clear roles and responsibilities and supports:

- improved communication
- sustainability and growth
- funding opportunities
- insurer confidence
- efficient service delivery
- enhanced reputation.

Council structure

The **City of Wanneroo Council** consists of a **popularly elected Mayor** and **14 Councillors**, representing all residents and ratepayers.

The Council sets the strategic direction, develops policy, identifies service standards and monitors organisational performance.

The City is divided into **seven wards**, each voting for **two Councillors**.



Council elections

Ordinary local government elections are held every two years on the third Saturday in October, with half of the Councillor positions contested.

The Mayoral election is held every four years. Each successful candidate serves a four-year term.

Voting is open to anyone registered on the State Electoral Roll and eligible to vote in the City. Property owners or occupiers may apply to be included on the roll as owner/occupier electors. Voting is not compulsory.

The Deputy Mayor is elected by Council at the first meeting following an ordinary election and serves a two-year term.

October 2025 Elections

The ordinary local government election took place on 18 October 2025, in line with the standard electoral cycle.

Extraordinary elections

An extraordinary election is held when a Council Member's position becomes vacant before the end of their term – such as through resignation or disqualification.

The elected replacement serves the remainder of the original term.

No extraordinary elections were held during the 2024–25 financial year.

Role of Council members

Council Members make decisions that affect the entire local government area. They work with the community, the CEO and Administration to set the City's strategic direction.

Under section 2.10 of the *Local Government Act 1995*, Council Members:

- represent the interests of electors, ratepayers and residents
- provide leadership and guidance
- facilitate communication between the community and Council
- participate in decision-making at Council and committee meetings.

Council member diversity

Council members are elected by the community and reflect its values.

In **2024–25**, Council included:



9 **Female members (60%)**



6 **Male members (40%)**

Role of the Mayor and Deputy Mayor

The Mayor:

- presides over meetings
- provides leadership and guidance
- performs civic and ceremonial duties
- speaks on behalf of the City
- liaises with the CEO on City affairs.

The Deputy Mayor:

The **Deputy Mayor** performs the Mayor's functions when authorised under **section 5.34** of the *Local Government Act 1995*.

Council members

Mayor Linda Aitken JP



Mayor since: September 2022
Councillor: 2013–2022 (when elected as Mayor)
Term expires: October 2027

M: 0497 790 960
E: linda.aitken@wanneroo.wa.gov.au

Qualifications and experience

- Bachelor of Nursing with Honours
- Justice of the Peace
- Local resident since 1979
- Local business operator 1986–2021
- Theatre Nurse 2005–current
- Partnered with government bodies in Africa to improve local healthcare services.
- Yanchep Lagoon Primary School Board Member
- Yanchep College Board Member
- East Butler Primary School Board Member
- Clarkson Primary School Board Member
- Vice Patron Surf Life Saving WA
- Patron Alkimos Surf Life Saving Club.

Special interest / focus areas

- Driving strong governance to guide clear direction and decision making
- Advocating for accessible and welcoming facilities and activities for all
- Developing a strong and diverse local economy
- Protecting and preserving natural assets and resources
- Guiding sensitive development to meet current need and future growth.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Bushfire Advisory Committee
- Business and Tourism Advisory Group
- Community Safety Working Group
- Festival, Awards and Cultural Events Advisory Group
- Multicultural Advisory Group
- Northwest District Emergency Management Committee (DEMC)
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo / Joondalup Local Emergency Management Committee (LEMC)
- Wanneroo Town Centre Advisory Group
- Waste Management Advisory Committee
- Yanchep Coastal Management Advisory Group
- Yanchep Lagoon Community Working Group.

North Ward

CR Alex Figg



Councillor since: October 2023
Term expires: October 2027

M: 0449 704 667
E: alex.figg@wanneroo.wa.gov.au

Qualifications and experience

- Bachelor of Arts in Political Science and International Relations
- Resident of Yanchep for eleven years
- Deputy Chair of the Yanchep and Two Rocks Residents Association
- Senior Policy Advisor – Disability Services and Youth.

Special interest / focus areas

- Plan, develop and activate employment locations
- Manage and protect local biodiversity
- Develop to meet current need and future growth
- Plan for and manage land use
- Responsibly and ethically managed.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Community Safety Working Group
- Heritage Services Advisory Group
- Northwest Regional Road Subgroup (Deputy Delegate)
- Policy Review Committee
- Revenue Review Committee
- RoadWise Advisory Group
- Service Review Working Group
- Strategic Projects Working Group
- Yanchep Lagoon Coastal Management Working Group
- Yanchep Coastal Management Advisory Group
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ) (Deputy Delegate).

North Ward

CR Sonet Coetzee



Councillor since: October 2017
Term expires: October 2025

M: 0414 429 936
E: sonet.coetzee@wanneroo.wa.gov.au

Qualifications and experience

- Experienced small business owner
- Former Sun City Yacht Club committee member
- Former President of the Friends of St. James' Anglican School
- Former Ladies President of the Wanneroo Golf Club
- Alkimos Surf Life Saving Club patron.

Special interest / focus areas

- Facilities and activities for all
- Plan, develop and activate employment locations
- Manage and protect local biodiversity
- People feel safe in public spaces
- Advocate in line with community priorities.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Catalina Regional Council
- Community Safety Working Group
- Festival, Awards and Cultural Events Advisory Group
- Metro Outer Development Assessment Panel (MODAP) (Deputy Delegate)
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Waste Management Advisory Committee
- Yanchep Coastal Management Advisory Group
- Yanchep Lagoon Community Working Group.

North-East Ward

CR Bronwyn Smith



Councillor since: December 2022
Term expires: October 2025

M: 0438 001 066
E: bronwyn.smith@wanneroo.wa.gov.au

Qualifications and experience

- Bachelor of Arts (Arts Management)
- Graduate Diploma in Teaching and Learning
- Bachelor of Education (Global Education).
- Local resident of 8 years
- 13 years teaching experience
- Deputy Chair of the Municipal Waste Advisory Council
- Rotary Club of Mindarie member
- Board member of Westcity Church.

Special interest / focus areas

- Arts and local creativity
- Plan for climate change
- Develop to meet current need and future growth
- Advocate in line with community priorities
- Responsibly and ethically managed.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Arts Advisory Group
- Audit and Risk Committee
- Community Safety Working Group
- Festival, Awards and Cultural Events Advisory Group
- Joondalup Health Campus Community Board of Advice Committee
- Metro Outer Development Assessment Panel (MODAP)
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ)
- WALGA State Council
- Yanchep Coastal Management Advisory Group.

North-East Ward

CR Glynis Parker



Councillor since: October 2019
Term expires: October 2027

M: 0409 408 171
E: glynis.parker@wanneroo.wa.gov.au

Qualifications and experience

- Local resident for 21 years
- Small business owner 20 years
- 10 years on Council
- Extensive and broadened life experience
- Independent Board Member of Harbourside Village Mindarie.

Special interest / focus areas

- Promote the City's potential across industry and government, supporting new and existing businesses
- Prioritise community safety through planning and expanded CCTV coverage
- Protect natural assets and grow the urban canopy to support wellbeing
- Showcase tourism and unique experiences across the City
- Encourage cultural inclusion and active community participation
- Use technology to improve customer service and guide service delivery.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Community Safety Working Group
- Multicultural Advisory Group
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- RoadWise Advisory Group
- Service Review Working Group
- Strategic Project Working Group
- Yanchep Coastal Management Group.

Central Ward

CR Jacqueline Huntley



Councillor since: October 2019
Term expires: October 2027

M: 0433 606 536
E: jacqui.huntley@wanneroo.wa.gov.au

Qualifications and experience

- Retired Flight Lieutenant, Royal Air Force Volunteer Reserve and RSL Wanneroo member
- Bachelor of Nursing and a diploma of Midwifery
- Certificate in Child Health and Community Nursing
- Wildlife and domestic feral rehabilitator at Paws for Wildlife project
- President of the Wanneroo Historical Society
- Resident of East Wanneroo for 24 years.

Special interest / focus areas

- Valuing culture and history
- Plan, develop and activate employment locations
- Manage and protect local biodiversity and plan for climate change
- Manage natural assets and resources
- Plan for and manage land use.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Bushfire Advisory Committee
- Business and Tourism Advisory Group
- Community Safety Working Group
- Environmental Advisory Group
- Heritage Services Advisory Group
- Metro Outer Development Assessment Panel (MODAP)
- Northwest District Emergency Management Committee (DEMC) (Deputy Delegate)
- Quinns Rocks Caravan Park Re-Development Working Group
- Policy Review Committee
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo Agricultural Society
- Wanneroo/ Joondalup Local Emergency Management Committee (LEMC) (Deputy Delegate)
- Wanneroo Town Centre Advisory Group
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ)
- WALGA State Council (Deputy Delegate)
- Yanchep Lagoon Community Working Group.

Central Ward

CR Jordan Wright

Councillor since: October 2021
Term expires: October 2025

M: 0491 043 939
E: jordan.wright@wanneroo.wa.gov.au



Qualifications and experience

- Bachelor of Commerce (Tourism & Hospitality Management)
- Lifelong Hocking resident
- Director at Community Bank Kingsway
- Graduate of AICD Company Directors Course
- Diploma of Local Government (Elected Member).

Special interest / focus areas

- Tourism opportunities and visitor experiences
- Plan for climate change
- Develop to meet current need and future growth
- Advocate in line with community priorities
- Customer focused information and services.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Business and Tourism Advisory Group
- Community Safety Working Group
- Mindarie Regional Council
- Policy Review Committee
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo Agricultural Society (Deputy Delegate)
- Wanneroo Town Centre Advisory Group
- Waste Management Advisory Committee
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ) (Deputy Delegate).

Central-West Ward

CR Helen Berry



Councillor since: October 2021
Term expires: October 2025

M: 0447 821 022
E: helen.berry@wanneroo.wa.gov.au

Qualifications and experience

- Graduate Australian Institute of Company Directors
- Certified Chartered Accountant
- Fellow Institute of Community Directors of Australia
- Lived within the City of Wanneroo since moving to Australia
- Experienced professional in age care and clinical governance
- Holds positions with various age care organisations implementing the recommendations of the Royal Commission.

Special interest / focus areas

- Value the contribution of all people
- Facilities and activities for all
- Strong and diverse local economy
- Develop local jobs and skills
- Manage and protect local biodiversity.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Catalina Regional Council
- Community Safety Working Group
- Elderbloom Community Care Centre Board of Management
- Festival, Awards and Cultural Events Advisory Group
- Joondalup Health Campus Community Board of Advice Committee (Deputy Delegate)
- Multicultural Advisory Group
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Redevelopment Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Yanchep Coastal Management Advisory Group.

Central-West Ward

CR Phil Bedworth

Councillor since: October 2023
Term expires: October 2027

M: 0431 961 909
E: phil.bedworth@wanneroo.wa.gov.au



Qualifications and experience

- Local resident for 18 years
- Community volunteering in multiple capacities
- Worked in public service for 30+ years
- Qualifications in Road Safety Engineering and Road Safety Auditing
- Studied Bachelor of Law (LLB)
- Special interest in road safety and traffic management.

Special interest / focus areas

- Arts and local creativity
- Develop local jobs and skills
- Plan for climate change
- People feel safe in public spaces
- Disability access and inclusivity in community
- Road safety and safe active streets.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Arts Advisory Group
- Audit and Risk Committee
- Australia Day Awards Working Group
- Catalina Regional Council
- Community Safety Working Group
- Policy Review Committee
- Quinns Beach Coastal Management Advisory Group
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group.

Central-East Ward

CR Marizane Moore

Councillor since: October 2023
Term expires: October 2027

M: 0413 551 868
E: marizane.moore@wanneroo.wa.gov.au



Qualifications and experience

- 10+ years resident of the City of Wanneroo
- Qualified skin therapist
- Diploma of Leadership
- Small business owner experience
- Community volunteering.

Special interest / focus areas

- Bringing people together
- Strong and diverse local economy
- Develop local jobs and skills
- People feel safe in public places
- Build local partnerships and work together with others.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Catalina Regional Council (Deputy Delegate)
- Community Safety Working Group
- Policy Review Committee
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo Town Centre Advisory Group
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ).

Central-East Ward

CR Paul Miles

Councillor since: October 2017
Term expires: October 2025

M: 0416 197 363
E: paul.miles@wanneroo.wa.gov.au



Qualifications and experience

- Former state parliament Member for Wanneroo
- Former state minister.

Special interest / focus areas

- Develop to meet current need and future growth
- Plan for and manage land use
- Manage and maintain assets
- People can move around easily
- People feel safe in public places.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Bushfire Advisory Committee (Deputy Delegate)
- Community Safety Working Group
- Environmental Advisory Group
- Heritage Services Advisory Group
- Mindarie Regional Council
- Policy Review Committee
- Quinns Rocks Caravan Park Redevelopment Working Group
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo Town Centre Advisory Group
- Waste Management Advisory Committee
- Yanchep Lagoon Community Working Group.

South Ward

CR James Rowe

Deputy Mayor: October 2023 –current
Councillor since: October 2021
Term expires: October 2025

M: 0417 709 573
E: james.rowe@wanneroo.wa.gov.au



Qualifications and experience

- Bachelor of Arts (Honours) – UWA
- Master of Law, Policy & Government – UWA
- Justice of the Peace (JP)
- Girrawheen Senior High School Board
- Marangaroo Family Centre Board
- Roseworth Primary School Board
- Girrawheen Lions Club Member
- UWA Career Mentor Volunteer
- Lifelong South Ward resident.

Special interest / focus areas

- Valuing cultures and history
- Strong and diverse local economy
- Responsibly and ethically managed
- Plan for climate change
- Build local partnerships and work together with others.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Aboriginal and Torres Strait Islander Community Reference Group - Ni Kadadjiny Koort
- Audit and Risk Committee
- Community Safety Working Group
- Festival, Awards and Cultural Events Advisory Group
- Northwest Regional Road Subgroup
- Quinns Rocks Caravan Park Re-Development Working Group
- Policy Review Committee
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NZA)
- Yellagonga Regional Park Community Advisory Committee (Deputy Delegate).

South Ward

CR Eman Seif



Councillor since: October 2023
Term expires: October 2027

M: 0439 885 421
E: eman.seif@wanneroo.wa.gov.au

Qualifications and experience

- Graduate Certificate of Business, Edith
- Cowan University
- 25 years private sector experience
- Business Incubator Manager at The Innovation
- Centre of WA
- State Government experience
- Federal Government experience
- Justice of the Peace.

Special interest / focus areas

- Develop to meet current need and future growth
- Facilities and activities for all
- Strong and diverse local economy
- Manage natural assets and resources
- People feel safe in public places.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Aboriginal and Torres Strait Islander Community Reference Group - Ni Kadadjiny Koort
- Audit and Risk Committee
- Bushfire Advisory Committee (Deputy Delegate)
- Business and Tourism Advisory Group
- Catalina Regional Council (Deputy Delegate)
- Community Safety Working Group
- Festival, Awards and Cultural Events Advisory Group
- Multicultural Advisory Group
- Policy Review Committee
- Revenue Review Committee
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo and Districts Historical Society
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ) (Deputy Delegate)
- Yanchep Lagoon Community Working Group.

South-West Ward

CR Natalie Herridge



Councillor since: October 2021
Term expires: October 2025

M: 0403 326 828
E: natalie.herridge@wanneroo.wa.gov.au

Qualifications and experience

- Passionate local resident since 2004
- Second generation local small business owner
- Hospitality & administration background
- Tupperware Manager 5 years
- Active volunteer board member with several local groups, schools & organisations.
- Primary School P&C member of 13 years (President for 4 years)
- Graduate Diploma in Local Government (WALGA) June 2025.

Special interest / focus areas

- Valued public places and spaces
- Waste and its impacts
- People feel safe in public places
- Build local partnerships and work together with others.
- Responsibly and ethically managed.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Aboriginal and Torres Strait Islander Community Reference Group - Ni Kadadjiny Koort
- Audit and Risk Committee
- Community Safety Working Group
- Environmental Advisory Group
- Festival, Awards and Cultural Events Advisory Group
- Metro Outer Development Assessment Panel (MODAP) (Deputy Delegate)
- Policy Review Committee
- Quinns Rocks Caravan Park Re-Development Working Group
- Revenue Review Committee
- RoadWise Advisory Group
- Service Review Working Group
- Strategic Projects Working Group
- Wanneroo and Districts Historical Society (Deputy Delegate)
- Western Australian Local Government Association (WALGA) North Metropolitan Zone (NMZ) (Deputy Delegate)
- Yellagonga Regional Park Community Advisory Committee.

South-West Ward

CR Vinh Nguyen



Councillor since: October 2019
Term expires: October 2027

M: 0430 003 360
E: vinh.nguyen@wanneroo.wa.gov.au

Qualifications and experience

- Bachelor of Laws (UWA)
- Bachelor of Commerce (UWA)
- UWA Excellence Award recipient
- Principal lawyer and business owner of a local law firm for more than 10 years
- Kingsway Christian College committee member
- Graduate Certificate in Legal Business Management.

Council-appointed membership of committees / working groups / external committees / boards as at 30 June 2025

- Audit and Risk Committee
- Service Review Working Group
- Strategic Projects Working Group.

Special interest / focus areas

- Facilities and activities for all
- Tourism opportunities and visitor experiences
- Attract and support new and existing businesses
- People feel safe in public places
- Advocate in line with community priorities.

Council meetings

Ordinary Council Meetings are generally held the fourth Tuesday of the month at 6:00pm, in the Council Chamber at the Wanneroo Civic Centre.

The **Mayor** presides over these meetings, which are attended by **Councillors**, the **CEO**, and **City directors**. Reports are formally presented to assist Council Members in making informed decisions.

Members of the public are welcome to attend and may participate during **public question and statement time**, which allows questions on any matter for which the Council is responsible.

Public questions and a summary of responses are included in the meeting minutes. However, members of the public are not permitted to take part in Council debate.

Agenda briefing is held on the second Tuesday of the month, in the Council Chamber at the Wanneroo Civic Centre. These sessions begin at 6:00pm and are open to the public. Deputations may be presented by appointment at the start of the session.

In accordance with the *Local Government Act 1995*, minutes are kept of all Council proceedings. **Unconfirmed minutes** are published on the City's website within 14 days and presented for confirmation at the next Ordinary Council Meeting.



Committees

Under **section 5.8** of the *Local Government Act 1995*, councils may establish committees to assist with decision-making.

Committees may include Council members, employees and community members, and may operate with delegated authority or in an advisory capacity.

The Council may also form **working groups** and **advisory groups**, which do not hold delegated authority but provide feedback and advice. Each committee or group operates under a documented **terms of reference**, approved by Council.

Where community membership is included, nominations are sought through an **open expression of interest** process. Recommendations for appointment are reviewed and presented to Council.

Advisory committees provide a valuable opportunity for community input. Chairs are elected from among committee members. **Short-term groups** may be formed for specific purposes and are disbanded once their objectives are met.



Established committees (as at 30 June 2025)

The City has five established committees:

- **Audit and Risk Committee**

  Advises Council on internal and external audit matters, enterprise risk management, and high-risk issues. All Council Members are members. A chair is elected following each ordinary election. In accordance with the local government reform, two independent members have been appointed to the Audit and Risk Committee from April 2025.

- **Bushfire Advisory Committee**

  Advises Council on bushfire mitigation and planning. Council appoints delegates and deputy delegates, including representatives from the Local Emergency Management Committee.

- **Revenue Review Committee**

  Provides advice on revenue sources and related policy. Membership includes the Mayor and nine Councillors.

- **Waste Management Advisory Committee**

  Advises Council and the City's representatives on the Mindarie Regional Council regarding waste management. Membership includes the Mayor, three direct delegates, and two Mindarie Regional Council representatives.

- **Policy Review Committee**

  Assists the Council in fulfilling its responsibility under section 2.7(2)(b) of the *Local Government Act 1995* in determining the policies of the Council. The Committee is responsible for the review and approval of repeals, reviews and changes to any existing Council and local planning policies. The Committee does not deal with any new Council policies or local planning policy proposals by Administration or Council Members.

The Policy Review Committee is the only committee of Council that holds delegated authority. This Committee has the authority to implement its recommendations without approval of Council except in the following matters which must be presented to Council for consideration:

- Policies that require an absolute majority decision of Council
- Any new Council policies or local planning policies.

The remainder of the committees do not hold delegated authority. Their recommendations have no legal standing unless formally adopted by Council. Council is not bound to accept committee recommendations.

Council Members	Audit and Risk Committee	Bushfire Advisory Committee	Revenue Review Committee	Waste Management Advisory Committee	Policy Review Committee
Mayor L Aitken	◆	◇	◆	◆	◆
Cr P Bedworth	◆		◆		◆
Cr H Berry	◆		●		◆
Cr S Coetzee	◆		◆	◆	◆
Cr A Figg	◆		◆		◆
Cr N Herridge	◆		◆		◆
Cr J Huntley	◆	■ / □	◆		◆
Cr P Miles	◆	■	◆	● / ●	◆
Cr M Moore	◆		◆		◆
Cr V Nguyen	◆				
Cr G Parker	●		◆		◆
Deputy Mayor Cr J Rowe	●		◆		●
Cr E Seif	◆	■	◆		●
Cr B Smith	◆		◆		◆
Cr J Wright	◆		●	● / ●	◆

● Chair / Presiding Member
● Deputy Chair / Presiding Member
◆ Committee Member / Delegate
■ Deputy Delegate. Deputy delegates only attend meetings when the delegate is unavailable.
◇ Delegate Representative of the Local Emergency Management Committee
□ Deputy Delegate Representative of the Local Emergency Management Committee
● Delegate Representative of Mindarie Regional Council

Council and committee attendance

The following table details the types of meetings held during 2024–25, the number of meetings held, and the attendance of each Council Member.

- A number in parentheses indicates the **maximum number of meetings** a Council Member could have attended. This may differ from the total number of meetings held if the Member joined, left, or was appointed to the committee during the year.
- A dash (-) indicates that the Council Member was **not a member or delegate** of the committee or group during the reporting period.

Council Members	Ordinary Council (11)	Special Council (3)	Electors AGM (1)	Audit and Risk (6)	Bushfire Advisory (2)	Festival and Cultural Events (disbanded June 2025) (2)	Revenue Review (2)	Policy Review Committee (2)	Waste Management Advisory (4)	Budget Workshops (4)	Concept Forum (23)	Briefing Sessions (11)
Mayor L Aitken	11	3	1	5	2	1	1	1	3	3	20	10
Cr P Bedworth	9	2	0	2	-	-	1	0	-	3	16	7
Cr H Berry*	7	2	1	1	-	2	1	1	-	4	11	3
Cr S Coetzee	9	2	1	4	-	-	2	2	3	4	20	10
Cr A Figg	10	2	1	4	-	-	1	0	-	3	16	8
Cr N Herridge	11	3	1	5	-	2	2	2	-	4	22	11
Cr J Huntley	11	3	1	4	1	-	2	2	-	4	19	10
Cr P Miles	11	2	1	4	-	-	2	2	3	3	17	10
Cr M Moore**	5	2	0	1	-	-	1	0	-	0	9	5
Cr V Nguyen	6	0	1	0	-	-	-	-	-	0	1	4
Cr G Parker	10	3	1	5	-	-	2	1	-	4	19	10
Deputy Mayor Cr J Rowe	10	3	1	6	-	1	1	1	-	4	22	10
Cr E Seif	10	3	1	2	-	-	1	2	-	4	16	9
Cr B Smith	11	3	1	6	-	2	2	2	-	4	22	9
Cr J Wright	10	2	1	6	-	-	2	2	4	4	21	11

* Cr Berry was on bereavement leave from July to November 2024

** Cr Moore was on parental leave from January to June 2025

Working groups

At the Special Council Meeting following an election, Council Members are appointed to internal working groups, advisory groups, external committees and regional councils.

Internal	External
Aboriginal and Torres Strait Islander Community Reference Group – Ni Kadadjiny Koort	Metro Outer Development Assessment Panel (MODAP)
Arts Advisory Group	Mindarie Regional Council
Business and Tourism Advisory Group	Catalina Regional Council
Community Safety Working Group	Elderbloom Community Care Centre Board of Management
Environmental Advisory Group	Joondalup Health Campus Community Board of Advice Committee
Festival, Awards and Cultural Events Advisory Group.	North West Regional Road Sub-Group
Heritage Services Advisory Group	North West District Emergency Management Committee
Multicultural Advisory Group	Wanneroo Agricultural Society
Quinns Beach Coastal Management Advisory Group	Wanneroo and Districts Historical Society
Roadwise Advisory Group	Wanneroo/Joondalup Local Emergency Management Committee
Service Review Working Group	Western Australian Local Government Association (WALGA) North Metropolitan Zone
Strategic Projects Working Group	WALGA State Council
Wanneroo Town Centre Advisory Group	Yellagonga Regional Park Community Advisory Committee
Yanchep Coastal Management Advisory Group	
Yanchep Lagoon Community Working Group	

Disbanded and created committees and working groups (2024–25)

Disbanded:

- Alkimos Aquatic and Recreation Centre Project Working Group
- Neerabup Industrial Area Development Working Group
- Quinns Rocks Caravan Park Redevelopment – Councillor Working Group
- Wanneroo Recreation Centre Upgrade Project Working Group
- Australia Day Awards Working Group (June 2025)
- Festival, and Cultural Events Committee

Created:

- Policy Review Committee
- Australia Day Awards Working Group (September 2024)
- Strategic Projects Working Group
- Yanchep Coastal Management Advisory Group
- Festival, Awards and Cultural Events Advisory Group.

Council decisions

The Council is committed to transparency and accountability.

All Council meetings are open to the public, except when confidential matters are considered. Recommendations are submitted by Administration and published in meeting agendas and minutes on the City's website.

In **2024–25**, Council considered **277 recommendations**. Of these:

- **273 were carried**
- **4 were deferred.**

Council made **90.6 per cent** of decisions in open session and **9.4 per cent** in confidential session. Confidential items are defined under **section 5.23(2)** of the *Local Government Act 1995*. While discussions may be held in closed session, the final resolution is always read aloud once the meeting reopens to the public.

The slight increase in confidential decisions in 2024–25 reflects the number of confidential staff and legal matters that came before Council.



Council member remuneration

The Salaries and Allowances Tribunal determines remuneration for Council Members under the *Salaries and Allowances Act 1975* (SAA).

On 5 April 2024, the tribunal determined the rates applicable for 2024–25.

The City is classified as a Band 1 local government for the purposes of the SAA. The Council has adopted a Council Members' Fees, Allowances, Reimbursements and Benefits Policy that sets out the payments available to Council Members as follows:

- annual allowance for a mayor and deputy mayor
- annual attendance fees in lieu of Council meeting, committee meeting and prescribed meeting attendance fees
- annual allowance for ICT expenses in lieu of reimbursement.

The policy makes provision for the City to pay the maximum amount within the range set by the tribunal. It also allows the City to reimburse Council Members up to a set amount in each 4-year term for corporate apparel to allow them to conduct Council-related business. In addition, the LGA allows Council Members to claim reimbursement for childcare and travel costs incurred because of attendance at meetings.

Following is a summary of the remuneration paid to Council Members.

Type and amount of value (rounded to the nearest dollar)

		Allowances and Fees			Reimbursement of Expenses			
Name	Position	Annual Attendance Fees*	ICT Allowance*	Mayor/ Deputy Mayor Allowance*	Reimbursement of Travel Expenses**	Corporate Apparel Expenses	Other Expenses Incurred*%	Total
Linda Aitken	Mayor	$51,239	$3,500	$96,787	$4,560	$816	-	$156,902
Phil Bedworth	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Helen Berry	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Sonet Coetzee	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Alex Figg	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Natalie Herridge	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Jacqueline Huntley	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Paul Miles	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Marizane Moore	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Vinh Nguyen^	Councillor	$36,954	$3,500	-	-	-	-	$40,454
Glynis Parker	Councillor	$34,162	$3,500	-	$948	$46	-	$38,656
James Rowe	Deputy Mayor	$34,162	$3,500	$24,197	-	-	-	$61,859
Eman Seif	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Bronwyn Smith	Councillor	$34,162	$3,500	-	-	-	-	$37,662
Jordan Wright	Councillor	$34,162	$3,500	-	$809	$268	-	$38,739

* In accordance with the determination set by the Salaries and Allowances Tribunal and published in the Government Gazette. Allowances are paid in arrears. This total includes allowances paid June 2024 and July 2024 through May 2025 inclusive.

** Includes reimbursements that may have been received for expense claims relating to a previous financial year. Reimbursements are paid in accordance with the Council Members Fees, Allowances, Reimbursements & Benefits Policy.

^ Underpayment of Attendance Fees totaling $2,791.69 in 2023-24 (Councillor Nguyen) identified as an error, to be rectified in the 2024-25 financial year.

% Includes other stationery in accordance with the Council Members Fees, Allowances, Reimbursements & Benefits Policy.

Training and professional development

Council Members are encouraged to attend conferences, workshops, forums and training events to develop and maintain skills relevant to their roles.

Under **Western Australian law**, Council Members must complete the **Council Member Essentials training** within 12 months of being elected, as required by **section 5.126 of the *Local Government Act 1995*** and **Regulation 35(3)** of the *Local Government (Administration) Regulations 1996*.

The following Council Members were required to undertake mandatory training during the 2024–25 financial year:

Council Member	Understanding Local Government	Serving on Council	Meeting Procedures	Conflicts of Interest	Understanding Financial Reports & Budgets
Cr Bedworth			●		●
Cr Miles	●	●	●		●

Code of conduct

The City of Wanneroo has three codes of conduct:

- one for **Council Members, committee members and candidates**
- one for **employees**
- one for **volunteers.**

These Codes set out behavioural standards to promote ethical and accountable decision-making.

The **Council Member, Committee Member and Candidate Code of Conduct** was adopted in 2021. Candidates must comply with the Code during their campaign and, if elected, continue to do so in Council and committee roles.

Complaints management

The City manages complaints under the Code of Conduct through two divisions.

Division 3
Behaviour complaints

Covers:

- personal integrity
- relationships with others
- behaviour at meetings.

Complaints must be submitted within **one month** of the alleged breach using the prescribed form available on the City's website. The **Complaints Officer** is the **Director Corporate Strategy and Performance**.

There were no complaints in the 2024–25 year.

Division 4
Rules of conduct complaints

Covers:

- misuse of resources
- securing personal advantage
- involvement in administration
- relationships with employees
- disclosure of information and interests.

Complaints must be submitted within **six months** of the alleged breach via email to **complaints@wanneroo.wa.gov.au** and using the prescribed form. In **2024–25**, no Division 4 complaints were received and no complaints were carried over from the previous year.

Under **section 5.121 of the Local Government Act 1995**, the City maintains a register of complaints resulting in action under **section 5.110(6)(b) or (c)**. No complaints in this reporting period resulted in such action.

Local laws

Council may make local laws to support good governance.

The process is outlined in **section 3.12 of the Local Government Act**, including a **six-week public consultation period**.

Under **section 3.16**, local laws must be reviewed within **fifteen years** of commencement. The City is continuing its review and update of all local laws. Current laws are available at **wanneroo.wa.gov.au**.

Delegations of authority

Delegations allow officers to carry out duties and make decisions.

Under the *Local Government Act 1995*:

- Council may delegate powers to the CEO (except those listed in **section 5.43**)
- The CEO may delegate powers to employees (excluding the power of delegation)

The CEO must maintain a **Register of Delegations** and review it annually. The register was reviewed in 2024–25 to ensure all delegations remain appropriate.

Publicly available information

The City is committed to transparency and accountability. In accordance with the *Local Government Act 1995*, all required documents – including registers, policies, meeting minutes, financial reports and other legislated materials – are publicly available on the City's website at **wanneroo.wa.gov.au**.



Community engagement

The City's Community Engagement Framework is based on the International Association for Public Participation (IAP2) model and its Quality Assurance Standard for Community and Stakeholder Engagement. It encourages participation from people who live in, work in, visit or support the City.

We ensure that stakeholders' comments and concerns are acknowledged, considered and made available to inform decision-making. We invite feedback on policy changes, development proposals, planning initiatives and major projects. Key stakeholders – including government regulators and community groups – are engaged on economic, environmental and social matters. We also monitor and review engagement outcomes and communicate these to participants and the broader community.

The City engages with the community and shares information through the following methods.

Engagement method	Description
Advertisements	Where relevant, engagement opportunities are advertised in local newspapers.
City's website	News, key projects and important documents are available for public viewing on the City's website.
Community events and activities	Engagement activities are incorporated into City-hosted events.
Emails	Project participants and subscribers receive updates, invitations and milestone notifications via email.
E-newsletter	The City's monthly eNews features public comment periods for key projects and reaches nearly 10,000 subscribers.
Facilitated sessions	Open houses, workshops and information sessions allow community members to interact directly with City staff, ask questions and provide feedback.
Letters	Information and feedback forms are sent to individuals likely to be directly affected by a decision, project or upgrade.
Non-facilitated sessions	Information booths, ideas boards and straw polls are set up at community facilities and events to gather informal input.
Notices	Public notices are displayed at the Civic Centre, libraries and community centres to advertise tenders and impounded vehicles.
Online mapping tool	The Social Pinpoint tool has been successfully used to gather feedback on several local projects.
Promotional posters	Posters are displayed in public spaces to promote engagement opportunities.
Signage	Roadside and park signage is used to inform the community about upcoming works and engagement opportunities.
Social media	Engagement opportunities are promoted via social media, often linking to the City's Your Say platform.
Submissions	Where surveys are not suitable, submissions are invited to capture community views. These are typically submitted via email or delivered to the Civic Centre.
Surveys	Surveys are a common method for gathering feedback and are available online via Your Say or in hard copy on request.
Your Say	Your Say is the City's online engagement hub, where community members can access project information and provide feedback through a variety of interactive tools and channels.

Key topics and concerns

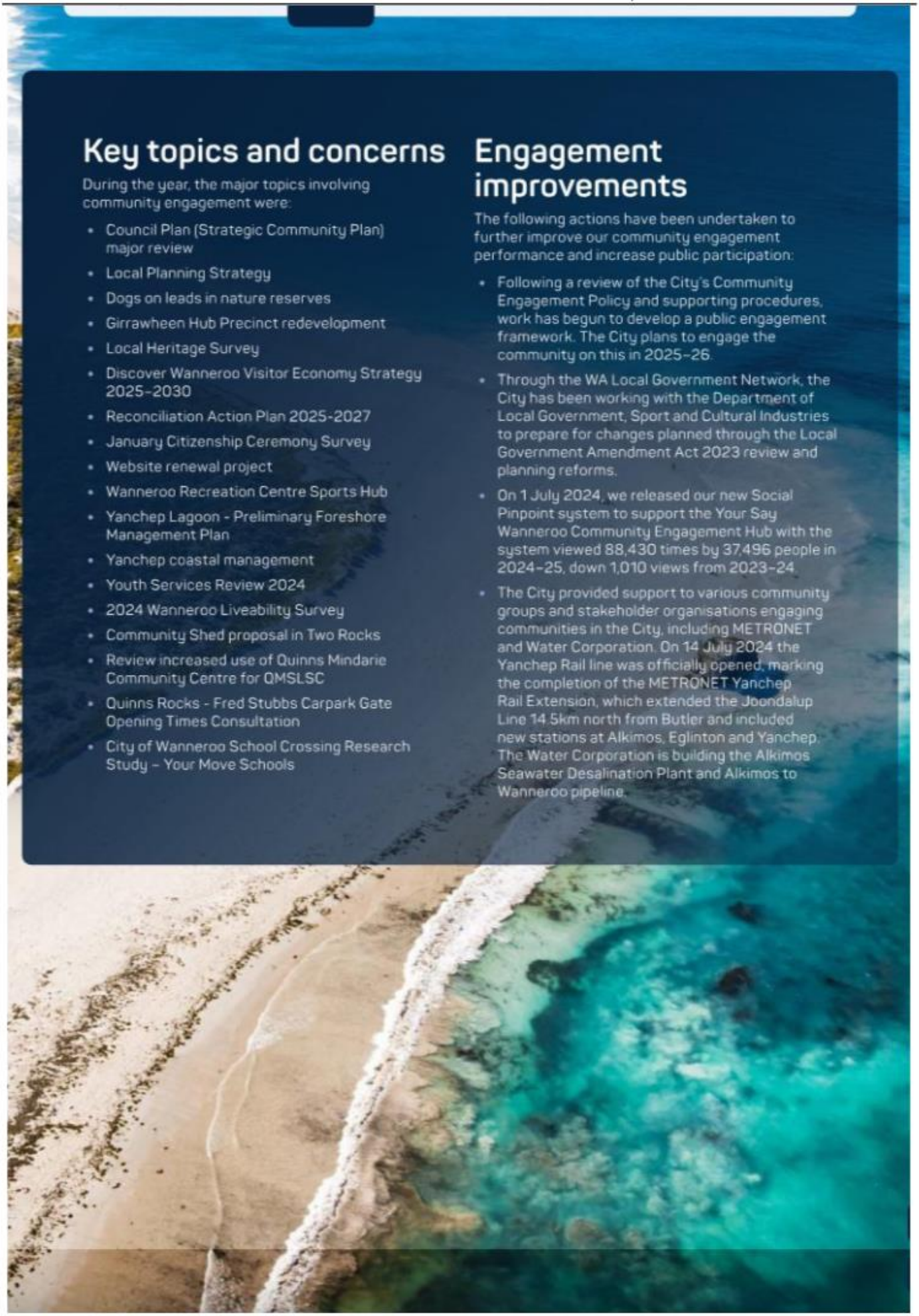
During the year, the major topics involving community engagement were:

- Council Plan (Strategic Community Plan) major review
- Local Planning Strategy
- Dogs on leads in nature reserves
- Girrawheen Hub Precinct redevelopment
- Local Heritage Survey
- Discover Wanneroo Visitor Economy Strategy 2025-2030
- Reconciliation Action Plan 2025-2027
- January Citizenship Ceremony Survey
- Website renewal project
- Wanneroo Recreation Centre Sports Hub
- Yanchep Lagoon - Preliminary Foreshore Management Plan
- Yanchep coastal management
- Youth Services Review 2024
- 2024 Wanneroo Liveability Survey
- Community Shed proposal in Two Rocks
- Review increased use of Quinns Mindarie Community Centre for QMSLSC
- Quinns Rocks - Fred Stubbs Carpark Gate Opening Times Consultation
- City of Wanneroo School Crossing Research Study – Your Move Schools

Engagement improvements

The following actions have been undertaken to further improve our community engagement performance and increase public participation:

- Following a review of the City's Community Engagement Policy and supporting procedures, work has begun to develop a public engagement framework. The City plans to engage the community on this in 2025-26.
- Through the WA Local Government Network, the City has been working with the Department of Local Government, Sport and Cultural Industries to prepare for changes planned through the Local Government Amendment Act 2023 review and planning reforms.
- On 1 July 2024, we released our new Social Pinpoint system to support the Your Say Wanneroo Community Engagement Hub with the system viewed 88,430 times by 37,496 people in 2024-25, down 1,010 views from 2023-24.
- The City provided support to various community groups and stakeholder organisations engaging communities in the City, including METRONET and Water Corporation. On 14 July 2024 the Yanchep Rail line was officially opened, marking the completion of the METRONET Yanchep Rail Extension, which extended the Joondalup Line 14.5km north from Butler and included new stations at Alkimos, Eglinton and Yanchep. The Water Corporation is building the Alkimos Seawater Desalination Plant and Alkimos to Wanneroo pipeline.



Our stakeholders

A stakeholder is defined as an individual, group, organisation, business or government entity that has an interest in, concern about, or may be affected by a project or service within the City of Wanneroo or surrounding areas.

The City of Wanneroo is diverse, and we are committed to engaging with our community to deliver the leadership, services and facilities outlined in our Strategic Community Plan.

Key stakeholder groups

Our key stakeholders include:

- community members, ratepayers, residents and visitors
- special interest groups
- industry associations, peak bodies and community interest groups
- businesses within the City
- Commonwealth, state, regional and local governments (including public utilities, consultants and contractors)
- media.

Stakeholder relationships

Stakeholder group	Who they are	Why they matter to the City	Value to the stakeholder	How we engage
Community members, ratepayers, residents and visitors	Residents, ratepayers, customers and visitors	Provide funding, feedback, strategic direction and engagement	Civic leadership, representation, and access to services and facilities	Website, social media, publications, meetings, events, Your Say, surveys, mapping tools
Special interest groups	People with disabilities, culturally and linguistically diverse communities, Aboriginal and Torres Strait Islander peoples, seniors, youth and young people	Offer unique perspectives to improve inclusivity and accessibility	Access, equity and inclusion in services and representation	Same as above, with tailored approaches
Industry associations, peak bodies and community interest groups	Professional/business associations, not-for-profits, NGOs, sport associations, schools, residents' and ratepayers' groups	Provide expertise, advocacy and cultural vibrancy	Representation, resources and partnership opportunities	Website, social media, meetings, forums, working groups, Your Say
Businesses	Local businesses, business associations, developers, suppliers, contractors	Drive local economic growth and community opportunities	Support for investment, development and business growth	Economic development team, digital media, meetings, workshops, business survey, Your Say
Government	Federal/state ministers, local government leaders, departments, utilities, consultants, political influencers	Provide funding, policy direction and legislative input	Collaboration, partnerships and shared resources	Formal meetings, correspondence, reporting, advocacy, joint ventures
Media	Print, broadcast, online and community media	Promote transparency, protect reputation, raise awareness	Access to stories and data on community trends	Press releases, interviews, Council meetings, social and digital media

External partnerships

The City recognises the importance of strong partnerships in enhancing the range and quality of services available to residents and businesses, and in ensuring that policies remain current and well informed.

We collaborate with a range of national and state-based organisations to promote shared interests and advocate for key priorities. The City partners with the National Growth Areas Alliance (NGAA) and Growth Areas Perth and Peel (GAPP) – both of which represent high-growth outer metropolitan councils. These groups leverage the collective experience of their member local governments to raise awareness of the unique challenges faced by fast-growing communities and to influence decision-makers and funders.

We also work closely with the Wanneroo Business Association to ensure alignment between the City and local businesses on key issues such as building business capacity and capability.

The City is a member of the Western Australian Local Government Association (WALGA) and Local Government Professionals Australia WA, which support advocacy, professional development and sector-wide collaboration.

We continue to engage with a broad range of external industry, strategic and community stakeholders to advocate and collaborate for the benefit of our community.

Communications, brand and media

We communicate in many ways, including through our website, digital and print newsletters and advertorial and editorial content in the local community newspaper.

In 2024–25, three editions of our *What's Happening* magazine, showcasing places, people and events in the City through news articles and features, were delivered to 91,803 homes and businesses in the City.

We also launched a *What's Happening* digital offering – a mobile-friendly edition with bonus content, including video interviews and photo galleries, that delve deeper into the stories shared in the print edition and go behind the scenes of exciting City projects, events and initiatives.

Our website is another key digital communication tool, allowing us to deliver content and resources for our residents, local businesses and the general public quickly and cost effectively. In 2024–25, our website attracted 4.5 million views. A total of 94 articles were added to the News page of the website, generating 27,206 page views.

The most popular news articles published on the City's website in 2024–25 included:

- Where to pay your respects in the City this Anzac Day (3,273 views)
- Bookable verge collections coming soon (3,098 views)
- Green your verge with our free plant giveaway (1,283 views)
- Christmas has arrived in the City of Wanneroo (1,015 views)

Throughout 2024–25, the Communications and Brand team provided 140 sets of talking points to spokespeople who participated in media activities or official engagements throughout the year.

The team also delivered a combined 200 photo and video shoots to share information about City programs, services and projects with our community. This represented a 128% increase on the number of photo and video shoots the team undertook last year.

Over the financial year, Communications and Brand completed 472 graphic design projects – up 10% on the previous financial year – encompassing branding, promotional materials, digital content, event graphics, and to support campaigns and publications.

Media coverage

As a customer-focused organisation, the City is committed to open and transparent communications with our community, in line with our values of accountability and respect. We recognise that both traditional and social media channels present opportunities to inform, connect and engage with local people and the wider community.

We embrace opportunities to share news with residents, businesses and visitors and generate positive print, online and broadcast media opportunities. We regularly liaise with media outlets, issue media statements and respond to media enquiries as needed to share information about important issues, projects and events of interest to the community.

We assess and measure the City's media coverage against an industry benchmark called a media impact score (MIS), which calculates an organisation's performance based on sentiment (positive, negative, neutral), number of mentions, weighting of the media publication/outlet and story position or placement in the publication/platform.

Our 2.4 average MIS for media interactions in 2024–25 significantly outperformed the local government national average of 1.8.

Throughout 2024–25, media coverage of the City was assessed against the key strategic themes of growth, environment and sustainability, community connections, safety and security, and local work, business and investment, and had a potential audience reach of 13,389,045 over the financial year.

In 2024–25, only 14% of media coverage was negative in tone. Importantly, this negativity was directed at specific issues rather than the City itself. For example, a dog attack in Marangaroo was reported by Seven News and Sunrise News, but the City's response was widely praised. While the incident was inherently negative, the media coverage highlighted the City's strong commitment to community safety and security.

Overall, traditional media coverage of the City during 2024–25 was predominantly positive or very positive in tone.
Consistently high-performing themes included:

- The City helps connect the community
- The City invests in and supports grassroots facilities
- The City is committed to safety and security.

It's the little things campaign

In 2024, the City launched the 'It's the little things' campaign to establish a consistent brand presence, build community trust and raise awareness of the City's diverse services beyond traditional perceptions.

Phase 1 – from June to September 2024 – saw geotargeted Facebook and YouTube ads, local bus shelters ads and Google ads achieve a strong performance, with Facebook ads reaching 232,000 local people, generating 635,000 impressions and 76,000 engagements. This overall engagement rate of 11.9% significantly outperformed the government sector average of 3.4%. YouTube ads garnered 168,000 views, reflecting high levels of local engagement and resonance.

The simplicity and clarity of the campaign's messaging helped foster constructive social media discussions. This positive tone positioned the City on par with leading neighbouring councils and provided a solid foundation for future brand-building efforts.

Phase 2, launched in March 2025, aimed to expand visibility through print, outdoor and City-owned media channels, while Phase 3 in 2025–26 will introduce new campaign elements to support continued digital reach and engagement.

By focusing on 'the little things' that matter to residents, the campaign has strengthened trust in Council, enhanced the City's reputation and demonstrated the power of simple, consistent storytelling in fostering community loyalty and awareness.

Social media

In 2024–25, we maintained a strong focus on improving engagement with our community through social media, specifically Facebook, Instagram and LinkedIn, resulting in a 9% increase in Facebook followers, a 10% increase in Instagram followers and an 8% increase in LinkedIn followers. This data demonstrates the effectiveness of the City's communications strategy in delivering engaging and relevant content that resonates positively with social media users.

In 2024–25, 1,473 posts were published across the City's Facebook, Instagram and LinkedIn pages.

Posts and campaigns with the highest reach across all platforms ran the gamut of topics, from the City's light-hearted April Fools 'public notice' that played on the friendly rivalry with a neighbouring local government, claiming Lake Joondalup would be renamed Lake Wanneroo, to a 'Tree't yourself' post announcing a tree and shrub giveaway, an important reminder not to bin batteries, and Prime Minister Anthony Albanese's visit to the City to break ground the Alkimos Aquatic and Recreation Centre site.

Facebook is the City's primary social media channel. In 2024–25, the City's Facebook page achieved:

8,497,691 users
page reach

5,173,625 users
post reach

6,740,255
impressions

4.25% engagement rate
(up 19% compared to 2023–24).

For more information on the City's current and historic news, please see **wanneroo.wa.gov.au/news/archive.**



Important events

In 2024–25, the City hosted, sponsored and supported a range of events that gave residents, businesses and visitors opportunities to connect and celebrate within Wanneroo's distinctive natural and built environments.

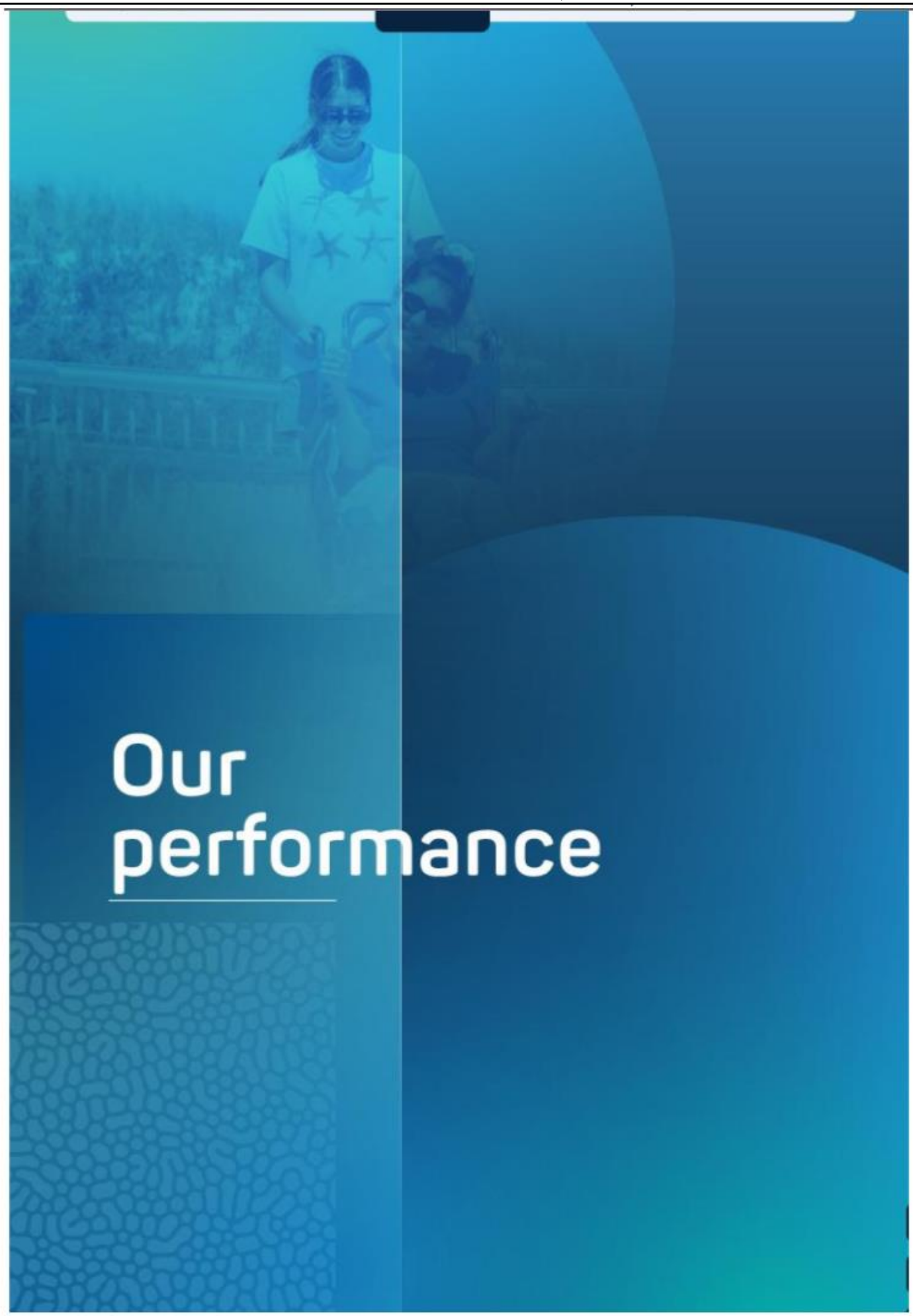
These included major community gatherings, sporting competitions, arts showcases, citizenship ceremonies and music festivals.

2024

July	August	September	October	November	December
• Pioneer lunch • 2024 Yonex Australian U15 & U19 National Championships		• Citizenship ceremonies x 6 • Heritage and Library dinner	• Banksia Grove Funfest • Car Co civic event • International Festival of Speed Perth 2024 • Wanneroo Children's Week community event	• Evening in the Park • Sunset Sounds Concert • Citizenship ceremonies x 6 • 2024 Business Awards • Wanneroo Show • Annual Fun Day, Playgroup WA • Mindarie Festival	• Aquamotion Outdoor Cinema • Christmas Fiesta • Aquamotion Funday • Magic of Christmas, Wanneroo Botanical Gardens • Mindarie NYE fireworks

2025

January	February	March	April	May	June
• Sunset Sounds concert • Australia Day citizenship ceremony • Treasures of Shorehaven 2025 • Rugby WA 7s state tournament & HSBC 7s international team training • Tet Festival, Vietnamese Society of Australia WA	• Wanneroo Festival • Symphony Under the Stars • Lunar New Year, Mindarie Marina	• Clarkson Funfest	• Community Services and Conservation dinner	• Evening in the Park • Beach to Bush Arts Festival • Ready 4 Adventure Show • Get Reel Two Rocks	• Emergency Services dinner • 2025 Bosch Power Tools Perth Super 440


Our
performance

Our performance

Our CBP provides details of operational delivery specifically linked to our seven strategic goals, as defined by our SCP. Under each of the goals, we deliver several services to the community and report on them in this annual report. Additionally, the capital works program, including the City's top capital projects, underpins delivery of our services to the community.

This section of the report outlines our service performance against our strategic goals, presenting our:

- progress against our goals
- services delivered, service highlights, performance results and statistics
- progress on delivery of key projects
- proposed projects for future years.

To ensure successful implementation of our goals, we monitor the performance of key projects and service indicators set out in the CBP throughout the financial year. Performance reports and the annual report are submitted to the Audit and Risk Committee for review. In addition, the annual report is reviewed and approved by Council.

The impact of our projects and programs on the community is primarily measured through the liveability survey.



Liveability survey

Community liveability insights

The City of Wanneroo's second Liveability Survey was conducted between November and December 2024, with over 4,000 community members participating. The survey provides valuable insight into what our community values in their neighbourhoods and how they rate their lived experience. These results help us track progress against the Strategic Community Plan 2021–2031 and inform future planning and investment.

Overall liveability score

Residents rated the liveability of their neighbourhoods at 62 out of 100, based on 50 place attributes grouped under five dimensions:

- Look and function
- Sense of welcome
- Things to do
- Uniqueness
- Care.

Top-rated attributes

The highest-rated attributes in 2024 included:

There are people like me	7.5
Welcoming to all people	7.5
Ease of driving and parking	7.4
Mix or diversity of people in the area	7.4
Connectivity	7.3

Lowest-rated attributes

The lowest-rated attributes were:

Local history, historic buildings or features	4.2
Unusual or unique buildings and/or public space design	4.2
Things to do in the evening	4.2
Cultural and/or artistic community	4.7
Evidence of community activity	4.8

Liveability priorities

The survey identified attributes that are both highly valued and underperforming – these are key priorities for future investment. In 2024, these included:

- sense of neighbourhood safety
- general condition of public open space
- elements of natural environment
- sense of personal safety
- access to neighbourhood amenities.

These priorities align with the City's future strategic goals and will inform future service planning, capital works, and community engagement.

Community ideas

Residents submitted over 6,000 ideas to improve liveability. Common themes included more local events, better lighting and footpaths, increased tree planting, and improved access to public transport. These ideas provide valuable local knowledge and will support place-based planning and project design. We use these ideas, together with the other survey results, to review our services, helping us assess community needs, identify gaps, and refine service delivery to better align with community expectations.

Strategic alignment

Each of the 50 liveability attributes has been mapped to the City's seven strategic goals. This enables us to measure progress from a community perspective and ensures that future planning remains aligned with community aspirations.

Informing the Council Plan 2025–2035

The insights gathered through the 2024 Liveability Survey have directly informed the development of the City's new Council Plan 2025–2035. The community's values, priorities, and lived experiences have shaped the draft vision, purpose, and strategic goals of the new plan, ensuring that future decision-making is grounded in what matters most to our residents. The Council Plan was adopted in August 2025 and will guide the City's strategic direction over the next decade.

Our corporate business plan

In 2024–25, the City planned to deliver 85 key projects aligned with the priorities in the Corporate Business Plan (CBP).

The figure below provides an overview of how these projects have progressed over the current year and the previous four years.



As at 30 June 2025, 94% of key projects were either completed, on target, or being monitored. This means that out of 85 initiatives, 80 are progressing as planned. This represents an improvement compared to the previous year's performance status of 79%.

The figure below shows the status of the 85 initiatives planned for delivery in 2024–25, as at 30 June 2025:

27
initiatives have been completed

43
are progressing as planned

10
are being monitored

1
is not reaching the expected target

4
have been deferred to 2025–26.

Performance trend

While project delivery performance has varied in previous years, the 2024–25 results mark a significant improvement. The performance rate of 94% this year reflects improved planning, stronger cross-team coordination, and enhanced monitoring practices. The increase in completed and on-track initiatives demonstrates our growing capability to deliver on our strategic commitments and respond effectively to community needs.

Delivering on Goal 1

An inclusive and accessible city with places and spaces that embrace all.

We're building a community where everyone feels welcome, valued and connected. Our public spaces and facilities are designed to be accessible and inclusive, supporting people of all ages, abilities and backgrounds. Through local programs, events and services, we're helping people stay active, healthy and engaged.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Value the contribution of all people
- **Priority 2:** Value public places and spaces
- **Priority 3:** Facilities and activities for all
- **Priority 4:** Bringing people together
- **Priority 5:** Learning and discovery choices

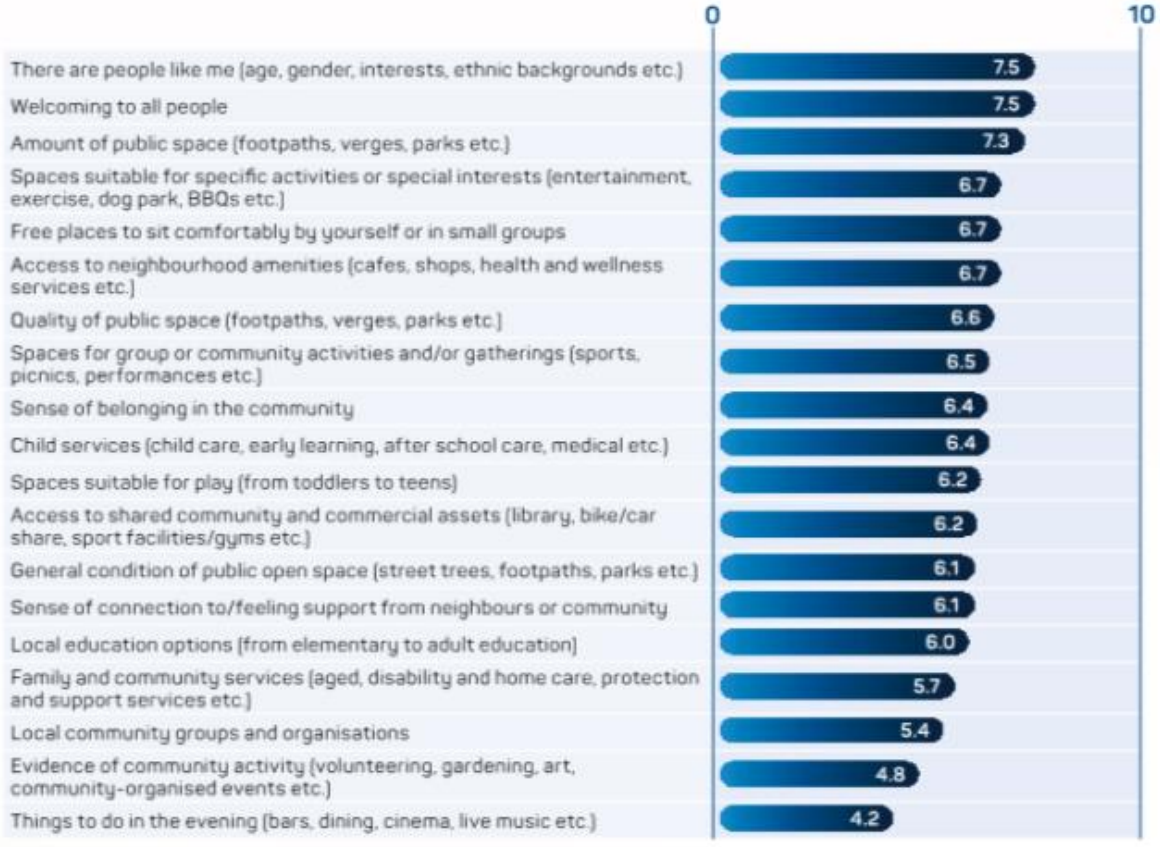
Services that support Goal 1

We deliver a range of services that help achieve this goal, including:

- Community recreation programs and facilities
- Place management
- Community development
- Library services.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 1 and reflect how residents rate inclusion, accessibility and connection in their neighbourhoods.



Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 1 and its supporting priorities:

Inclusive infrastructure & facilities

What we delivered	What changed as a result?	Why it matters to our community
Heath Park Pavilion, Eglinton: Delivered a new facility with changerooms, activity rooms, universal access features, and a mural by local artist Brenton See.	Provided a modern, inclusive venue for sport and community events, with facilities for players, officials, and visitors.	Enhances community pride and access to quality infrastructure. Supports sport, gatherings, and cultural expression in a growing suburb.
Dordaak Kepup Library & Youth Innovation Hub: Commenced construction of a new library and innovation hub, scheduled to open in December 2025.	The new facility will offer programs, technology, and spaces for learning, creativity, and community connection.	Expands access to modern library services and youth innovation opportunities in a fast-growing area.
Aquamotion drowning prevention technology: Installed AI-based alert system that notifies lifeguards via smartwatch.	Improved safety and reduced response times for potential drowning incidents.	Creates a safer swim environment for families and staff, helping prevent serious injuries and saving lives.
Aquamotion gym upgrade: Upgraded gym with high-tech Matrix equipment featuring user integration.	Members now enjoy state-of-the-art fitness equipment used in leading gyms worldwide.	Promotes physical health and enhances user experience, encouraging regular exercise and community wellbeing.
Kingsway netball courts and floodlighting renewed: The City completed renewal works on the netball court surface and floodlighting at the western courts, with $4.2 million invested in 2024–25.	Upgraded facilities ensure the courts remain safe, functional, and accessible for years to come.	Quality sporting infrastructure supports active lifestyles, community participation, and local sporting events.

Community access & engagement

What we delivered	What changed as a result?	Why it matters to our community
Community facility bookings: processed 96,507 community facility bookings in 2024–25, supporting access to 107 venues across the City.	Enabled thousands of community groups, clubs, and residents to access spaces for sport, events, and activities.	Well-maintained, accessible spaces strengthen social cohesion, physical activity, and local identity. Every booking represents people coming together.
Strategic advocacy for community wellbeing: Advocated for youth diversion, homelessness support, and family violence services through evidence-based factsheets and stakeholder engagement.	Secured extension of HEART homelessness outreach to 2026 and funding for multicultural youth services in Butler through 2027.	Delivers tangible progress on critical social issues. Ensures vulnerable residents have access to essential support locally.
Community funding program: Provided $237,553 in funding to support 117 community initiatives across five grant streams.	More than 40,000 people participated in funded events, including 8 Christmas celebrations. $331,500 in additional support was leveraged.	Empowers local groups to deliver inclusive, vibrant programs. Strengthens community connections and amplifies the City's investment.

Youth development & leadership

What we delivered	What changed as a result?	Why it matters to our community
Youth leadership: delivered four youth leadership initiatives, engaging 167 young people in events and programs across the City.	Built confidence, teamwork, and civic engagement through activities like Youth Week, Level Up, and school leadership programs.	Fosters future-focused leadership and inclusion. Encourages young people to actively contribute to their communities.
Youth engagement sessions: Delivered 660 youth engagement sessions in centres, parks and community spaces, attracting over 12,000 attendees.	Created safe, inclusive spaces for skill-building, creativity, and connection. Partnered with Headspace, Constable Care, and others.	Provides positive alternatives and supports wellbeing. Strengthens belonging and community resilience through youth-led activities.

Literacy & early learning

What we delivered	What changed as a result?	Why it matters to our community
Early childhood program delivery: Delivered early childhood programs through City libraries, attracting over 35,000 attendees. Introduced book comprehension packs aimed at 3-year-olds for borrowing to support school readiness.	Strengthened early literacy and language development. Provided parents with tools to support learning at home.	Lays the foundation for lifelong learning and educational success. Supports families in preparing children for school and beyond.

Place activation & management

What we delivered	What changed as a result?	Why it matters to our community
Place-based activations: Delivered a series of place-based activations across key centres including Girrawheen, Wanneroo, and Yanchep.	Enhanced vibrancy, increased foot traffic, and fostered stronger community connections.	Supports local businesses, encourages civic pride, and creates welcoming public spaces.
Revitalising Wanneroo Town Centre: Delivered a revitalisation strategy for the Wanneroo Town Centre, shaped by extensive community and stakeholder engagement.	Established a shared vision and actionable framework for future development, activation, and investment.	Empowers local identity, supports economic growth, and ensures the Town Centre reflects community aspirations.
Empowering Yanchep: Activation and the YTRAC relaunch: Activated Yanchep through events, partnerships, and the relaunch of the Yanchep Two Rocks Access Centre (YTRAC).	Increased community participation, improved access to services, and strengthened local collaboration.	Supports social inclusion, local pride, and place-based service delivery in a rapidly growing coastal community.

Strategic place planning & engagement

What we delivered	What changed as a result?	Why it matters to our community
Place planning engagement: Conducted place planning workshops and engagement sessions with residents and stakeholders.	Gathered insights to inform future planning and activation strategies.	Ensures planning is community-led and responsive to local context.
Place based frameworks: Developed place-based frameworks to guide investment and service delivery.	Created clear pathways for implementation and monitoring.	Aligns City resources with community priorities and strategic goals.

Capital works

We undertake infrastructure projects based on community feedback and identified needs.

In 2024-25, the following capital works supported Goal 1 of the Strategic Community Plan:

Sports facilities – total expenditure
$28,935,752

Golf courses – total expenditure
$561,132

Community buildings – total expenditure
$14,926,071

Investment projects – total expenditure
$1,375,190



Performance indicators – Goal 1 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 1 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

✓ Achieved

✗ Not Achieved

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
% access items identified through audit completed as scheduled	97%	96%	>90%	92%	✓	Community development
% access infrastructure budget expended	90%	94%	>90%	96%	✓	Community development
Number of volunteers supporting City services	128	154	>125 & <135	134	✓	Community development
Number of page views Your Say	48,749	89,440	Increase	88,430	✗	Community development
Sporting facility attendance – Aquamotion and Kingsway Indoor Stadium	440,109	511,811	Increase	556,254	✓	Community recreation programs and facilities
Community facility bookings	97,532	100,514	Increase	96,507	✗	Community recreation programs and facilities
% of library members to total population	34%	35%	Increase	36%	✓	Library services
Attendance numbers at programs and activities	30,933	42,951	Increase	52,745	✓	Library services



Detailed performance of Goal 1 services

Community recreation programs and facilities

To support healthy and active lifestyles, we deliver a range of innovative community facilities and programs. Our services include:

- delivery of sport and recreation programs
- planning and development of community facilities
- management of facility bookings and usage
- maintenance and operations of community facilities
- support for community and sporting clubs
- provision of beach safety services
- management of golf courses.

Corporate Business Plan key projects 2024–25

The following key initiatives were commenced or delivered in the 2024–25 financial year:

Complete On Target Monitor

Key project	Action for 2024–25	Status	Comments
Construction of Halesworth Park sports facilities	Construction of sports amenities building at Halesworth Park.	Complete	Project completed.
Construction of Heath Park sports amenities building	Continue construction of the new sports amenities building at Heath Park.	Complete	Project completed.
Construction of the Alkimos Aquatic and Recreation Centre	Detailed design of the centre to be completed along with the progression of the construction tender.	On Target	Structural steel erection underway; foundations and pool structures poured.
Construction of the all-abilities playground at Riverlinks Park	Continue construction of an all-abilities playground at Riverlinks Park in Clarkson.	Complete	Project completed.
Facility planning for Alkimos district and regional open spaces	Present draft Masterplan to Council for consideration.	On Target	Advocacy did not secure funding; planning to proceed independently.
Implementation of the Golf Courses Strategic Plan	Implementation of management contract and leases for the Marangaroo and Carramar golf courses and confirm scope of upgrades and implementation.	On Target	Council approved side deed and funding arrangement in June 2025.
Progress planning for upgrades to the Wanneroo Recreation Precinct	Present draft Masterplan to Council for consideration.	On Target	Revised concept design developed; new facility preferred over refurbishment.
Review of the Northern Coastal Growth Corridor Community Facilities Plan	Undertake a review of the Northern Coastal Growth Corridor Community Facilities Plan.	Monitor	Consultant review to be completed by August for Council consideration in September.
Upgrade of tennis courts at Montrose Park	Upgrade of tennis courts, fencing and lighting at Montrose Park in Girrawheen.	Monitor	Delays due to sewerage connections and seasonal constraints; completion by Oct 2025.
Upgrades to Kingsway Netball Court surface and floodlighting	Commence and complete the renewal of drainage, playing surface and sports lighting on the Western Netball Courts.	Complete	Project completed.

Place management

We work with our community to shape vibrant, inclusive and distinctive places. Through local planning and engagement, we deliver services that reflect the unique character of each area and strengthen community connection.

Our place management services include:

- develop local area plans to reflect the distinctive character of a place
- activate places to support community identity, connection and inclusiveness
- manage City events
- coordinate community engagement.

Key projects 2024–25

The following key initiatives were commenced or delivered in the 2024–25 financial year:

Complete On Target Under Target

Key project	Action for 2024–25	Status	Comments
Delivery of the community events program	Deliver flagship and place-based events program that highlights the unique places in the City.	✓	Program successfully delivered within planned timeframe.
Masterplanning for Yanchep Lagoon	Preparation of a staged Implementation Plan that considers designs for each precinct aligned with the Masterplan and funding models.	✓	Council endorsed plan; implementation underway.
Place-led and sense of place planning	Undertake local area planning to improve understanding and awareness of priorities and needs in our local communities. • Facilitate the place-led approach in East Wanneroo to inform public realm design such as streetscapes, public open space and community facilities. • Broaden place-led approach across the City.	◎	Planning policy and guidelines in development; Council workshops scheduled.
Review of the Community Engagement Framework	Undertake a review of the Community Engagement Framework.	✗	Progress delayed due to scheduling issues.

Community development

We work with our community and stakeholders to foster connection and build capacity across all ages, cultures and abilities enhancing quality of life for everyone.

Our community development services include:

- social inclusion to ensure that all people can participate in community life
- community development to support capacity building
- childhood services to build confidence and capacity in families and the community
- youth development to build valued, empowered and supported youth
- community funding to support community groups and organisations.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete On Target

Key project	Action for 2024–25	Status	Comments
Review of the Reconciliation Action Plan	Undertake a review of the City's Reconciliation Action Plan and seek Council endorsement of a revised plan.	✓	RAP 2025–2027 endorsed by Council and accredited by Reconciliation Australia.
Review of the Social Strategy	Undertake a review of the City's 2019 Social Strategy.	◎	Review extended to align with new Council Plan adoption in August 2025.
Strategic social needs advocacy	Regularly monitor community needs and advocate for the provision of social services as outlined in the City's Advocacy Plan (Wellbeing pillar) and other identified emerging needs.	◎	Ongoing advocacy; strong engagement with Department of Communities.
Youth development service review	Undertake a youth development service review.	◎	Review findings presented to Service Review Working Group in June 2025.

Library services

Our libraries are welcoming community hubs that support learning, connection and access to information. We provide:

- community resources, facilities and engagement opportunities
- access to digital media and technology
- support for literacy and lifelong learning.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Construction of the Dordaak Kepup Library and Youth Innovation Hub	Continue construction of Dordaak Kepup Library and Youth Innovation Hub.	◎	Construction on track for September 2025; fit-out procurement progressing.
Deliver digital literacy program	Build digital literacy in the City through tailored workshops and training aligned to web interactions, employment and social connection.	◎	Tech help and niche digital literacy sessions delivered across libraries.
Local connectedness through libraries	Engage with the local community and stakeholders to explore and enable opportunities within libraries and via online platforms.	◎	Strong participation in literacy programs, workshops, and community-led activities.

Community impact story

Community connections through flagship funding

In 2024–25, the City of Wanneroo's flagship funding stream empowered 12 high-impact community events that brought over 23,000 residents together in celebration, remembrance, and connection.

From civic commemorations to cultural festivals, these events played a vital role in strengthening community bonds and fostering local pride.

Among the highlights were major commemorative services including Anzac Day, Remembrance Day, and Vietnam Veterans Day, hosted by RSLs across Wanneroo, Yanchep/Two Rocks, and Quinns Rocks. These solemn and inclusive gatherings drew more than 15,000 attendees, with growing involvement from schools, veterans, emergency services, and multicultural performers.

The Mookaroo NAIDOC Outer North Festival welcomed over 2,000 participants, celebrating First Nations culture through music, dance, and storytelling led by Indigenous youth and community groups. Meanwhile, Australia Day celebrations in Girrawheen and Yanchep/Two Rocks engaged over 1,100 residents in family-friendly festivities, and Carols in the Park in Yanchep drew an estimated 5,000 people, continuing a cherished local tradition.

With a City contribution of $77,000, these events leveraged an additional $161,000 in financial and in-kind support, including volunteer hours – delivering a combined value of nearly $240,000. This remarkable return on investment underscores the program's success not only in economic terms, but in its enduring impact on social cohesion, civic engagement, and the cultural vitality of the City of Wanneroo.



Delivering on Goal 2

A city that celebrates rich cultural histories, where people can visit and enjoy unique experiences.

We celebrate the rich cultural heritage and diversity that make Wanneroo unique. From Aboriginal traditions to global influences, our arts, events and tourism experiences reflect the stories of our community. We're proud to offer places and programs that invite people to explore, connect and enjoy.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Valuing cultures and history
- **Priority 2:** Supporting arts and local creativity
- **Priority 3:** Enhancing tourism opportunities and visitor experiences

Services that support Goal 2

To deliver on this goal, we provide:

- museum, heritage and arts services
- tourism promotion initiatives.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 2 and reflect how residents rate the City's cultural heritage, arts and tourism.



Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 2 and its supporting priorities:

Museum, heritage and arts

What we delivered	What changed as a result?	Why it matters to our community
Local Heritage Survey 2025: Council adopted a new Local Heritage Survey 2025, including the recommended Heritage List.	The review meets the City's obligations under *The Heritage Act 2018* and provides an important record of significant historic heritage places.	Preserves the city's identity and heritage. Recognises places of value to the community and ensures they are considered in future planning.
2024–25 Annual Gallery Program: The Wanneroo Regional Gallery welcomed over 5,500 visitors this year, with a dynamic program including the 2024 Community Art Awards, Walking Through a Songline, and Antipodean Manifesto, alongside rotating works by Andy Warhol from the National Gallery of Australia. These exhibitions enabled the community to engage with First Nations art, celebrate local artists, and explore key moments in Australia's art history.	The Wanneroo Regional Gallery provided the community with opportunities to experience First Nations art, learn about significant periods in Australia's art history, and celebrate local artists' achievements. Visitors engaged with nationally renowned works	These experiences enriched community understanding and connection through art in accessible, engaging ways.
Acquisition of the SS Alkimos Lifeboat: Wanneroo Regional Museum successfully acquired the SS Alkimos lifeboat; a rare maritime artefact linked to one of Western Australia's most iconic shipwrecks. The lifeboat will be preserved and eventually displayed as part of the museum's growing cultural heritage collections	The acquisition safeguards a significant piece of WA's maritime heritage and deepens local connection to coastal history. It enhances the museum's role as a cultural hub, offering residents and visitors meaningful opportunities to engage with the region's unique past.	Preserving and showcasing local maritime history strengthens community identity and pride. It provides educational and cultural value for current and future generations.

Visitor economy

What we delivered	What changed as a result?	Why it matters to our community
Develop Discover Wanneroo Visitor Economy Strategy: The City consulted and engaged with key stakeholders to develop a new vision and strategy for the local visitor economy. In June 2025, Council endorsed the new Visitor Economy Strategy, which identifies tourism as a key strategic industry. The strategy aims to position the City of Wanneroo as a destination that visitors enjoy, highlighting its active coastline, natural environment, and memorable experiences.	The strategy provides a clear direction for growing the visitor economy and elevates the City's profile as a tourism destination.	It strengthens the City's economic resilience, supports local businesses and tourism operators, and enhances the visitor experience for residents and tourists alike.
Active social media channels: The City maintained active and engaging social media channels through Facebook and Instagram, supporting small local businesses by helping them create fresh content and gain exposure. Over the year, Instagram followers grew by 57% and Facebook by 34%, reflecting strong community engagement.	The City collaborated with local influencers and creators to showcase activities and places to visit, delivering authentic and friendly content that serves as a one-stop shop for residents.	It promotes local pride, helps small businesses thrive, and keeps residents informed and connected to what's happening in their area.
Yanchep Park passes: In partnership with the Department of Biodiversity, Conservation and Attractions (DBCA), the City offered discounted annual park passes for residents to Yanchep National Park. The initiative allowed residents to purchase an annual pass for the same price as a single day visit. Over 2,000 passes were purchased in 2024–25, marking a steady increase from the previous year.	The program improved access to nature and recreation for residents, encouraging more frequent visits to the park.	It strengthens community connection to natural spaces, promotes outdoor activity, and supports wellbeing through affordable access to local environmental assets.

Capital works

There are no capital works programs relating to Goal 2.

Performance indicators – Goal 2 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 2 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

✓ Achieved

✗ Not Achieved

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
Number of visitors / participants in cultural services activities (including Wanneroo Regional Museum and historic houses)	24,664	44,939	Increase	31,039	✗	Museums, Heritage and the Arts
Discover Wanneroo website visitors	9,272	10,357	Increase	18,930	✓	Tourism
Social media metrics (total followers Instagram and Facebook)	3,329	4,005	Increase	6,018	✓	Tourism

Detailed performance of Goal 2 services

Museums, heritage and the arts

We create opportunities for the community to engage with a wide range of cultural activities and assets that reflect the richness of our diverse beliefs, values, life experiences and interests. Our services include:

- promoting cultural and artistic experiences for the community
- managing and promoting local heritage
- managing the City's cultural assets.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete On Target

Key project	Action for 2024–25	Status	Comments
Delivery of the museums and heritage program	Undertake key projects focusing on endorsement of the Heritage Management Plan, development of a Noongar Cultural Heritage Directory and finalising review of the Local Heritage Survey.		Local Heritage Survey adopted; Aboriginal Cultural Heritage List developed; strong community engagement.
Delivery of arts and exhibition experiences	Promotion of arts and gallery exhibition experiences including the Community Art Awards and arts development programs such as Tips and Tricks for Artists to maximise attendance and participation.		Gallery hosted major exhibitions and workshops; strong visitor numbers and participation.

Tourism

We work with our community, the tourism industry and state government agencies to grow tourism in our region. Through leadership, investment attraction and targeted marketing, we support tourism by:

- facilitating tourism opportunities
- supporting destination marketing
- improving destination signage
- maximising regional tourism.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Implementation of the Council resolution on the former Quinns Rock Caravan Park site	Pending development approval, progress with lease and otherwise implement project actions.		DA and building licence approved; tenant handover pending WAPC clearance.
Redevelopment of the Old Yanchep Surf Lifesaving Club site	Finalise agreement for lease and ground lease. Progress site design and approvals with lessee in consultation with Yanchep Lagoon Working Group and Design Review Panel.		Updated concept presented; development application preparation underway.
Review of the Tourism Plan	Undertake a major review of the Tourism Plan and present an updated plan to Council for consideration.		Discover Wanneroo Visitor Economy Strategy 2025–2030 endorsed by Council.

Community impact story

Creating visibility and recognition of Noongar culture through language.

The City of Wanneroo's Noongar Naming Project marks a significant shift toward respectful and meaningful engagement with Noongar Elders and Knowledge Holders.

Moving beyond opportunistic naming, we partnered with Noongar language experts Nyungar Birdiyia to develop a culturally grounded framework that reflects the interconnectedness of Noongar Country and culture. This comprehensive approach ensures consistency and authenticity in place naming across the City.

Guided by Elders, the framework prioritises cultural integrity over quantity, avoiding tokenistic or trend-driven naming. It supports the revival of Noongar language and heritage through thoughtful consultation and application. To our knowledge, Wanneroo's model is unique among Western Australian local governments and sets a new benchmark for respectful naming practices.

A key outcome of this process is the naming of the City's new library and youth innovation hub, now called Dordaak Kepup – 'place of living waters' – a name inspired by local waterways, heritage, and connection. Fifteen internal rooms also feature Noongar names, chosen for their symbolic and metaphorical significance rather than direct translations.

To enhance public understanding, entrance signage includes QR codes linking to pronunciation guides, cultural context, and artwork by local Noongar artists, with braille for accessibility. The City is committed to embedding this process into future developments and supporting others, including land developers, to adopt the framework and promote cultural continuity across the region.



Delivering on Goal 3

A vibrant, innovative city with local opportunities for work, business and investment.

We're supporting a strong and diverse local economy where businesses grow, jobs are created and innovation thrives. By attracting investment and helping local enterprises succeed, we're creating opportunities for people to work, learn and prosper close to home.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Build a strong and diverse local economy
- **Priority 2:** Attract and support new and existing businesses
- **Priority 3:** Plan, develop and activate employment locations
- **Priority 4:** Develop local jobs and skills
- **Priority 5:** Create opportunities for investment

Services that support Goal 3

We deliver the following service that helps achieve this goal:

- Economic development.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 3.





Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 3 and its supporting priorities:

What we delivered	What changed as a result?	Why it matters to our community
Supporting local business through Wanneroo Business Association partnership: The City celebrated 25 years of the Wanneroo Business Association (WBA) and delivered a range of events in partnership, including hosting the Wanneroo Business Expo at the Civic Centre for the first time. The City was also the major sponsor of the Wanneroo Business Awards and supported a series of targeted free workshops, training sessions, and networking events to address identified needs and gaps.	Supporting the WBA enabled the organisation to reach a broader range of local businesses, including small businesses and start-ups that often lack established support networks.	A strong local business community provides local jobs, sponsors community events and sporting teams, and contributes to a thriving local economy. Celebrating and promoting local business achievements fosters pride and economic resilience.
Investment attraction – Insights on Industry and Innovation Business Breakfast: The City partnered with the Chamber of Commerce and Industry WA and the WBA to deliver a future-focused business breakfast at the AARP. Over 100 attendees heard from CCIWA Chief Economist Aaron Morey about the unique opportunities for investment and business growth in the City of Wanneroo.	The event attracted both local businesses and attendees from across the Perth metropolitan region, highlighting the City's investment potential and the strategic importance of the Neerabup Industrial Area.	Promoting investment in the Neerabup Industrial Area supports long-term economic growth and job creation, with the potential to deliver up to 30,000 local jobs.
Support new local business – New Business Welcome Event: The City partnered with the Small Business Development Corporation and the WBA to host a welcome event for new businesses at the Civic Centre. Newly registered businesses, existing operators, and aspiring entrepreneurs were invited to learn about available support and network with others.	Over 100 registrations were received for this unique event, helping new businesses connect with support services and build valuable networks.	Supporting new businesses helps them succeed and grow, contributing to a vibrant and resilient local economy.
Investment attraction – prospectus and refreshed Business Wanneroo resources: The City developed an investment prospectus showcasing why Wanneroo is a prime location for business and investment. The Business Wanneroo website was refreshed with improved navigation, updated content, and resources tailored to business needs. The monthly business e-newsletter reached over 20,000 subscribers.	These resources provide clear, accessible information to help businesses navigate approvals, access opportunities, and grow within the City.	Making it easier to do business in Wanneroo encourages private investment, supports local enterprise, and strengthens the City's economic future.

Capital works

There are no capital works programs relating to Goal 3.

Performance indicators – Goal 3 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 3 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

✓ Achieved
✗ Not Achieved

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
Number of business training, events and workshops facilitated	14	8	8	15	✓	Economic Development
Total % participants attendance at business training, events and workshops	87.75%	86.00%	75%	63%	✗	Economic Development
% business applications approved within 60-day timeframe	95.70%	95.93%	Increase	88%	✗	Economic Development
% business applications approved within 90-day timeframe	92.80%	93.00%	Increase	81%	✗	Economic Development
$ value non-residential building approvals	$157.7m	$189m	Increase	$420.7m	✓	Economic Development

Detailed performance of Goal 3 services

Economic development

We focus on local, regional and strategically significant infrastructure and economic development initiatives that support economic growth and create job opportunities. Our services include:

- supporting the growth of existing industries and encouraging industry diversification
- helping local businesses grow by providing employment areas and workforce development
- developing and strengthening regional partnerships to boost the region's economic competitiveness.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

✓ Complete

Key project	Action for 2024–25	Status	Comments
Business Support Service	Measure, monitor and analyse how businesses interact with the Business Support Service and implement improvements to the service.	✓	Reporting framework ready for CRM integration.
Grow the digital presence of Business Wanneroo	Grow the digital presence of Business Wanneroo and undertake strategic targeted campaigns for business support and investment attraction.	✓	Website updates completed; investment prospectus added.
Investigate options to become a renewable energy supplier	Investigate the options available to the City in order to become a renewable energy supplier.	✓	Report findings presented; next steps outlined to Council.
Support activation of the Australian automation and robotics precinct (AARP)	As a foundation precinct partner, continue to build and maintain relationships with key stakeholders to develop, grow and promote the Australian Automation and Robotics Precinct (AARP) at the Neerabup Industrial Estate.	✓	Key events held; partnership obligations met for the year.

Delivering on Goal 4

A sustainable city that balances the relationship between urban growth and the environment.

We're planning for a future that protects our natural environment while supporting responsible growth. Through climate action, biodiversity conservation and resource management, we're making sure Wanneroo remains a beautiful, resilient and sustainable place to live.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Plan for climate change
- **Priority 2:** Protect and manage local biodiversity
- **Priority 3:** Manage natural assets and resources
- **Priority 4:** Reduce waste and its impacts

Services that support Goal 4

We deliver a range of services that help achieve this goal, including:

- environmental management
- parks and conservation area maintenance
- waste management.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 4.



Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 4 and its supporting priorities:

Parks and conservation

What we delivered	What changed as a result?	Why it matters to our community
Manage and maintain streetscapes – service review implementation: The City implemented Council-endorsed actions to improve streetscape maintenance and accessibility across public spaces.	Enhanced maintenance has improved the visual appeal, safety, and usability of streetscapes, making shared areas more inviting for residents and visitors.	Well-maintained streetscapes foster community pride, support active lifestyles, and contribute to a more vibrant and welcoming urban environment.
Community Conservation program: The City delivered 37 community conservation events involving 29 community groups and 8 schools, resulting in 777 hours of volunteer conservation activity.	The program strengthened environmental awareness and stewardship by engaging participants in hands-on conservation efforts.	Protecting local ecosystems and involving the community builds a shared sense of responsibility and connection to nature.
Adopt a Bushland program: Community members participated in guided walks and planting activities across several conservation sites.	The program fostered deeper connections to local bushland and encouraged shared responsibility for conservation.	It strengthens environmental awareness and builds pride in protecting natural spaces for future generations.
Annual tree planting program: The City planted 4,286 new trees across various locations.	Increased canopy cover helps reduce urban heat, supports biodiversity, and enhances the resilience of public spaces.	Tree planting is a long-term investment in environmental sustainability and community wellbeing.
Save Our Snake Neck Turtle program: The City monitored and protected turtle nesting sites around Yellagonga Regional Park.	Efforts to safeguard nesting sites help preserve vulnerable native species and promote biodiversity.	Community involvement in conservation fosters environmental awareness and a shared commitment to protecting local wildlife.

Waste services

What we delivered	What changed as a result?	Why it matters to our community
Future investment in Wangara Waste Transfer Station: The City included $2.54 million in the 2025–26 budget to fund construction of the Wangara Waste Transfer Station, supporting future waste service needs.	This investment will enhance waste services operational efficiency and improve service delivery for the community.	Improved waste infrastructure ensures reliable service, supports environmental sustainability, and meets the needs of a growing population.
Neerabup Resource Recovery Precinct Masterplan endorsed: Council endorsed the Neerabup Resource Recovery Precinct Masterplan as the City's guiding document for developing a future-focused waste management precinct.	This milestone sets the foundation for modern, collocated facilities in the northern suburbs that support resource recovery and circular economic outcomes.	A strategic approach to waste management promotes innovation, reduces landfill reliance, and supports a cleaner, more sustainable future for residents.

Environmental management

What we delivered	What changed as a result?	Why it matters to our community
Delivered a successful plants for residents 'Wannagrow' program: The City distributed over 8,500 plants to more than 850 residents, promoting greener communities and environmental awareness, with $10,000 in grant funding from Water Corporation supporting the program's continued success.	The Wannagrow program directly supports the community through provision of plants and education on the importance of planting for biodiversity and urban cooling purposes. This program also supports the Urban Forest Strategy and Waterwise Council Program initiatives.	Encouraging residents to plant and care for local species fosters environmental stewardship, enhances biodiversity, and helps create cooler, more liveable neighbourhoods.

Capital works

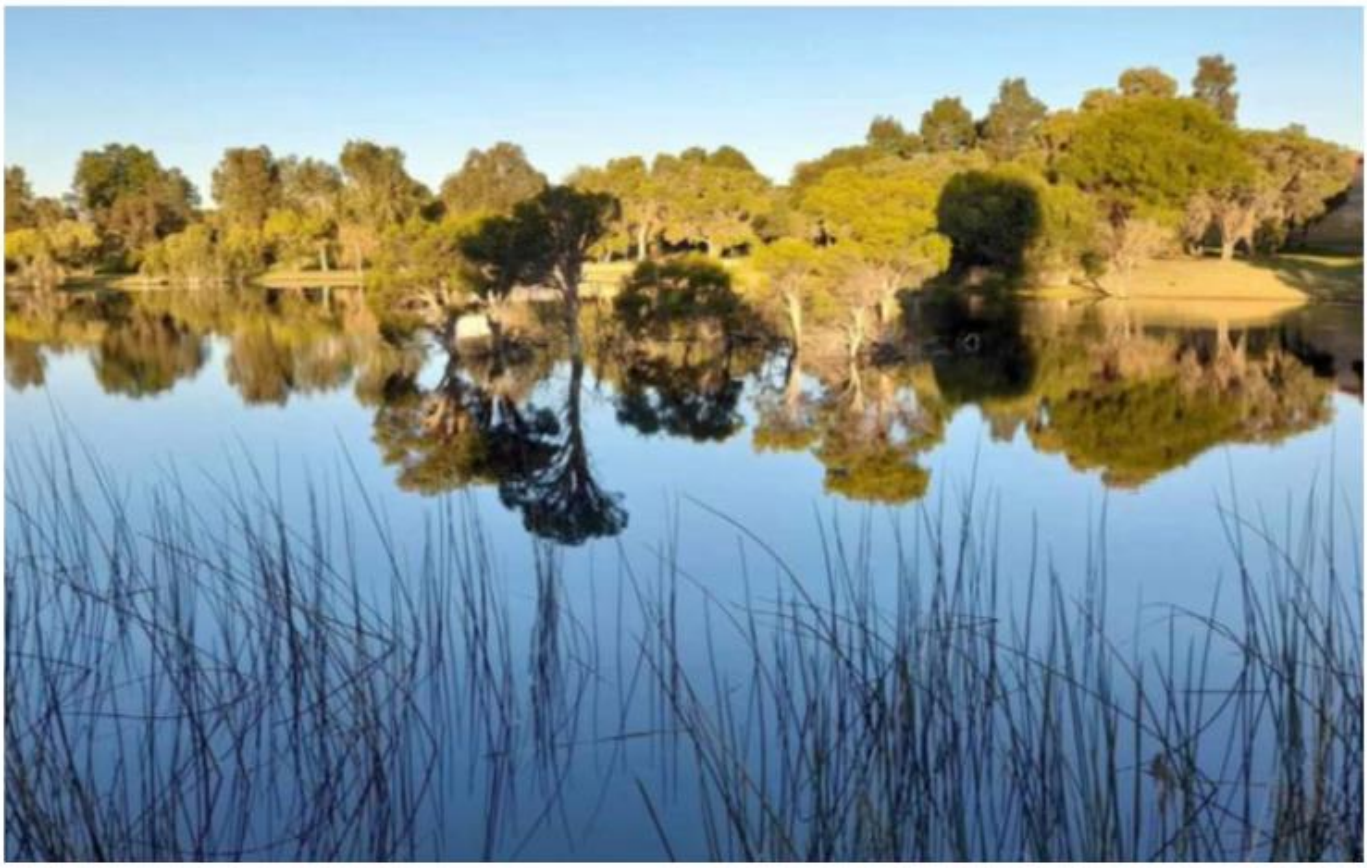
In 2024–25, the following capital works supported Goal 1 of the Strategic Community Plan:

Environmental offset – total expenditure
$453,481

Conservation reserves – total expenditure
$758,958

Foreshore management – total expenditure
$3,602,357

Waste management – total expenditure
$1,043,977



Performance indicators – Goal 4 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 4 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas

Achieved | Deferred | Not Achieved | On Target

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
% of ground water licence allocations used	90%	98%	<100%	89%	✓	Environmental Management
% total canopy increase for the City	-1%	N/A	Increase	1%	✓	Environmental Management
Fleet diesel % reduction in GHG emissions per bin serviced per year (baseline 2016–17)	18%	26%	25% reduction by 2024–25	26%	✓	Environmental Management
Fleet ULP % reduction in GHG emissions (baseline 2017–18)	35%	42%	25% reduction by 2024–25	56%	✓	Environmental Management
Energy (electricity and gas) use per asset (reduction in emissions from energy use) (baseline 2019–20)	N/A	N/A	25% reduction by 2029–30	69.6%	✓	Environmental Management
% parks and reserves maintenance completed as scheduled	100%	100%	100%	100%	✓	Parks and Conservation Areas
Waste to landfill (tonnes)	58,394	59,277	Decrease	61,609	✗	Waste Management
Waste to recycle (tonnes)	35,879	33,068	Decrease	31,502	✓	Waste Management
Total waste per capita (kg)	432	402	Decrease	383	✓	Waste Management

Detailed performance of Goal 4 services

Environmental management

We support a healthy and sustainable environment by managing the City's natural and built environmental assets.

Our services include:

- managing the City's impact on climate change and building resilience
- protecting and enhancing local biodiversity
- reducing resource use and managing waste.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Review of the Local Biodiversity Plan	Review and update the current Local Biodiversity Plan.	On Target	Review ongoing; report anticipated late 2025.
Review of the Local Environmental and Sustainability Strategy	Review and update the current Local Environmental Strategy (expand to include focus on sustainability if agreement reached).	Deferred	The Local Environmental Strategy is being redesigned to align with the new Council Plan and broader strategic directions. Completion is now expected in late 2025 or early 2026.

Parks and conservation areas

We manage and enhance parks and reserves to support a healthy, active community and protect conservation values. Our services include:

- managing conservation areas, foreshores and coastal environments
- maintaining parks, reserves and streetscapes.

Key achievements

Throughout the year, we delivered a range of initiatives aligned with our strategic priorities.

The following achievements highlight the tangible outcomes of our work and the positive impact on the community and environment.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020–21	2021–22	2022–23	2023–24	2024–25
Trees planted	5,000	4,707	3,639	3,500	4,286
Tubestock planted	53,000	20,000	26,318	20,000	25,000
Volunteer hours contributed to conservation activities	764	1,042	1,142	869	1,212

Waste management

We lead environmentally sustainable approaches to waste management and provide reliable waste collection services. These include:

- domestic waste collection
- recycling collection
- bulk junk waste collection and management
- bulk green waste collection and management
- public place rubbish bin servicing
- removal of illegally dumped waste
- operation of the Wangara Greens Recycling Facility.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete On Target Monitor

Key project	Action for 2024–25	Status	Comments
Develop and implement waste management options	• Collaborate with Mindarie Regional Council (MRC) on Waste to Energy options for residual waste. • Develop FOGO processing and Waste Transfer options.	Monitor	Waste to Energy agreement to proceed signed with MRC. FOGO Tender in review.
Development of Neerabup Resource Recovery Precinct	Development of a masterplan for the Neerabup Resource Recovery Precinct.	On Target	Strategic projects progressing. Detail design out to tender.
Implementation of bulk waste service	Deliver and monitor the new pre-booked Bulk Waste Service in 2024–25.	Complete	Service has been implemented. Continue to monitor.
Review of food organics collection	Tender for a food and garden organics (FOGO) facility.	Monitor	FOGO under review via Mindarie Regional Council.
Review of the Waste Plan	Undertake a review of the Waste Plan in 2024–25.	On Target	Strategic Waste Management Plan workshop completed; awaiting finalisation of the State Waste Plan.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

Key performance indicator	2020–21	2021–22	2022–23	2023–24	2024–25
Diversion*	53%	39%	35%	36%	34%
Waste per capita (kg)	414	422	404	392	383
Kerbside collections (t)	75,797	79,775	79,067	80,844	83,695
Recycling (t)	16,112	15,240	15,296	14,376	14,863
General waste (t)	59,604	51,276	50,711	51,764	54,039
Garden organics (t)	80-	13,258	13,060	14,704	14,793
Verge side collections (t)	10,943	10,999	10,465	9,209	6,970
Bulk hard waste (junk)^ (t)	7,524	7,761	7,071	5,754	5,607
Bulk green waste (t)	3,419	3,238	3,395	3,454	1,363
Wangara Recycling Facility (t)	2,077	1,661	1,529	1,425	1,323
Other (t)	857	858	1,033	983	1,124
Total waste collected (t)	89,674	93,293	92,094	92,462	93,111

* RRF closed August 2021

\- Service commenced June 2021

^ includes mattresses, ewaste and whitegoods



Delivering on Goal 5

A well-planned, safe and resilient city that is easy to travel around and provides a connection between people and places.

We're designing neighbourhoods that are safe, connected and easy to get around. With diverse housing options, reliable transport and well-managed infrastructure, we're creating places where people can live, work and move freely. Our planning also supports community safety and resilience.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Develop to meet current need and future growth
- **Priority 2:** Plan for and manage land use
- **Priority 3:** Manage and maintain assets
- **Priority 4:** People can move around easily
- **Priority 5:** People feel safe in public places
- **Priority 6:** Prepared and resilient

Services that support Goal 5

We deliver a range of services that help achieve this goal, including:

- public health
- community safety
- emergency management
- future land use planning
- planning and building approvals
- planning and building compliance
- transport and drainage.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 5.



Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 5 and its supporting priorities:

Public health

What we delivered	What changed as a result?	Why it matters to our community
Environmental health services for Shire of Koorda: The City of Wanneroo provided approximately one week of statutory environmental health services and professional advice to the Shire of Koorda, in accordance with the City's 2024–25 fees and charges.	This initiative supported the Shire of Koorda in meeting its statutory environmental health obligations, which can be challenging for smaller, rural local governments.	Partnering with neighbouring councils strengthens regional collaboration and showcases the City's leadership in supporting public health across Western Australia.
Pool barrier inspection program delivered in-house: From 1 September 2024, the City's Compliance Services team began delivering the entire pool barrier inspection program directly, without contracted services.	Service quality improved, with City officers providing tailored support to residents to help them meet pool and spa safety barrier requirements.	Enhanced customer service and safety inspections help protect children and families, ensuring compliance with important safety standards.
Proactive midge larvae monitoring at Yellagonga Wetlands: The City delivered its annual proactive and preventative midge larvae monitoring program at the Yellagonga Wetland system.	Adult midge populations were successfully controlled throughout the 2024–25 spring and summer months.	Managing midge outbreaks reduces nuisance for nearby residents and supports a more enjoyable natural environment.
Proactive sand drift inspection program delivered: The City completed 706 inspections across 59 major development sites to monitor compliance with sand and dust drift minimisation requirements.	The inspections helped reduce nuisance caused by sand and dust drift and prevented negative impacts on roads and stormwater infrastructure.	Proactive monitoring protects public infrastructure and ensures cleaner, safer neighbourhoods near development sites.

Community safety and emergency management

What we delivered	What changed as a result?	Why it matters to our community
Bushfire mitigation treatments delivered: The City completed 17 prescribed burns, 29 fire access track upgrades, and two parkland clearing operations to reduce bushfire risk.	These treatments help minimise the potential impact of bushfires on people, property, and the environment.	Proactive bushfire mitigation protects lives and assets, especially in high-risk areas, and builds community resilience to natural disasters.
Firebreak inspection program delivered: Rangers and Fire Mitigation Officers conducted 2,846 firebreak inspections on private properties across the City.	Inspections ensured firebreaks were in place to slow fire spread and provide safe access for emergency services.	Effective firebreaks reduce bushfire risk and support safer, more prepared neighbourhoods.
Emergency management 'Prepare Together' events held: Two community events were held at Bunnings Wangara and Mindarie, with additional support provided at the Banksia Grove Bush Fire Brigade event.	Residents received emergency preparedness resources, including 'Grab and Go Bags' to help plan for evacuations.	These events empower residents to protect their families and homes during emergencies through practical, accessible information.
CCTV rebate program delivered: The City received 404 applications and paid out 306 rebates, supporting $637,236 in CCTV installations and distributing $143,893 in rebates.	Efficient processing times and increased promotion led to strong uptake, especially from March 2025 onward.	Encouraging CCTV installation enhances local safety, supports crime prevention, and strengthens partnerships between residents, WA Police, and the City.

Land use planning and land development

What we delivered	What changed as a result?	Why it matters to our community
Submission of the City's first Local Planning Strategy: The City submitted its first Local Planning Strategy to the Western Australian Planning Commission (WAPC) for approval.	Once approved, the strategy will guide Planning Scheme 3 and future land use plans and policies across the City.	The strategy supports sustainable urban growth, housing diversity, economic development, quality public spaces, and protection of environmental and community assets.
10 new parks constructed across the City: Ten new parks were built and reached practical completion in 2024–25, including Howden Park, Hugill Park, and Roebuck Park.	New recreational spaces were created for residents in growing suburbs.	Quality parks enhance liveability, promote active lifestyles, and foster community connection.
10 parks gifted to the City for ongoing maintenance: Following the developer maintenance period, ten parks were handed over to the City, including Capilano Park, McGiffen Park, and Lucky Park.	The City assumed responsibility for maintaining these well-used community assets.	Ongoing maintenance ensures parks remain safe, attractive, and accessible for all.
Expedition Park officially opened in Catalina Green: A community event on 12 April 2025 celebrated the opening of Expedition Park, featuring a play tower, water play, fitness equipment, BBQs, and a Miyawaki pocket forest.	The event attracted around 1,000 attendees and received overwhelmingly positive feedback.	Expedition Park provides a vibrant, inclusive space for families and strengthens community spirit.

Building approvals and compliance

What we delivered	What changed as a result?	Why it matters to our community
Local Structure Plan assessments accelerated: 22 local structure plans and amendments were assessed in quarter 1 of 2025, up from just one in quarter 1 of 2024, as part of a review of expiring plans.	Coordinated recommendations were provided to the WAPC, enabling planning certainty for urban expansion.	This supports staged delivery of housing, transport links, and community facilities in growth areas.
East Wanneroo Precinct Structure plans progressed: Precincts 7, 8, and 15 within the East Wanneroo District Structure Plan area were assessed and recommended for support.	Coordinated decision-making by the WAPC enabled urban development to progress in these precincts.	Provides certainty for landowners and developers, supporting timely delivery of housing, infrastructure, and community facilities in a major growth corridor.

Transport and drainage

What we delivered	What changed as a result?	Why it matters to our community
Safe Routes to School and Your Move program expanded: The City developed Safe Routes to School maps for five additional schools and welcomed six new schools into the Your Move program.	More schools now benefit from road safety initiatives and active travel promotion.	Encouraging walking and cycling to school improves student wellbeing, reduces traffic congestion, and builds safer, healthier communities.
Active transport infrastructure delivered: A 500m shared path was constructed on Jordan Street, Two Rocks, and successful WA Bicycle Network grants were secured for key cycle routes.	New infrastructure and planning support safer walking and cycling connections to future Metronet stations.	Improved connectivity encourages sustainable travel and enhances access to public transport.
Road Safety Action Plan delivered: The City identified major causes of road trauma and used this data to guide targeted safety measures and black spot funding applications.	New infrastructure and planning support safer walking and cycling connections to future Metronet stations.	Improved connectivity encourages sustainable travel and enhances access to public transport.
Southern beach accessway renewed in Jindalee: The City completed the renewal of the southern beach accessway in Jindalee.	The upgrade improved safety and functionality for beachgoers.	Safe and accessible beach entry enhances coastal enjoyment and supports active outdoor lifestyles.

Capital works

We undertake a range of infrastructure projects based on community feedback and needs. The following capital works programs were linked to Goal 5 in 2024–25:

Community safety – total expenditure
$416,672

Park furniture – total expenditure
$4,405,688

Park rehabilitation – total expenditure
$1,668,286

Passive park development – total expenditure
$1,958,518

Pathways and trails – total expenditure
$4,802,230

Roads – total expenditure
$18,871,121

Stormwater drainage – total expenditure
$118,046

Street landscaping – total expenditure
$50,000

Traffic treatments – total expenditure
$5,454,259

Performance indicators – Goal 5 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 5 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

✓ Achieved

✗ Not Achieved

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
% completion of annual firebreak inspections program	100%	100%	100%	100%	✓	Emergency Management
CCTV footage requests provided within agreed timeframe (7 days)	New measure	100%	>95%	99.5%	✓	Community Safety
Community safety customer requests addressed within agreed timeframe	100%	100%	100%	100%	✓	Community Safety
Emergency management preparedness sessions – number of families reached	170	2,504	Increase	2,800	✓	Emergency Management
% of building permit applications (certified and uncertified) processed within timeframes	99%	99%	95%	98%	✓	Planning and Building Approvals
% development applications processed within timeframes (60 and 90 days)*	95%	95%	90%	86%	✗	Planning and Building Approvals
% of public pool and caravan park inspections conducted within statutory timeframes	100%	100%	100%	100%	✓	Public Health
Infrastructure capital works practical completion of pathway projects per financial year	95%	90%	95%	88%	✗	Transport and Drainage
Percentage of major development sites monitored in the Proactive Sand Drift Program	New measure	New measure	100%	100%	✓	Planning and Building Compliance

* 1,775 Development were received and 1,531 were determined within the statutory timeframe.

Detailed performance of Goal 5 services

Public health

We help create healthy and safe communities by ensuring compliance with public health laws and regulations. Our services include:

- managing safe food preparation through education, inspections and sampling
- inspecting and sampling water quality
- investigating notifiable diseases and inspecting skin penetration premises to prevent illness
- monitoring and treating wetlands to control pests
- inspecting public buildings, events and caravan parks to ensure a safe built environment
- monitoring pollution, including noise, asbestos, air, soil and water.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete On Target Monitor

Key project	Action for 2024–25	Status	Comments
Field Services Mobility Project	Integration of mobile technology into operational service delivery.		Project will be rescoped and defined in line with recommendations from systems review.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020–21	2021–22	2022–23	2023–24	2024–25
No. of customer requests investigated by Health Services	1,433	1,111	1,060	1,144	1,349
No. of food premises within the City	1,154	1,239	1,162	1,275	1,304
No. of food handlers completed the 'I'm Alert' training tool	826	714	769	1,940	1,711
No. of swimming pools and spas registered within the City	13,964	14,357	15,295	15,766	16,863
No. of customer requests investigated by Compliance Services	1,710	1,449	1,917	2,694	2,093

Community safety

We work with the community and industry partners to help create public spaces where people feel safe, respected and supported. Our services include:

- sharing safety information in partnership with local organisations
- working with the community to raise awareness of and support enforcement of local, state and federal laws
- managing domestic animals, including registration and investigations
- helping prevent crime through safety patrols and CCTV monitoring
- providing a security presence at civic events.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
CCTV and community safety initiatives	Implement the agreed recommendations and outcomes of the CCTV service review.		CCTV review endorsed by Council; implementation plan completed.
Construction of the Wanneroo Animal Care Centre	Commence design and construction of a new Animal Care Centre.		Design approved; procurement underway with construction expected in late 2025–26.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020–21	2021–22	2022–23	2023–24	2024–25
Community safety customer requests addressed within agreed timeframe	100%	100%	100%	100%	100%
Number of fixed CCTV cameras in the City	118	462	584	584	632
Wanneroo Animal Care Centre (WACC) admissions	695	701	875	918	728

Emergency management

We help protect our community from the risks and impacts of natural disasters – such as bushfires and severe weather – through prevention, preparedness, response and recovery. Our services include:

- managing local emergency preparedness
- supporting and coordinating the volunteer bushfire brigade
- taking action to reduce bushfire risk
- leading recovery planning and response after emergencies.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete Deferred

Key project	Action for 2024–25	Status	Comments
Construction of Two Rocks Emergency Services Hub	Apply for relevant State Government grant funding for the design and construction of the Two Rocks Emergency Services Hub.	Complete	Concept plans and cost estimate completed; detailed design to commence next year.
Construction of Wanneroo Emergency Services Precinct	Secure land and commence detailed design for the Wanneroo Emergency Services Hub.	Deferred	Project being rescoped to align with $17.5M State election commitment.
Implementation of the Bush Fire Risk Management Plan	Continue the implementation of mitigation actions identified in the Bush Fire Risk Management Plan and engage with the community as appropriate.	Complete	15 of 21 burns completed; weather impacted schedule.
Mariginiup bush fire recovery	Continue to support those affected by the Mariginiup fire in their recovery journey.	Complete	Cleanup has been completed

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020–21	2021–22	2022–23	2023–24	2024–25
No. bushfire brigades	4	4	4	4	4
Bushfire brigade membership	230	193	207	240	230
No. incidents attended by bushfire brigade volunteers	325	293	287	86	52

Future land use planning

We plan for the future of our City by integrating land use, transport and environmental strategies to support healthy, sustainable communities. Our services include:

- strategic land use planning
- integrating transport and land use planning
- integrating environmental and land use planning
- administering developer contributions.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

On Target

Key project	Action for 2024–25	Status	Comments
Finalisation of the Local Planning Strategy	Finalise the draft Local Planning Strategy following Western Australian Planning Commission (WAPC) consent to advertise.		Strategy forwarded to WAPC in June 2025.
Preparation of the Local Planning Scheme No 3	Prepare Local Planning Scheme No.3 following the finalisation of the Local Planning Strategy.		Draft scheme in preparation; expected completion in late 2026.

Planning and building approvals

We provide integrated planning and building approval services to support quality development and a positive customer experience. Our services include:

- assessing development applications
- assessing subdivision applications
- reviewing town planning scheme amendments
- developing and reviewing planning policies
- preparing and assessing structure plan proposals
- assessing uncertified building permit applications
- issuing licences, permits and certificates.

Key Projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Identify Smart City development opportunities	Finalise Smart City developer guidelines, standards and specifications with key stakeholders and implement at the Alkimos Central Rail Station Precinct.		Smart Parks fibre integration under review; developer discussions underway.

Planning and building compliance

We help maintain safe and healthy communities by ensuring developments meet planning and building requirements. Our services include:

- monitoring compliance with planning approvals
- inspecting swimming pool barriers for safety compliance
- monitoring compliance with building approvals.

Key Projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Proactive Sand Drift Program	Monitor the compliance of developers and their contractors in relation to sand and dust drift minimisation.		59 sites monitored with 100% compliance.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020–21	2021–22	2022–23	2023–24	2024–25
% of swimming pools and spas inspected for barrier compliance under legislated requirements	100	100	100	100	99
No. of customer requests investigated by Compliance Services	2,721	2,419	1,917	2,694	2,093

Transport and drainage

We manage local transport and drainage infrastructure to ensure it remains accessible, sustainable and cost-effective – now and into the future.

Our services include:

- providing and maintaining roads, car parks, bus shelters and street furniture
- providing and maintaining pathways, bridges and underpasses
- providing and maintaining drainage infrastructure.



Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete On Target Monitor

Key project	Action for 2024–25	Status	Comments
Construction of shared pathway on Alexander Drive in Landsdale	Seek approvals and undertake construction of shared path on Alexander Drive from Hepburn Avenue to Gnangara Road.	On Target	First section completed; remaining works scheduled and dependent on utilities.
Development of Lot 9100 Mather Drive in Neerabup	Commence construction at Lot 9100 Mather Drive in the Neerabup Industrial Estate.	Monitor	Design submitted; awaiting Western Power response and external review.
Implementation of the Active Transport Plan	Design and construct pathways as identified in the Active Transport Plan in 2024–25 (and as approved in 2024–25 budget).	Complete	WA Bicycle Network milestones met; Hartman Drive pathway construction commenced.
Improve road safety and network optimisation	Review crash and traffic data to prioritise applications for annual Blackspot and/or Metropolitan Regional Road Group grant funding in the long-term capital works program.	On Target	Multiple grant applications submitted; awaiting Ministerial advice.
Infrastructure upgrade for Yanchep Lagoon on Brazier Road	Continue design consultancy for Yanchep precinct services infrastructure.	On Target	Consultant appointed; preliminary studies and gap analysis underway.
Intersection upgrade of Marangaroo Drive and Girrawheen Avenue	Re-design of the intersection to incorporate the construction of a suitable traffic treatment.	Monitor	Design delayed; land acquisition and service relocation scheduled for late 2025.
Neerabup Industrial Area road and infrastructure upgrades	Undertake construction for the upgrade of roads and services infrastructure in the Neerabup Industrial Estate.	Complete	Project completed.
Participate in and promote the Department of Transport 'Your Move' Initiative	Work with the Department of Transport to promote the 'Your Move' initiative and assist local schools and workplaces to implement.	On Target	Events and education programs delivered in partnership with WestCycle.
Road upgrades to Flynn Drive in Neerabup	Construction from Wanneroo Road to Old Yanchep Road.	Monitor	Adjustment of the utilities have commenced on site. Aboriginal cultural heritage has been cleared. Clearing permit has been appealed. Works will continue to progress; however, the progress of the clearing permit review will be closely monitored.
Road upgrades to Lenore Road in Hocking	Undertake construction for the upgrade to the dual carriageway from Kemp Street to Elliot Road.	Complete	Project completed.
Upgrade of existing roundabout in Landsdale	Undertake construction works to the existing roundabout at Mirrabooka Avenue and Kingsway Drive in Landsdale.	On Target	Project progressing as scheduled.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community.

	2020-21	2021-22	2022-23	2023-24	2024-25
Km of streets swept	4,400	6,000	4,380	2,922	6,431
No. of stormwater pipes inspected	4,432	7,019	4,235	5,779	6,467
No. of gross pollutant traps cleaned	184	184	292	458	253
Beach renourishment (tonnes)	9,000	13,000	11,000	7,000	9,000



Delivering on Goal 6

A future focused city that advocates, engages and partners to progress the priorities of the community.

We're listening to our community and working together to make things happen. By engaging with residents, building partnerships and advocating for local needs, we're making sure our decisions reflect what matters most to the people of Wanneroo.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Advocate in line with community priorities
- **Priority 2:** Actively seek to engage
- **Priority 3:** Build local partnerships and work together with others
- **Priority 4:** Understand our stakeholders and their needs

Services that support Goal 6

We deliver the following service that helps achieve this goal:

- advocacy.

Key achievements

See Community First highlight project starting at page 114.

Capital works

There are no capital works programs relating to Goal 6.

Performance indicators – Goal 6 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 6 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

Complete | Not Achieved | Not available

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
$ committed (election year – all projects)	100%	N/A (non-election year)	% priority projects supported	33%		Advocacy
$ committed funds received for City of Wanneroo delivered projects (non-election year)	-	100% ($16.1m)	100% as committed	N/A	election year	Advocacy

Detailed performance of Goal 6 services

Advocacy

We work with government, regional partners and stakeholders to advocate for the priorities identified by our community.

Our services include:

- designing and managing advocacy campaigns
- managing stakeholder relationships.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Implementation of the Advocacy Plan	Develop collateral, advocacy tactics and undertake campaigns for the upcoming state and federal elections.		The City's Putting Community First campaign was completed for both state and federal elections.

Community highlight project

Putting community first: Coordinated advocacy across state and federal elections

Strategic foundations

In a rare political moment, both the state and federal elections occurred within months of each other in 2025 – on 8 March and 3 May respectively. The City of Wanneroo seized this opportunity to launch a coordinated advocacy campaign that resonated with both political stakeholders and the local community.

The campaign built on a decade of advocacy experience, and a refreshed Advocacy Plan endorsed by Council in April 2024. It focused on three key projects:

- Girrawheen Hub Precinct
- Wanneroo Recreation Precinct
- Alkimos Regional Open Space.

Community engagement

The online campaign, launched on 22 November 2024, empowered residents to advocate directly to decision-makers. By the state election, 7,038 emails had been sent to state politicians. A targeted review ahead of the federal election led to an additional 2,580 emails, bringing the total to 9,618 community-generated emails.



Investment outcomes

The campaign contributed to significant funding commitments from both levels of government:

Investment type	Amount	Projects
Direct State investment to the City	$27.28 million	18 projects
Direct Federal investment to the City	$5.5 million	1 project (Girrawheen Hub)
State community investment	$12.0 million	66 projects
Federal community investment	$2.0 million	1 project (Wanneroo Cricket)
Regional State investment	$110.1 million	3 projects
Total commitments	$156.9 million	-

Progress on other priorities

The campaign also advanced several strategic priorities:

- **Yanchep Hospital:** Planning confirmed, and land purchased
- **State services hub for Yanchep:** Strengthened by promise of a Medicare Urgent Care Clinic
- **Road infrastructure:** Substantial investment committed
- **Youth mental health:** Funding secured for Headspace under federal mental health investment
- **Urban greening:** $16.9 million committed by State Labor to improve Perth's tree canopy.

Looking ahead

To prepare for the 2028 federal and 2029 state elections, the City will continue working with regional, state, and national partners, including the National Growth Areas Alliance (NGAA), to ensure ongoing advocacy success.

Delivering on Goal 7

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

We're committed to good governance, ethical leadership and excellent service. Our decisions are transparent and informed by community priorities. We're focused on delivering a seamless customer experience and making sure people can access the information and services they need.

Our priorities

We are working towards this goal through the following priorities:

- **Priority 1:** Clear direction and decision making
- **Priority 2:** Responsibly and ethically managed
- **Priority 3:** Anticipate and adapt quickly to change
- **Priority 4:** Promote offerings, opportunities and initiatives
- **Priority 5:** Customer focused information and services

Services that support Goal 7

We deliver a range of services that help achieve this goal, including:

- leadership, strategy and governance
- customer and stakeholder delivery
- results and sustainable performance.

Wanneroo Liveability Survey results

The following attributes from the 2024 Wanneroo Liveability Survey are aligned to Goal 7.





Key achievements

The initiatives and outcomes summarised below reflect our progress in delivering on Goal 7 and its supporting priorities:

What we delivered	What changed as a result?	Why it matters to our community
ICT disaster recovery services reviewed: The City reviewed and improved its backup and disaster recovery capabilities.	Systems are now better protected against cyber threats and disruptions.	Reliable ICT infrastructure ensures business continuity and safeguards essential services.
Culture survey delivered: 63% of staff participated in the City's culture survey, with results shared across the organisation and each service unit committing to its own action plan.	The survey provided a clear snapshot of workplace climate and areas for improvement.	A strong internal culture boosts morale, productivity, and service quality – helping attract and retain top talent.
New people systems implemented: New systems for recruitment, learning management and performance management were rolled out.	These systems support talent acquisition, staff development, and performance tracking.	A skilled and engaged workforce leads to more responsive and effective service delivery.
Reward and recognition program revised: The City updated its reward and recognition program following staff consultation.	Employee contributions are better acknowledged, boosting morale and performance.	Motivated staff are more engaged and committed to delivering positive outcomes for residents.
Strategic Procurement Roadmap stage 1 completed: The City completed a procurement maturity assessment and implemented online dashboard reporting.	Procurement practices are now more transparent, and data driven.	Robust governance builds trust and ensures value for money in public spending.
Asset renewal modelling and presentations delivered: The City completed asset renewal modelling and presented scenarios to Council at concept forums to inform the Long-Term Financial Plan (LTFP).	Council endorsed increased funding and higher service targets for infrastructure renewal.	Sustained investment ensures high-quality infrastructure remains safe, functional, and fit for future needs.
Infrastructure asset management plans and strategy endorsed: All infrastructure asset management plans for 2025 and the Asset Management Strategy 2024 were reviewed, updated, and endorsed by Council in March 2025.	The City now has a clear framework for managing infrastructure using sound asset management practices.	Effective planning balances safety, cost, and service quality – ensuring long-term infrastructure reliability.
Environmental planning support for capital works delivered: Over 250 environmental planning consideration reports were completed, including native vegetation assessments, and eight clearing permits submitted to DWER.	Environmental impacts were assessed and minimised, enabling timely project delivery.	Responsible planning protects natural assets while supporting infrastructure development.
Privacy and responsible information sharing readiness achieved: The City achieved a satisfactory standard across all areas of privacy and responsible information sharing readiness.	The City is prepared to fully implement the *Privacy and Responsible Information Sharing Act 2024*.	Strong privacy standards protect personal information and build trust in how the City manages data.

Capital works

The City undertakes a range of infrastructure projects based on community feedback and needs. The following capital works programs were linked to Goal 7 of the SCP in 2024–25:

Corporate buildings – total expenditure
$697,726

Fleet management – total expenditure
$2,258,959

IT equipment and software – total expenditure
$4,788,546

Performance indicators – Goal 7 outcomes

The following table presents the outcomes of the key performance indicators (KPIs) for Goal 7 as outlined in the Corporate Business Plan. These indicators reflect performance across various community-focused service areas.

✓ Complete ✗ Not Achieved

Key performance indicator	2022–23	2023–24	2024–25 Target	2024–25 Actual	Performance	Service
% customer requests responded to within the target time	97%	95%	95%	90%	✗	Customer and Stakeholder Delivery
Lost time injuries - Number of lost time injuries recorded in the City's Safety Management System	17	10	Decrease	11	✗	Customer and Stakeholder Delivery
All injury frequency rate (AIFR)	12.8	8.7	Decrease	7.2	✓	Customer and Stakeholder Delivery
External audit qualifications	0	0	0	0	✓	Leadership, Strategy and Governance
% of revised capital budget spent	73%	86%	<110%	94%	✓	Results and Sustainable Performance
% of original operational budget spent	97%	100%	<110%	99%	✓	Results and Sustainable Performance
% key asset management reserve targets met	102%	110%	>80%	94%	✓	Results and Sustainable Performance

Detailed highlights and performance of Goal 7 services

Leadership, strategy and governance

We ensure the City is unified by a shared vision, culture and values – providing clear purpose, direction and action. Strong governance processes help us meet legal obligations and make ethical decisions in the interests of our community and stakeholders.

We deliver this through:

- governance and legal services
- corporate support
- strategic planning.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete | On Target | Deferred

Key project	Action for 2024–25	Status	Comments
4-year Legal Panel review	Review the composition of the Legal Panel and implement reporting and KPIs.	Complete	Continued use of WALGA panel ensures legal coverage.
4-year review of the risk management framework and risk registers	Review and integrate risk management across the City's corporate planning processes.	On Target	New risk register structure in progress; Council workshops scheduled. Risk appetite statements and system investigation underway.
8-year local law review	Undertake the statutory 8-year local law review.	Complete	Statutory review completed.
Governance health check	Undertake an online survey to test the organisation's governance performance.	Deferred	Deferred for consideration in 2025–26.
Quality management system	Continue implementation of the roadmap for quality management aligned to ISO standards utilising a digital process management system.	On Target	Change management procedure approved; implementation across organisation underway.
Respond to Local Government Reform (governance)	Develop a plan to implement the LGA reform agenda across governance, risk and policy.	On Target	Monitoring reforms and developing stakeholder communication strategy.
Respond and adapt to Local Government Reform (planning)	Implementation of changes to the Integrated Planning and Reporting Framework as part of Local Government Act reform, including the development of a Council Plan.	On Target	Council Plan adopted.

Customer and stakeholder delivery

We work with our community and stakeholders to deliver services they value. We manage the City's resources to meet current and future needs in a socially, culturally, environmentally and financially sustainable way. Our services include:

- customer services
- information services
- communications and branding
- people and culture
- finance
- contracts and procurement
- property services.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Complete | On Target | Monitor

Key project	Action for 2024–25	Status	Comments
5-Year review of the City's contract conditions	Review procurement contracts and terms in relation to new legislation.	Complete	Contract review completed; training arrangements underway.
Develop a strategic procurement plan	Review the strategic procurement roadmap, relevant legislative frameworks and policy in order to develop a strategic procurement plan for the City.	On Target	Stage 1 complete; maturity assessment and dashboard reporting established.
Development of 246 Mary Street in Wanneroo	Planning for future land use and potential development of City freehold property.	On Target	Planning status monitored; lease to continue pending tenant decision.
Development of the Human Resources Information System (HRIS)	Continue the HRIS project for new modules to meet the future needs and requirements of the organisation.	Complete	Learning module went live. Performance module (PDRC) business ready.
Implement a new customer relationship management (CRM) system	Continue with the implementation of the customer relationship management (CRM) system.	On Target	EOI evaluated; recommendation presented to Executive.
Implement the data management framework	Continue implementation of data management framework actions to reach desired level of organisational maturity.	Monitor	Project reactivated; RFTs in progress; next milestone set for July 2026.
Implementation of the Asset Management Strategy	Advocate and promote enhancements and improvements to asset management practises to meet short and long-term asset management goals and objectives.	Complete	All Asset Management plans and Strategy endorsed by Council.
Implementation of the Smart City Strategy	Continue progressing the implementation of the Smart City Strategy.	On Target	Implementation progressing as per schedule.
Industrial relations transition from federal to state	Ensure statutory requirements are met when bargaining for relevant industrial agreements in line with state IR legislation.	On Target	SOIA negotiations finalised and lodged; Fleet Services Agreement pending.
Monitoring compliance with the work health and safety legislation	Continue the improvement to policies and safety culture.	On Target	High-risk VOCs completed; WHS system objectives under review.
New property and rating system	• Progress to a decision on the replacement or mitigation actions for the City's property and rating system. • Based on project decision, complete tender for new property and rating system or complete mitigation of system / process issues.	On Target	EOI completed and recommendation report provided to CEO.

Complete On Target Monitor Deferred

Key project	Action for 2024–25	Status	Comments
Property-based income streams	Monitor disposal, acquisition and development opportunities in relation to the Strategic Land Policy and reviewed by the Strategic Lands Working Group and reported to the Revenue Review Committee as required.	On Target	Koondoola acquisition approved; Yanchep unit under contract; reporting ongoing.
Redevelopment of the City website	Continue with the development of the City's website in line with the recommendations of the independent review carried out in 2022–23.	On Target	RFQ issued; evaluation underway with outcome expected Sept/Oct 2025.
Review the Communications and Brand Strategy	Present Communications Strategy for endorsement.	On Target	Draft prepared; finalisation pending Council Plan endorsement and October elections.
Strategic workforce and people planning	Development of a new 10-year Workforce Plan.	On Target	Planning training scheduled; existing actions tracked via SharePoint.
Undertake service reviews	Undertake service reviews as identified by service review working group.	Complete	Youth development review completed and presented to SRWG.

Our service activity

Each year, we deliver a wide range of essential services that help keep our City running smoothly. These figures show the scale of our day-to-day work that supports a clean, safe and sustainable community. This year we had 293,997 customer contacts through various channels. Here is an overview of the contact methods compared to previous years.

Contact method	2020–21	2021–22	2022–23	2023–24	2024–25
Email	51,565	52,651	50,896	56,458	61,937
Online services	71,621	56,461	56,514	68,939	70,130
Telephone	138,744	136,399	121,391	125,869	138,567
In person	22,455	23,109	20,588	19,827	17,580
Hard copy mail	9,904	11,461	9,051	5,536	5,783

Results and sustainable performance

We track key results to measure progress toward our community's vision and strategic outcomes. We also manage risk and capability to ensure long-term, sustainable performance.

Our services include:

- performance management
- financial management and reporting.

Key projects 2024–25

We commenced and delivered the following key projects in the 2024–25 year.

Key project	Action for 2024–25	Status	Comments
Develop asset management sustainability performance indicators	Develop and implement performance indicators to manage asset management sustainability.	Monitor	Development progressing; presentations to key groups rescheduled due to availability. Final endorsement expected following AMSG and ELM review.
Review the Long-Term Financial Plan	Review of the Long-Term Financial Plan in line with prevailing economic conditions.	Deferred	Review deferred to first half of 2025–26 to align with updated economic conditions.

Grant funding

We actively seek grants to support the delivery of new and existing projects, programs, services and events.

These grants help us achieve high-quality outcomes for our community while ensuring responsible financial management.

In 2024–25, the City of Wanneroo secured over $1.75 million in grant funding across a diverse range of initiatives. These grants supported key strategic priorities including environmental sustainability, coastal resilience, youth engagement, emergency services, and community wellbeing.

Notable projects included:

- **Coastal adaptation and protection** studies and surveys, strengthening our long-term coastal management strategy
- **Youth engagement in Banksia Grove,** addressing antisocial behaviour and improving community safety
- **Bushfire mitigation and emergency services support,** enhancing local preparedness and response capabilities
- **Waterwise and e-waste initiatives,** contributing to our sustainability and circular economy goals.

The following table provides a detailed breakdown of other Government grants received during the financial year.

Grant program / name	Funder	Amount (excl. GST)	Purpose / Details
Urban Greening grant project	WALGA	$41,500	Landscape upgrades to Neerabup Road, Clarkson
Gnangara Waterwise Council grants funding	DWER	$150,000	Installation of smart irrigation control system
Coastal Adaptation and Protection grant program	Department of Transport	$65,154.50	Offshore sand source investigations for beach renourishment (with Joondalup and Stirling)
Coastal Adaptation and Protection grant program	Department of Transport	$107,268.00	Yanchep Coastal Management Study
Coastal Adaptation and Protection grant program	Department of Transport	$80,750.00	Coastal surveys for the Northern Beaches Alliance
E-waste infrastructure grants	DWER	$18,693.00	Enhancing collection and storage capacity at Wangara Greens Recycling Facility
Engaging Youth in Banksia Grove	WA Police (WAPOL)	$121,886	Addressing youth disengagement and antisocial behaviour in Banksia Grove
AEDC 'It's All About You and Me'	Department of Communities	$90,747	Community education to improve developmental outcomes for children
Bushfire mitigation	DFES	$191,725	Bushfire mitigation treatments
Local Government grant scheme (ESL)	DFES	$390,130	Operating grant for Bush Fire Brigades and Two Rocks SES Unit
CSRFF – Abbeville Park upgrade	Department of Local Government, Sport & Culture	$419,266	Upgrade of Abbeville Park sports amenities building
Waterwise Greening Scheme	Water Corporation	$10,000	Purchase of waterwise plants for the 'Wannagrow' resident program
Hiking Participation grant	DLGSC	$12,920	Supporting hiking participation initiatives



Community impact story

Engaging youth in Banksia Grove: A community-led pilot initiative

The Engaging Youth in Banksia Grove Project was a pilot initiative funded by a WA Police grant, designed to support the City and WA Police in understanding the root causes of anti-social behaviour among young people.

At its core, the project aimed to strengthen community cohesion by empowering youth to actively shape their local environment – fostering inclusion, innovation, and future-focused leadership.

Recognising the complexity of youth disengagement, the project adopted a multi-faceted, youth-led approach that placed young people at the centre of the solution.

The City facilitated seven voluntary placemaking workshops with students from Joseph Banks Secondary College, inviting young voices into the design of safer, more inclusive public spaces. A dedicated stakeholder workshop brought together 21 local representatives to build shared ownership and deepen community collaboration.

To support ongoing engagement, the project delivered ten weeks of co-designed youth outreach programming, reaching 217 young people. The initiative culminated in a vibrant community event, co-led and designed by youth participants, which attracted over 300 community members.

Throughout the program, social and relationship-based challenges consistently emerged as key barriers to youth engagement. These themes were echoed in 2025 program data, which showed a rise in young people expressing these concerns – likely a reflection of stronger rapport and more intentional outreach efforts.

Feedback from participants highlighted the importance of authentic inclusion. As one student shared:

> *"Lots of adults immediately assume people our age are badly behaved or sketchy – but you didn't. You treated us like adults."*

Another added:

> *"Being included and able to contribute ideas to the community meant a lot."*


Our
organisation

Our organisation

The Council is the governing body of the City and is responsible for appointing the Chief Executive Officer (CEO).

The CEO manages the day-to-day operations of the organisation in line with the Council's strategic direction, as outlined in the Strategic Community Plan and the four-year priorities of the Corporate Business Plan.

Together with four directors, the CEO forms the Executive Leadership Team (ELT). The ELT is responsible for implementing the Council's strategic direction, monitoring delivery of commitments to government and the community, and leading a customer-focused organisational culture.

The CEO is directly accountable to the Council, which is elected by the residents of Wanneroo.

Organisational structure

The City's organisational structure includes the Office of the CEO and four directorates:

- Assets
- Community and Place
- Corporate Strategy and Performance
- Planning and Sustainability.

Each directorate plays a key role in delivering services, managing resources and supporting the City's strategic goals.

The chart below outlines the current organisational structure, highlighting key roles and reporting lines.



Our executive leadership team

The following table details the members of our Executive Leadership Team.



Bill Parker

Chief Executive Officer

Commenced: 4 September 2023

Qualifications: Bachelor of Business (Edith Cowan University); Master of Business (Property) (University of South Australia)

Bill has extensive experience in local government in both metropolitan and regional WA, working across many disciplines, including property, finance and administration, governance and strategic planning.

Service units

- Advocacy and Economic Development
- Legal and Governance Services
- Communications and Brand
- CEO administrative functions



Harminder Singh

Director Assets

Commenced: 1 July 1996

Qualifications: Bachelor of Civil Engineering (Punjab University, India); Master of Technology (Civil Engineering) from the College of Agricultural Engineering (Punjab Agricultural University)

Harminder has been employed at the City for over 25 years, including leadership positions for the past 16 years.

Service units

- Assets Maintenance
- Infrastructure Capital Works
- Parks and Conservation Management
- Asset Planning
- Traffic Services
- Waste Services
- Fleet Services



Kirstie Davis

Director Community and Place

Commenced: 1 July 2024

Qualifications: Bachelor of Behavioural Science, post graduate qualifications in Public Policy, and currently undertaking a Master of Bioethical Decision Making at the University of Notre Dame.

Kirstie oversees the strategic planning and implementation of initiatives that enhance the liveability, vibrancy and inclusivity of our community, working closely with key partners to foster a sense of belonging and drive development in the City. She has significant experience within local government, representing the needs of residents, ratepayers and visitors through the provision of key community sporting and cultural assets.

Service units

- Community Facilities
- Community Safety and Emergency Management
- Community Development
- Cultural Development
- Place Management



Noelene Jennings PSM

Director Corporate Strategy and Performance

Commenced: 7 July 2014

Qualifications: Bachelor of Science (UWA); Graduate Diploma in Computing (Curtin University); Master of Commerce (Industrial Relations) (UWA); Graduate Australian Institute of Company Directors.

With over 30 years in senior leadership roles in state and local government, Noelene has been involved in information systems, emergency management planning, health, strategic and business planning, human resource and employee relations, finance, customer service, land information and governance. Noelene has also been an Australian Business Excellence Evaluator since 2000 and an Australasian Reporting Awards adjudicator for the past 6 years.

Service units

- Contracts and Procurement
- Corporate Support
- Customer and Information Services
- People and Culture
- Property Services
- Corporate Planning, Performance and Improvement
- Finance



Mark Dickson

Director Planning and Sustainability

Commenced: 11 September 2006

Qualifications: Bachelor of Arts (Hons) in Urban and Regional Planning; Bachelor of Town Planning; Post-Graduate Diploma in Management Studies

Mark has over 20 years of experience in senior leadership positions and over 25 years in local government.

Service units

- Approval Services
- Strategic Land Use Planning and Environment
- Health and Compliance
- Land Development

In 2024–25, our leadership team continued to strengthen corporate accountability – particularly in delivering projects and services aligned with the Corporate Business Plan (CBP). The following summary outlines the role of each directorate in achieving the goals set out in the CBP and Strategic Community Plan (SCP).

Office of the CEO

Provides overall leadership and oversees strategic planning, policy and program development across all areas of the City's operations. The CEO is responsible for the systems we work within, support to the elected Council, and implementation of Council decisions. The Office includes corporate governance, legal services, communications, advocacy and economic development.

Assets

Plans, builds and manages the City's assets to a high standard. This includes major infrastructure (such as roads and buildings) and natural assets (such as parks and the coastal environment), ensuring resources are used effectively to benefit the community.

Community and Place

Engages directly with the community to manage infrastructure, programs and services. The directorate also advocates for funding and services from other agencies and supports the growth of self-sufficient community organisations.

Corporate Strategy and Performance

Supports the organisation's internal operations through corporate planning, performance monitoring and business improvement. The directorate ensures systems and processes are effective, promotes continuous improvement, and supports long-term financial sustainability.

Planning and Sustainability

Manages land use planning and development from concept to delivery. The directorate balances urban growth with environmental protection to support the creation of sustainable communities.

Corporate governance

Corporate governance provides the framework for accountable, transparent and effective decision-making across the City.

It supports the delivery of high-quality services and strengthens community trust. Our approach to governance is based on strong ethical standards, clear roles and responsibilities, and continuous improvement.

The City's Corporate Governance Framework outlines how we ensure good governance in serving our diverse community, which includes residents, businesses, workers and visitors. It also defines the responsibilities of Council Members, the Council, the Chief Executive Officer (CEO) and staff.

To enhance accountability and performance, we align our practices with international standards, including the ISO Management System Standards. This provides an integrated approach to compliance, risk management and continuous improvement.

Compliance

Each year, the City completes a compliance audit of its performance against the *Local Government Act 1995*. The audit is submitted to the Department of Local Government, Sport and Cultural Industries[1] by the end of March. Results are presented to the Audit and Risk Committee and Council.

In 2024–25, the City commenced a comprehensive Regulation 17 review of its risk management, internal control, and legislative compliance systems in accordance with the *Local Government (Audit) Regulations 1996*. The review demonstrates the City's commitment to robust governance and continuous improvement, with findings scheduled to be presented to the Audit and Risk Committee in September 2025.

Fraud and misconduct prevention

We are committed to the highest ethical standards and have zero tolerance for fraud, corruption, bribery and misconduct. Our Fraud and Misconduct Control and Resilience Framework aligns with AS8001:2021 and guides our approach to preventing, detecting and responding to wrongdoing.

Key features of the framework include:

- promoting a strong ethical culture aligned with our organisational values
- reducing opportunities for fraud and misconduct
- clearly outlining expectations for Council Members, staff and contractors
- supporting robust internal controls and transparent governance.

The City's Legal and Governance team is responsible for investigating reports of serious misconduct, corruption or fraud. A biennial fraud and misconduct risk assessment is undertaken in accordance with the Risk Management Framework with the most recent completed through the Internal Audit Plan in 2024–25.

An online form is available on our website for the community to report suspected fraud or misconduct. Reports can be made anonymously and are handled confidentially in accordance with the principles of natural justice.

Reported matters in 2024–25

- Nil

Statement of business ethics

The City's Statement of Business Ethics outlines the ethical standards expected of contractors, service providers and suppliers. The statement is provided to all suppliers through our contract documentation. Our six guiding principles are:

- Safety
- Ethics and integrity
- Governance
- Openness and effective communication
- Value for money
- Sustainability.

1 Note that from 1 July 2025, the WA state government department responsible for local government will be the Department of Local Government, Industry Regulation and Safety (LGIRS).

Conflicts of interest and gifts

The City takes conflicts of interest seriously and ensures transparent decision-making in accordance with the *Local Government Act 1995* and associated regulations. Council Members and the CEO must declare gifts valued over $300, or cumulative gifts from a single donor exceeding this threshold in a 12-month period.

Where a matter involves a donor, Council Members must not vote and the CEO must not provide advice or a report unless Ministerial approval is granted.

Certain gifts are excluded from conflict provisions, including those received under the Council's Attendance at Events Policy or from exempt entities.

Staff are guided by the City's Code of Conduct and Gifts and Benefits Policy. These documents prohibit the acceptance of gifts from individuals or organisations involved in discretionary decision-making. They also promote consistency and integrity in the acceptance and disclosure of gifts and hospitality.

Public interest disclosures

No public interest disclosures were received during the reporting period.

Privacy

We are committed to protecting the personal information of community members, employees and stakeholders. The City's Personal Information Privacy Policy ensures compliance with the Australian Privacy Principles under the *Privacy Act 1988* (Cth).

There were no reported breaches of personal information privacy during 2024-25.

Council policies

Under section 2.7(2)(b) of the *Local Government Act 1995*, Council is responsible for policy adoption. While there is no statutory review period, the City regularly reviews its policies to ensure they:

- align with community expectations
- reflect best practice and legislative change
- support efficiency and strategic direction.

Policies adopted in 2024–25

- Flag Management Policy

Policies reviewed in 2024–25

- City Tree Policy
- Community Funding Policy
- Bereavement Recognition Policy
- Chief Executive Performance Review Policy
- Circuses and Performing Animals Policy
- Student Citizenship Award Policy
- Closed Circuit Television (CCTV) and Video Surveillance Devices Management Policy
- Community Groups Policy
- Volunteering Policy
- Conferral of the Honour of 'Keys to the City' Policy
- Council Policy Framework Policy
- Bus Stop Infrastructure Policy
- Local Area Traffic Management Policy
- Pathways Policy
- Customer Experience Policy
- Execution of Documents Policy
- Integrity Policy
- Investment Policy
- Leasing Policy
- Local Planning Policy 4.12 – Heritage Places
- Local Planning Policy 5.3 – East Wanneroo
- Ordinary Council Meetings and Forums of Council Policy
- Pesticide Management Policy
- Council Members use of the City's Corporate Logo Policy
- Electronic Attendance at Meetings Policy
- Public Guidance Signage in Road Reserves Policy
- Legal Representation and Costs Indemnification Policy
- Local Planning Policy 2.5: Telecommunications Infrastructure
- Community Engagement Policy
- Recording and Access to Recordings of Council Meetings Policy
- Sports Floodlighting Policy
- Deductible Gift Recipient Status Policy.

Policies repealed in 2024–25

- Local Planning Policy 3.8, Marmion Avenue Arterial Road Access.

Long term financial plan

The City's Long Term Financial Plan (LTFP) plays a vital role in ensuring responsible and sustainable financial management over a 20-year horizon.

It helps the City assess the long-term financial and operational impacts of its decisions, ensuring we continue to meet the needs of our growing and evolving community.

The LTFP is guided by a range of policies, strategies and principles that are regularly reviewed to reflect changes in our economic environment and demographic trends. This approach ensures the City can operate within its means while delivering quality services and infrastructure.

Our strategic planning framework begins with the Strategic Community Plan, which outlines the long-term vision and aspirations of the community. This is supported by the Corporate Business Plan, which identifies key priorities over a four-year period. These priorities are further informed by the:

- Strategic Asset Management Plan
- local area plans
- development contribution plans
- environmental strategies and plans
- service levels
- Waste Strategic Plan
- Active Reserve Master Plan
- Strategic Workforce Plan
- population growth forecasts (sourced from id forecasting tools).

Together, these elements form the foundation of the LTFP and support our commitment to prudent financial management.

The LTFP is reviewed regularly to accommodate changing priorities and financial conditions. This may result in adjustments to project timing or funding allocations to better align with Council and community expectations. Key financial assumptions and parameters are also reviewed and updated to reflect the City's current and projected economic outlook.

Council formally adopts the LTFP and aims to review it at least every two years. The review process considers the latest financial data, prevailing economic conditions, Council Member priorities and feedback from the community. This ensures the LTFP remains responsive, realistic and aligned with long-term goals.



Land transactions and trading undertakings

Major land transactions and trading undertakings

The following is an overview of major land transactions and trading undertakings undertaken in 2024–25.

Major trading undertaking: Alkimos Aquatic and Recreation Centre (AARC)

The Alkimos Aquatic and Recreation Centre (AARC) has been designated a major trading undertaking under Section 3.59 of the *Local Government Act 1995*. This designation reflects the scale and strategic importance of the project, which will deliver a state-of-the-art aquatic and recreation facility to meet the needs of the rapidly growing northern corridor.

The AARC will be located within the Alkimos Central development, adjacent to the Metronet station. It will include a 50-metre outdoor pool, 25-metre indoor pool, indoor sports courts, fitness and wellness facilities, and community spaces. The project is currently in the construction phase, which started in January 2025. The project is expected to be completed in September 2026.

The business plan for the AARC was publicly advertised and adopted by Council in 2024, in accordance with legislative requirements. The total project budget is approximately $88 million, with funding contributions from the Federal and State governments, developer contributions, and the City of Wanneroo.

Land acquisition for the site has not yet been finalised, and this remains a key milestone in the project's delivery. Once operational, the AARC is expected to deliver substantial community, health, and economic benefits, while operating with a minimal net financial impact over the long term.

In accordance with Section 3.59 of the *Local Government Act 1995*, details of this trading undertaking, as well as major land transactions from previous years that remain relevant or ongoing, are disclosed in the Financial Report section of this report.



Other land transactions (non-exempt)

The City also undertook other land transactions as defined under section 3.59 of the Act, which do not meet the threshold for major land transactions. These disposals, while not exempt, were subject to section 3.58 of the Act.

Transactions have been approved (by Council or under delegation) and executed by all parties, unless otherwise indicated.

Disposals subject to an exemption under the Local Government Act and applicable regulations are considered separately.

Time	Transaction type and location	Counterparty (i.e. purchaser, seller, lessee)	Approval (i.e. Council resolution or delegation)
July 2024	**Agreement for Lease and Ground Lease:** Portion of Reserve 28058, 100 Kingsway, Madeley (Kingsway Regional Sporting Complex)	Northern Suburbs Men's Shed Inc	CS05-07/24
November 2024	**Lease:** Portion of Lot 521 (21) Civic Drive, Wanneroo (Limelight Theatre)	Wanneroo Repertory Inc.	CS07-11/24
November 2024	**Lease:** Reserve 27744, 22 Crisafulli Avenue, Wanneroo	Wanneroo Sports & Social Club (Inc.)	CS08-11/24
November 2024	**Lease:** Portions of Reserve 28058 and Reserve 44878, Kingsway Regional Sporting Complex	Wanneroo District Netball Association	CS09-11/24
November 2024	**Purchase of land (part area for public works – road reserve):** Lot 5 (326) Gnangara Road, Landsdale	Andrew Gerard Dunne and Mikayla Kym Dunne (as trustees for the Dunne Family Trust) and Maccaw Investments Pty Ltd ACN 612 560 522	CR02-11/24
December 2024	**Purchase of land (part area for public works – road reserve):** Lot 901 (150) Flynn Drive, Neerabup	Carmelo Borrello, Franklin John Borrello, Carl Albert Borrello, Adam Robert Borrello and Paul Anthony Borrello	SCR03-12/24
December 2024	**Purchase of land (part area for public works – road reserve):** Lot 900 (170) Flynn Drive, Neerabup	Primeprivate Property Pty Ltd ACN 667 462 544	SCR04-12/24
June 2025	**Lease:** Portion of Lot 600 (570) Wattle Avenue East, Neerabup	Tiger Kart Club (Incorporated)	CS05-06/25 **Execution pending at 30 June 2025*

Other land transactions (exempt disposals)

This section lists new land transactions that were exempt from the disposal requirements under section 3.58(5) of the *Local Government Act 1995*, primarily through regulation 30 of the *Local Government (Functions and General) Regulations 1996*.

Only new transactions are included. Renewals of existing leases under an option for a further term are not listed.

Time	Transaction type and location	Counterparty (i.e. purchaser, seller, lessee)	Approval (i.e. Council resolution or delegation)
July 2024	**Lease:** Kingsway Football & Sporting Club - Part of Reserve 28058 being part of Lot 555 on deposited Plan 64232	Kingsway Football & Sporting Club	Delegation
July 2024	**Lease:** Lot 288 (10) Neville Drive, Wanneroo	The Evelyn Enrichment Foundation Ltd	CS05-05/24
August 2024	**Lease:** Part of Kingsway Reserve 28058	Northern Suburbs Men's Shed	CS05-07/24
September 2024	**Deed of Variation Renewal of Lease:** CAHS Portion of lot 7 Mindarie Drive Quinns Rock	CAHS Portion of lot 7 Mindarie Drive Quinns Rock - Combined Lease	Delegation
November 2024	**Lease:** Ashby Site 1204 Wanneroo Road, Ashby	Telstra Limited	CS06-05/24
November 2024	**Lease:** Portion of Wanneroo Community Centre, 23 Civic Drive, Wanneroo	Unique Support Services Pty Ltd	Delegation
December 2024	**Lease:** Part Reserve 44878 & Part Reserve 28058, 100 Kingsway, Madeley	The Badminton Association of Western Australia	Delegation
December 2024	**Lease:** 21 Civic Drive, Wanneroo	Wanneroo Repertory Inc – Limelight Theatre	CS07-11/24
December 2024	**Lease:** Portion of Wanneroo Community Centre, 23 Civic Drive, Wanneroo	Avivo Live Life Inc	Delegation
January 2025	**Lease:** Part Reserve 28058 Being Part of Lot 555 on Deposited Plan 64232	Wanneroo Districts Netball Association (inc)	CS09-11/24
April 2025	**Lease:** Portion of 30 Tranquil Drive Carramar	Amplitel Pty Limited	Delegation
April 2025	**Lease:** Portion of 935-937 Wanneroo Road, Wanneroo (Enterprise House)	The Returned & Services League (WA Branch)	CS07-02/25
May 2025	**Lease:** Portion of Lot 503 Old Yanchep Road, Pinjar	Water Corporation	CS04-04/25

Management of the City's property

We manage 1,199 parcels of freehold and Crown land across our portfolio. Most of these are reserved for community use, recreation or environmental conservation.

As part of ongoing review of the portfolio, we will continue to assess how our properties are used to ensure they support service delivery and deliver positive planning, community, commercial and environmental outcomes.

In 2024–25, we managed more than 128 leases, licences and agreements, generating approximately $1.70 million in income and delivering significant community benefit. In addition, we collected, $95,894 in maintenance fee income, which offsets costs incurred by the City in supporting the running of community and sporting tenancies.



Community and commercial leases

We lease more than 86 land parcels and premises for community and commercial purposes. These include leases to sporting clubs and cafés, either on City-managed or City-owned land. Leases may cover land only (ground leases) or include buildings. All leases are governed by our Leasing Policy.

Shared use agreements

We have 20 shared use agreements with the Department of Education. These agreements support the joint use of ovals and parks by schools and the wider community for recreation and public amenity.

Public works acquisitions

To deliver public works – such as new roads and recreation facilities – we may need to acquire land from private owners. These acquisitions ensure we can deliver infrastructure that benefits the community.

In 2024–25, four acquisitions were approved to support major road upgrades, primarily focused on the upgrade of Flynn Drive. These are listed in the other land transactions section above.



Risk management

We take a City-wide approach to risk management, embedding risk awareness into strategic thinking and decision-making.

Our approach aligns with AS ISO 31000:2018 and includes identifying, analysing, reporting and recording risks across all levels of the organisation.

Risk registers

The City captures three levels of risks on our risk registers managed under our Risk Management Framework.

Strategic risks

Strategic risks may affect the achievement of our Strategic Community Plan (SCP). In June 2025 there were 14 strategic risks:

- Long term financial planning
- Integrated infrastructure and utility planning
- Water availability
- Climate change
- Economic growth
- Strategic community planning
- Stakeholder relationships
- Strategic asset management
- Legislative reform
- Resilient and productive communities
- Rising groundwater
- Local housing planning
- Waste services
- Polyphagous shot-hole borer.

Corporate risks

Corporate risks affect business operations and are aligned with the Corporate Business Plan (CBP) and annual operational plans.

Operational risks

Operational risks affect individual directorates, service units or projects. These are aligned to group or project plans.

Fraud risks

Fraud risks are operational risks and are reviewed as part of the annual operational risk review. The Strategic Internal Audit Plan is reviewed annually to ensure it covers fraud risks.

Business continuity

Business continuity ensures we can maintain essential services during and after major incidents. Business continuity plans are reviewed to ensure continuity information remains current.

Insurance

We work with the Local Government Insurance Service (LGIS) to manage risk and insurance through a pooled fund and mutual scheme.

In 2024–25, our total insurance contributions and premiums exceeded $2.8 million across 10 policies.



Internal audit oversight

The City's internal audit function (IAF) adheres to the International Professional Practices Framework set by the Institute of Internal Auditors, which includes the Global Internal Audit Standards. The IAF is co-sourced, a combination of an in-house team and an external service provider. Council has endorsed the City's Internal Audit Charter that defines the IAF's mandate, authority and responsibilities.

A strategic three-year Internal Audit Plan directs audit activity across key risk areas. The plan is reviewed by management and the Audit and Risk Committee annually and adopted by Council, with the last review conducted in June 2024 to ensure alignment with evolving strategic and operational risks.

Internal audits undertaken in 2024–25

In line with the Strategic Internal Audit Plan, the following audits were undertaken and presented to the Audit and Risk Committee:

- Land Development Asset Handover
- Asset Renewal Review
- Fraud, Misconduct and Corruption Risk Assessment
- Compliance Audit Return 2024
- Infrastructure Capital Works Program.

Other reviews presented:

- South Ward Bulk Junk Waste Review
- OAG Management of Purchasing Cards – City Review.

All findings and recommendations are monitored in accordance with the City's Internal Audit Procedure, with biannual updates provided to the Audit and Risk Committee and Executive Leadership Team.

Audit and Risk Committee oversight

The Audit and Risk Committee met regularly during the reporting period to review matters relating to financial oversight, risk management, internal controls, and governance. Key reports considered included:

- Internal audit reviews and updates on the Internal Audit Log
- Risk management, including the Strategic Risk Register and Risk Management Framework
- Financial statements and the Auditor's Findings Report
- Compliance reports, including the Annual Compliance Audit Return 2024
- Corporate performance monitoring (quarterly performance reports)
- Development contribution plan reviews
- Governance matters, such as the review of committee terms of reference and purchasing exemptions
- Reports from the Office of the Auditor General.

Tracking of audit actions

The Internal Audit Log tracks the status of audit findings and corrective actions. Updates are provided every six months by action owners, with progress reviewed and approved by directors, items requesting closure validated by IAF, items requesting extensions approved by the CEO and the report presented to the Audit and Risk Committee.

The Internal Audit Log was formally reported to the Committee on 17 September 2024 and 17 March 2025.

External audit

The City's external audit is conducted by the Office of the Auditor General (OAG) in accordance with the *Local Government Act 1995*.

For the 2024–25 financial year, the OAG issued an unqualified audit opinion with no significant findings, reflecting sound financial management and compliance with statutory requirements.

Project governance

The City maintains a robust project management framework to ensure projects are delivered effectively, efficiently, and with clear community value.

Aligned with the Project management body of knowledge (PMBOK), the framework covers all key project phases – initiation, planning, execution, monitoring and control, and closure – and incorporates key knowledge areas such as:

- scope, schedule, and cost management
- quality and risk management
- human resources and stakeholder engagement
- communications and procurement management.

Project governance is further supported by the Project Management Office (PMO), which standardises project processes and promotes best practice across the organisation. The PMO also manages the City's enterprise project management system, providing oversight and performance reporting across the project portfolio.



Access and inclusion

The City of Wanneroo continues to champion access and inclusion through our integrated Community Development Plan (CDP), which includes the legislated Disability Access and Inclusion Plan (DAIP).

Developed through extensive community engagement, the CDP ensures a holistic approach to removing barriers, raising awareness, and improving participation for people of all abilities.

Empowering inclusive initiatives

In 2024–25, we supported several community-led projects through our community funding program, including:

- ***Self-Made Girls Autism Business Skills Workshop* ($3,100):** Delivered business training for neurodivergent youth, culminating in a vibrant market day with 284 attendees.
- ***Intelife Group – Easy Beatz* ($5,000):** Hosted accessible disco events and produced a training video to promote inclusive nightlife across Australia.
- ***Participation Fund*:** Enabled five individuals with disability to compete in national sporting championships.

Innovative accessibility tools

To support neurodiverse residents, the City co-designed Social Stories with People with Disability WA and the Disability Access and Inclusion Reference Group (DAIRG). These visual guides help reduce anxiety and improve confidence in public spaces like libraries, pools, and playgrounds. Auslan interpreters were provided at major events, and the City celebrated International Day of People with Disabilities through a themed Auslan Storytime event.

Inclusive outdoor spaces

The Beach Wheelchair Program at Quinns Beach saw 23 bookings, enhanced by infrastructure upgrades and promotional efforts. The newly completed Riverlinks all-abilities playground, featuring accessible amenities and pathways, was recognised with an IPWEA WA Award for Excellence. Together, these initiatives promote barrier-free recreation and social inclusion.

Infrastructure and planning

In 2024–25, the City delivered:

- 6 park upgrades ($60,000)
- 6 building upgrades ($160,000)
- 8 carpark upgrades ($140,000).

These included accessible toilets, ACROD bays, seating, and signage. The City also joined the AITPM Inclusive Mobility Program, reinforcing our commitment to equitable access.

Embedding inclusive voices

Consultation with the City's DAIRG informed key projects, including Changing Places facility expansion, mobility mapping, and the Community Engagement Framework. This collaborative approach ensures lived experience shapes planning and policy, fostering a culture of inclusion across City operations.



Our volunteers

Volunteers remain the heart of the City of Wanneroo, generously offering their time, skills, and passion to build a more connected, resilient, and vibrant community.

Their contributions are especially vital during times of crisis, need, and social isolation.

Volunteer impact in 2024–25

Approximately 150 active volunteers supported a wide range of City programs, enriching every corner of our community. Their efforts included:

- **Heritage and history:** Cockman House, Buckingham House, Wanneroo Museum, Art Gallery, and community history programs
- **Learning and literacy:** Books on Wheels, English conversation groups, technology help, résumé help, and digital literacy
- **Community services:** Community transport, gardens, and early childhood programs like *It's All About Play, Stories, Rhymes, Junior Chess,* and *Lego Club*
- **Environment and waste:** Conservation in parks and reserves, and waste services
- **Advisory and working groups:** Arts, Community Safety, Disability Inclusion, Environment, Heritage, Multicultural, Ni Kadadjiny Koort, and Roadwise.

Together, these volunteers contributed an estimated 22,515 hours, with an estimated volunteer replacement cost of $1.1 million per year.

Emergency services

In partnership with the Department of Fire and Emergency Services, the City supports 230 volunteers across four volunteer bushfire brigades:

- Two Rocks
- Quinns Rocks
- Wanneroo Central
- Fire Support Unit.

Volunteer support and recognition

To support and celebrate our volunteers, we delivered several initiatives in 2024–25:

- Regular updates and new opportunities
- A wellbeing-focused National Volunteer Week event with ECU health presentations, massages, and connection activities
- Health and safety promotions, including free skin checks and access to the Employee Assistance Program (EAP)
- Appreciation events and awards
- Role-specific training, such as fire extinguisher training for community transport drivers.



Facility hire concession

We provide a range of spaces and places for community events, activities and functions.

Under our Facility Hire and Use Policy, eligible clubs, organisations and groups may qualify for concession rates.

These include:

- junior (under 18) use
- senior (over 60) clubs and organisations
- support services
- charitable purposes
- emergency services organisations.

National competition policy

In 1995, federal, state and territory governments agreed to implement the National Competition Policy (NCP) – a package of legislative and administrative reforms designed to promote effective competition where it enhances community wellbeing.

Local governments play a key role in administering legislation and delivering services that impact state economies, businesses and consumers. Reform at the local level is therefore an important part of the NCP process.

In 2019–20, we reviewed our NCP obligations – specifically competitive neutrality and competitive advantage issues – in relation to the operations of the Wanneroo Aquamotion aquatic facility. Circumstances remained unchanged in 2024–25.

We apply industry pricing benchmarks to ensure our service costs are fair, feasible and do not create unfair competition. While the NCP allows flexibility in delivering social and community services, we remain mindful of balancing these objectives with the economic interests of our ratepayers.

In pursuing our social, community and equity objectives, we satisfied the following provisions under the Competition Policy Agreement:

- balancing the benefits of a policy or action against its costs
- determining the merits or appropriateness of a policy or action
- considering social welfare and equity, including community service obligations
- complying with legislation and policies related to work health and safety, industrial relations, and access and equity
- reviewing benchmarks and standards through industry related peak corporate bodies.

Contracts and procurement

Legislation and policy framework

All procurement is undertaken in accordance with the *Local Government Act 1995*, the *Local Government (Functions and General) Regulations 1996*, and the City's Purchasing Policy, Corporate Guidelines and Statement of Business Ethics.

The revised Purchasing Policy continues to support local business procurement through mandatory qualitative criteria and reinforces our commitment to effective contract management.

The public tender threshold of $250,000 allows for streamlined procurement through invited quotations. We also apply the legislated tender exemption for contracting with Aboriginal and Torres Strait Islander businesses. Our approach to sustainable social procurement continues to prioritise local, Indigenous and disability enterprise suppliers.

Systems, procedures and business processes

We maintain robust systems and processes to manage procurement and contracts. Our Purchasing Policy and Corporate Procurement and Contract Management guidelines outline the rules and thresholds for quotations, tenders and contract management.

In 2024–25, and as part of a broader strategic procurement roadmap, we completed a maturity review of our procurement framework and established an online dashboard reporting capability around our procurement spend profile. A formal procurement strategy is planned.

Our Statement of Business Ethics document was reviewed and refreshed, and is available on our website.

Procurement activity in 2024–25

We prioritise probity and compliance in all procurement activities. Our contract management software and e-tendering portal streamline the issuing and receipt of tender and quotation documents.

In 2024–25, the Contracts and Procurement team facilitated 212 formal procurement processes, including:

- 81 public and restricted tenders and expressions of interest
- 131 formal requests for quotation.

Also 177 contracts were awarded and commenced, valued at approximately $142 million.

Significant contracts awarded included:

- **AARC construction** – $75.6 million (PS Structures)
- **Footpath construction** – $5.4 million (Dowsing Group)
- **Drainage cleaning and CCTV inspections** - $5.1m (DFS Industrial & Environmental Services)
- **Provision of park and streetscape maintenance in Jindalee, Alkimos and Eglinton** - $4.9m (Environmental Industries)
- **Kingsway Netball West Courts refurbishment** - $4.1m (Civcon Civil & Project Management)

Contract status updates are reported to the Audit and Risk Committee biannually. Digital signatures to both internal and external documentation provides efficiencies to contract formation and execution and to subsequent contract administration processes.

In conjunction with the City's Legal and Governance team, a formal review of our contract templates was completed, incorporating legislative changes, work health and safety, and commercial risk considerations.

Safety and risk

Workplace health and safety is a key evaluation criterion in procurement planning and decision-making. All contractors must meet safety standards to be eligible. A systemised WHS contractor assessment tool is used to evaluate initial and ongoing safety risk.

Our Purchasing Policy underpins a strong commitment to ethical business practices. The recently enhanced Statement of Business Ethics outlines expectations for contractors and suppliers. Independent probity advisors are engaged for selected procurements, with lessons learned recorded in an internal review register.

Education and training

All contract managers receive training in the City's procurement and contract management systems, covering both functionality and day-to-day use. This supports contractor performance and value-for-money outcomes.

Mandatory online procurement training is provided to all staff on a regular basis through LG Professionals' Introduction to Procurement in Local Government module, with refresher training every three years.

We also partner with LGIS to deliver contract risk training, raising awareness of key terms, common pitfalls, and mitigation strategies.

Supply chain impacts

External factors continued to affect our ability to source goods and services, particularly in vehicle availability and rising costs in consulting and construction. Despite these challenges, our supplier registration and selection processes remain well defined.

Supplier relationships and the status of contractor performance are monitored and reported to the Audit and Risk Committee biannually.

Corporate social responsibility

We give preference to suppliers that demonstrate sustainable business practices and strong corporate social responsibility (CSR). This includes consideration of social, economic, and environmental impacts in procurement decisions.

Environmental screening

Tender documents include an environmental and social consideration schedule for goods, services or works with potential environmental impacts. We seek a response from our suppliers as to their:

- environmental management system certification
- environmental credentials of proposed products or materials
- commitment to sustainability initiatives.

While we do not currently quantify supplier contributions to environmental outcomes, we include mandatory requirements in specifications where relevant and monitor accordingly.

Social screening

Our tender document templates include an access and inclusion schedule. This schedule raises awareness of the City's Access and Inclusion Plan (AIP), delivered through the Community Development Plan (CDP), and the requirements of the *Disability Services Act 1993*.

Suppliers outline how their business operations align with the AIP. Their responses form part of the non-weighted qualitative evaluation criteria and support our commitment to inclusive and socially responsible procurement.

Specific procurement actions are also included within our Reconciliation Action Plan, which is also endorsed by Reconciliation Australia.

Our spend during 2024–25 with West Australian Disability Enterprises was $911,198 and we spent a further $426,768 with suppliers registered on the Aboriginal Business Directory.

Local supplier opportunity

We are also committed to supporting local businesses based in the City of Wanneroo. In 2024–25, we awarded $2.45m of contracts to local (City of Wanneroo-based) suppliers.

Reconciliation

We continued our strong commitment to reconciliation through the implementation of our fourth Reconciliation Action Plan (RAP) 2023–2025, endorsed by Reconciliation Australia.

Guided by the pillars of Relationships, Respect, Opportunities, and Governance, the RAP aims to foster inclusive communities built on mutual respect and understanding between Aboriginal and Torres Strait Islander peoples and other Australians.

In 2024–25, we made significant progress across cultural celebrations, education, strategic partnerships, and community engagement. Key focus areas included strengthening relationships with Elders and Knowledge Holders, increasing Aboriginal and Torres Strait Islander employment, and promoting cultural awareness Citywide.

Cultural events and recognition

We celebrated National Reconciliation Week and NAIDOC Week with events such as a flag raising ceremony, walk for reconciliation, Noongar Storytime sessions, and the *Warangka Moorditj* singing workshops. The Wanneroo Regional Museum hosted exhibitions including *For Our Elders* and launched a permanent Welcome to Country display. Community funding supported the Mookaroo Festival and NAIDOC rounds at local football clubs.

Noongar naming and cultural projects

The Noongar Naming Project established a framework for incorporating Aboriginal place names across the City, with 15 Noongar names integrated into the new Dordaak Kepup Library and Youth Innovation Hub. Cultural initiatives included the Galup VR experience, Walking Through a Songline exhibition, and installation of interactive Noongar Six Seasons artworks.

Strategic partnerships

We partnered with Derbarl Yerrigan Health Service at the Clarkson Youth Centre, offering culturally sensitive health services and youth-led programs such as art therapy, yarning circles, and suicide prevention. We also hosted Welcome to Country ceremonies at major events and embedded Acknowledgement of Country across publications, websites, and meetings.

Cultural celebrations

Highlights included the appointment of Noongar Elder Oriel Green OAM as the inaugural Holder of the Keys to the City, acquisition of Kookaburra Club artworks, and delivery of cultural awareness training for staff.



Continuous improvement and quality management

In 2024–25, we continued to strengthen our commitment to operational excellence through the application of Lean Six Sigma methodologies and Quality Management practices.

These initiatives delivered measurable efficiency gains, enhanced service quality, and reinforced a culture of continuous improvement across the organisation.

We remain committed to aligning our practices with internationally recognised standards, including:

- ISO 9001 Quality Management Systems
- ISO 13053-1 & 2 Quantitative Methods in Process Improvement (Six Sigma)
- ISO 55001 Asset Management system
- ISO 14001 Environmental Management System
- ISO 31000 Risk Management
- ISO 45001 Occupational Health and Safety

Establishment of the Business Improvement Team

A key milestone during the year was the formation of the Business Improvement Team, established by the Executive Leadership Team to drive efficiencies across the organisation. This dedicated team provides capacity to support leaders in improving day-to-day operations while also shaping longer-term, transformative initiatives.

Quality Management System

Our Quality Management System (QMS) continued to mature and is now firmly embedded across the organisation.

Over the past year, the QMS has played a central role in:

- driving consistency and efficiency across functions
- enabling teams to assess workflows objectively and identify opportunities for improvement
- supporting knowledge retention and accelerating staff skill development.

Key improvements in 2024–25

- **Customer service:** Reduced turnaround times for customer requests through process optimisation and clearer accountability.
- **QMS expansion:** Increased documentation of critical processes, improving accessibility, governance, and onboarding.
- **Data and reporting:** Enhanced Power BI dashboards to provide real-time insights and support evidence-based decision-making.
- **Workshops and reviews:** Collaborated with teams across the City to identify and implement process improvements in priority areas.
- **Business Improvement Team:** Secured approval and resourcing to establish the team, with a mandate to lead organisation-wide efficiency initiatives.
- **Collaboration:** Strengthened the Local Government Business Improvement Network, expanding cross-council knowledge sharing and best practice exchange.

Looking ahead to 2025–26

- Further embed Lean Six Sigma practices into everyday operations
- Deliver quick wins alongside targeted service unit improvements
- Strengthen digital reporting and predictive analytics
- Continue building internal process improvement capability across the City.

Customer service

Our customer commitment

We take a customer-first approach to deliver the best possible experience across every interaction. Our customer-first principles guide us in providing consistent, high-quality service:

Objective	Description
Ease	We make it easier and simpler to deal with us
Accessibility	We ensure information and our services are accessible to all
Reliability	We deliver a reliable, consistent and high-quality customer experience
Responsiveness	We respond in a timely manner and use feedback to improve. We will regularly monitor how we deliver on our Customer Service Commitment

Highlights from 2024–25

We delivered on our customer-first approach through several key initiatives:

- Introduced online forms across more service units, making it easier for the public to submit requests and reducing the volume of emails received by the City. These forms help direct requests to the relevant departments for timely action.
- Launched a general enquiries form to streamline incoming queries and improve response times.
- Integrated Google Maps into the CRM system to allow more precise location data.
- Successfully transitioned all animal registrations to the e-Service platform.
- The Name and Address Register Working Group completed a bulk clean-up of over 250,000 records.
- Improved staff rostering by moving to a mobile app platform, increasing efficiency.
- Managed a significant increase in Snap Send Solve emails by centralising them through a dedicated email filter, enabling better tracking and reporting.

Compliments, feedback and complaints

We value customer feedback. It helps us celebrate success and identify areas for improvement.

The table below shows the number of compliments, feedback and complaints received over the past five years. In 2024–25, we recorded the highest figures to date:

- **Compliments:** 247
- **Feedback:** 468
- **Complaints:** 994

Waste Services generated the most CRM requests, largely due to the introduction of the bookable verge collection. This initiative also became the most frequent topic of resident feedback.

The Customer Relations Centre processed more requests this year, reflecting increased community engagement and demand for services.

The following table includes compliments, feedback and complaints that have come through in person, by email, by phone, and via our online forms.

	2020–21	2021–22	2022–23	2023–24	2024–25
Compliments	190	163	151	184	247
Feedback	202	124	153	320	468
Complaints	333	335	294	620	994

Information management

The *State Records Act 2000* requires the City to maintain an approved Record Keeping Plan (RKP), which outlines how we manage our records. Our current RKP was adopted in May 2018, and a review commenced in 2022–23 was finalised in September 2023.The next review of our RKP is scheduled for 2028.

Our dedicated Information Management team ensures our practices align with legislation and the RKP. They also support business areas across the City through various management procedures.

Record keeping compliance

In accordance with the State Records Commission Standard 2, Principle 6, we continue to implement a recordkeeping training program for staff. The program's efficiency and effectiveness is periodically reviewed through feedback and compliance checks. Our induction program also includes modules to ensure that new employees understand their responsibilities under the City's approved Recordkeeping Plan.

Improvements

In 2024–25 we made the following improvements:

- Content Manager upgraded to CM23.4
- transitioned to a digital mail service, with mail now printed and posted offsite by a third party
- implemented an electronic disposal program to streamline records management.



Freedom of Information

Community members can request access to documents under the *Freedom of Information Act 1992* (FOI Act). An information statement and application form are available on our website. The statement outlines the FOI process and lists the types of documents available outside FOI.

While any document may be requested, we recommend using the FOI process only for documents that cannot be accessed through other means. Documents released under FOI are often edited to remove exempt information – most commonly third-party personal details, which are frequently the subject of requests.

FOI activity in 2024–25

63 FOI applications

received and processed a 31 per cent increase compared to the previous year.

31 of 63 applications

were completed within the timeframe. Negotiations were made with the applicants for extension of time for the remaining applications

45 calendar days

average response time

2 internal reviews

conducted, all of which were upheld.



Asset management

We recognise asset management as a whole-of-organisation responsibility.

It requires coordinated efforts across teams to work strategically and collaboratively toward shared outcomes, as outlined in our Asset Management Framework.

Strategic asset management approach

Our Asset Management Framework integrates with our Integrated Planning and Reporting Framework. It includes:

- **Asset Management Policy**
  Defines the principles and requirements for planning and managing assets. It ensures long-term financial sustainability and safety for our community, customers and stakeholders. The policy sets expectations for decisions, activities and behaviours related to asset management, aligning with our corporate vision and objectives.
- **Asset Management Strategy**
  Builds on the policy by outlining how we will strengthen our asset management capability to meet future challenges. It sets high-level objectives and ensures practices align with the Strategic Community Plan (SCP), business goals, and ISO 55001 standards.
- **Asset Management Implementation Plan**
  Supports the strategy by detailing planned actions, timeframes and improvements to meet strategic objectives.

Improvements in 2024–25

We progressed several improvements, including:

- reviewing and completing, including Council endorsing, the following strategic plans:
  - Asset Management Strategy
  - Parks Asset Management Plan
  - Buildings Asset Management Plan
  - Transport Infrastructure Asset Management Plan
  - Stormwater Drainage Asset Management Plan
  - Natural Areas Asset Management Plan, and
  - Coastal Infrastructure Asset Management Plan
- fully implementing a dedicated Asset Management Information System widely used across City operations.

Challenges in 2024–25

We continue to face several challenges in managing our assets:

- economic pressures, including inflation
- climate change impacts
- population growth and the increasing rate of assets acquired through land development
- rising community demand for infrastructure and services across diverse areas
- financial planning to ensure intergenerational equity
- limited funding and resources to meet current and future needs
- legislative requirements to demonstrate sustainable service delivery
- environmental and cultural legislation changes affecting project planning and delivery.

Planned improvements for 2025–26

In the coming year, we will:

- advance and mature the utilisation of the Asset Management Information System to support operations, data capture, validation and performance reporting
- improve efficiency and accuracy of asset data captured
- advance and improve on the accuracy of the long-term asset renewal demand modelling to inform the Long-Term Financial Plan (LTFP)
- continue to progress actions detailed in the Asset Management Strategy 2024
- plan annual funding increases in the LTFP to support Council's desire to renew infrastructure assets to meet agreed levels of service and also to fund upgrades to older City buildings.

Our asset portfolio

We manage a diverse infrastructure portfolio with a total replacement value of over **$2.3 billion** in depreciable assets. Transport-related assets, including roads and pathways, represent the largest portion. Natural area assets, such as bushland and wetlands, form the smallest.

Road, pathway and park assets are expected to continue to drive long-term renewal funding needs.



Growth and future asset needs

Based on historical trends, roads and pathways are expected to grow by:

25 kilometres
of roads per year

20 kilometres
of pathways per year

The number and area of parks are also projected to increase annually by:

9
new parks

15
hectares of parkland

Growth continues to be concentrated in the northern coastal corridor, with new suburbs such as **Alkimos** and **Eglinton** alongside ongoing developments in **Two Rocks** and **Yanchep**.

Our asset management plans are designed to ensure that we can meet the needs of current and future communities in the most economical way, optimising long-term return on investment. Through our Asset Management Policy, we also recognise the importance of balancing:

- the provision of new services and assets to support growth
- the renewal and upgrade of existing services and infrastructure.



Our People

Our workforce

The City of Wanneroo employs 1,089 people across a diverse range of roles, delivering more than 100 vital services to our community and stakeholders. As one of the region's largest employers, we invest in a skilled, adaptable, and well-supported workforce to drive strategic priorities and achieve meaningful outcomes.

Underpinned by our values – Customer Focus, Improvement, Accountability, Collaboration, and Respect – we cultivate a positive workplace culture where our people feel valued and empowered. We also offer a range of development opportunities that support employees to grow, achieve their goals, and build the capability needed to meet both current demands and future challenges.

Employee conduct and ethical standards

All employees of the City of Wanneroo are expected to uphold the highest standards of integrity and professionalism. Our Employee Code of Conduct provides clear guidance on appropriate workplace behaviour and reflects our commitment to ethical governance and public trust.

The Code outlines expectations in key areas including:

- personal conduct
- professional standards and responsibilities
- appropriate and respectful communication
- the prevention of fraud, corruption, and misconduct.

By setting a consistent standard across the organisation, the Code helps foster a safe, respectful, and accountable working environment for all.

Living our values

The City's corporate values are central to how we work, lead, and engage with the community. These values are actively reinforced across the organisation and reflected in the way we recruit, develop, and support our people.

Our values are embedded in key processes, including:

- performance and development reviews
- recruitment and selection
- position descriptions and employment contracts
- leadership development programs
- performance and conduct conversations
- reward and recognition initiatives
- internal communications that celebrate values in action.

By integrating our values into everyday practice, we help build a consistent and values-driven culture across the organisation.

Executive remuneration reporting

In accordance with Regulation 19B of the *Local Government (Administration) Regulations 1996*, we report the number of employees earning $130,000 or more base salary, presented in $10,000 salary bands.

This comprehensive reporting provides a clear and accurate view of remuneration across senior roles within the organisation.

Salary band – base salary		Number of employees
From	To	
$130,000	$139,999	1
$140,000	$149,999	4
$150,000	$159,999	7
$160,000	$169,999	7
$170,000	$179,999	14
$180,000	$189,999	7
$190,000	$199,999	7
$200,000	$209,999	0
$210,000	$219,999	0
$220,000	$229,999	0
$230,000	$239,999	2
$250,000	$259,999	1
$260,000	$269,999	1
$270,000	$279,999	1
$280,000	$289,999	0
$300,000	$309,999	1
Total headcount		**53**

Remuneration and employment framework

The City engages Mercer Australia to provide annual remuneration benchmarking for all roles at manager level and above. This data, along with advice from the Salaries and Allowances Tribunal, Consumer Price Index trends, and individual performance outcomes, informs salary decisions for senior leadership positions.

All other employees are remunerated under industrial agreements.

To support fair and transparent pay practices, we have adopted attraction and retention guidelines. In circumstances where labour market demand or critical skills shortages apply, an attraction or retention allowance may be considered in accordance with agreed parameters.

Additional payments

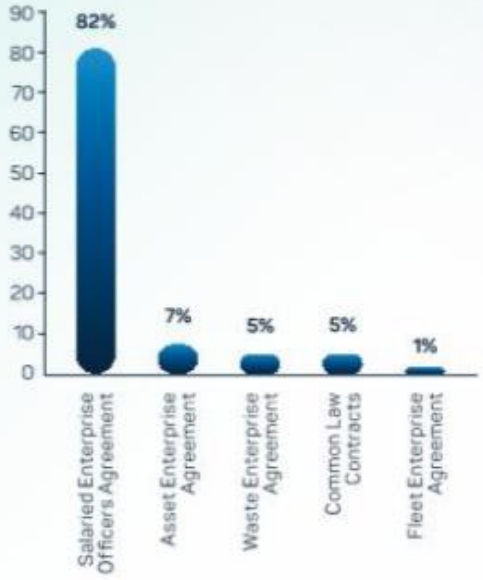
In line with section 5.50 of the *Local Government Act 1995*, the City has a policy for assessing additional payments to employees upon exit. The Payments to Employees in Addition to a Contract or Award Policy is publicly available on our website.



Employment instruments

Employees are paid according to the terms of their employment instrument. As at 30 June 2025, 94.5% of the workforce was covered by an enterprise agreement. The following chart provides a breakdown of employment instrument coverage.

Percentage of Employees Covered by Industrial Agreements



Chief Executive Officer remuneration

In accordance with Regulation 19B of the *Local Government (Administration) Regulations 1996*, the total remuneration paid or provided to the Chief Executive Officer for the financial year ending 30 June 2025 was $417,544. This includes salary, superannuation contributions, and other benefits.

Workforce profile

We take a strategic approach to workforce growth, ensuring staffing levels remain sustainable and aligned with long-term financial planning. Changes to full-time equivalent (FTE) positions are reviewed through the integrated planning cycle and operational workforce planning processes.

A business case model guides workforce decisions, drawing on factors such as:

- the City's strategic direction
- strategic project priorities
- population growth and community needs
- evolving service delivery requirements.

Vacancies are assessed on a case-by-case basis to determine:

- whether the role remains part of core service delivery
- if duties can be absorbed or redistributed
- opportunities for more efficient delivery
- potential risks of not continuing the work
- whether the FTE should be redirected to a higher priority.

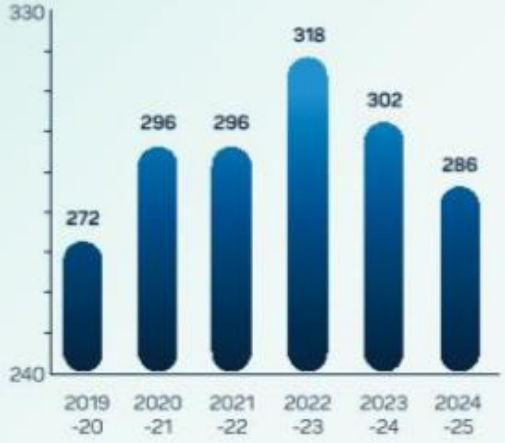
The following figures show the number of FTE employed over the past five years.



Population per full time equivalent (FTE)

This metric tracks the number of residents per FTE and provides a high-level indicator of workforce efficiency relative to community growth. In 2024–25, the City recorded 286 residents per FTE – down from the 2022–23 peak of 318.

This reduction reflects investment in workforce capacity to support a growing population and maintain service delivery standards. The City continues to monitor this ratio closely as part of long-term financial and workforce planning, ensuring resource levels remain sustainable and responsive to community needs.

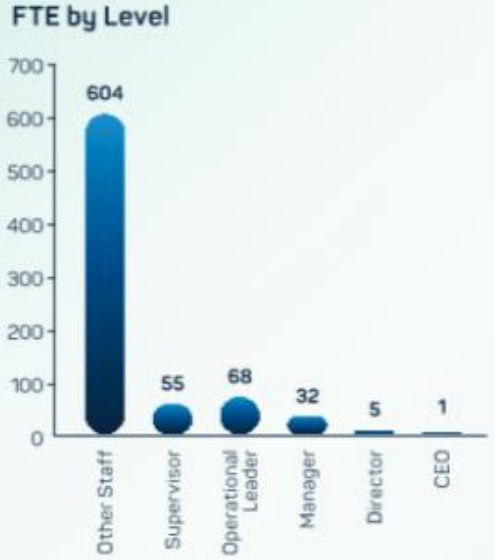




Workforce planning

Balancing service delivery with population growth and financial sustainability is an ongoing organisational focus. Workforce planning plays a critical role in ensuring the City remains equipped to meet current needs while preparing for future demand. In 2024–25, we developed and published a Workforce Plan that is available on our website and that sets out our approach to workforce planning and key priorities.

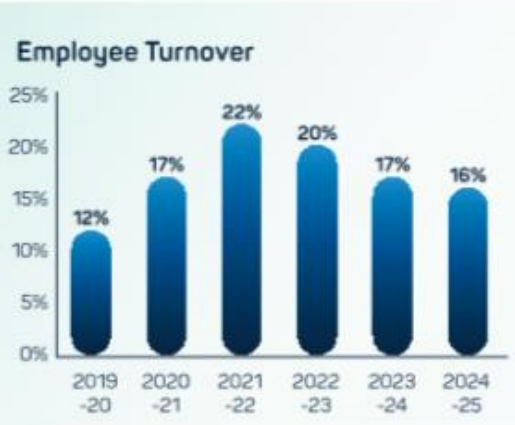
The following chart shows the breakdown of headcount by classification level as at 30 June 2025.



Employee turnover

Employee turnover at the City of Wanneroo was 16% in 2024–25, continuing a gradual decline since its peak in 2021–22. This trend reflects greater workforce stability following several years of labour market volatility.

We continue to monitor turnover closely as part of our broader workforce planning strategy, with a focus on retention, capability development, and maintaining service continuity.



Aboriginal and Torres Strait Islander employment

The City is committed to supporting employment and inclusion outcomes for Aboriginal and Torres Strait Islander peoples, in alignment with our Reconciliation Action Plan.

Our focus includes building cultural awareness, supporting culturally inclusive recruitment practices, and creating a workplace that is safe, respectful and welcoming.

Work is underway to review and strengthen our approach to Aboriginal and Torres Strait Islander employment across the organisation.

Diversity and inclusion

The City is committed to fostering a diverse and inclusive workplace, with a particular focus on gender equity and creating a culture of respect and belonging.

As at 30 June 2025:	Women	Men
Executive Leadership Team	2	3
Operational leadership roles or above	76	92
Employees below manager level	59%	41%

The City is working towards improving the collection of workforce diversity data to strengthen future reporting and inform inclusive workforce practices.

At the time of reporting, 2 employees had identified as intersex or intermediate.

Age diversity

The City's workforce spans four generations, bringing a broad range of experience, perspectives, and capabilities. Gen X and Millennials represent the largest cohorts, while the proportion of Baby Boomers continues to decline as employees retire. The number of Gen Z employees is steadily increasing, reflecting early career growth and new talent entering the organisation. This generational spread supports knowledge transfer, innovation, and workforce renewal across all service areas.

As generational shifts continue, the People and Culture team is focused on attracting emerging talent, supporting career pathways for younger employees, and fostering a workplace that values experience at every stage of working life.



Future workforce planning

Strategic workforce planning remains a core focus for the City, supporting the alignment of people, services, and long-term financial sustainability. This planning helps shape a workforce that can meet current demands while adapting to emerging needs.

In 2024–25, work commenced on strengthening our approach to workforce planning. This includes early modelling of population growth and service pressures, with a view to improving how workforce resources are structured and allocated across the organisation.

Key areas of focus include:

- adopting more agile and flexible ways of working
- building organisational resilience and supporting mental wellbeing
- responding to the future of work through increased use of technology, automation, and digital service delivery.

As the needs of the community evolve, we remain committed to developing a scalable workforce model that balances service expectations with economic and operational constraints.

Workforce change

The City operates under four industrial agreements that outline employment conditions and consultation requirements for significant workforce changes, including potential redundancies.

In 2024–25, a new Salaried Officers Industrial Agreement and a new Assets Agreement were successfully negotiated. The process involved formal consultation with relevant representatives, reinforcing our commitment to open communication and fair employment practices.

Consultation processes are guided by our industrial obligations and designed to promote transparency, build trust, and support informed decision-making during times of organisational change.

Building organisational capability

Our learning and development approach supports a culture of continuous improvement and shared accountability between employees and leaders. Capability development is aligned with organisational priorities and focused on building a safe, inclusive, and high-performing workplace.

In 2024–25, key areas of focus included:

- increasing access to mental health and equal employment opportunity training
- addressing shifting social expectations and workplace behaviour standards
- strengthening understanding of sexual discrimination, bullying, and harassment prevention.

Psychosocial hazard identification training was delivered to leaders, while verification of competency programs continued across operational areas to ensure safety and technical proficiency.

Training participation in 2024–25

Course title	Number of participants
Employee Code of Conduct Acknowledgement	604
Fraud and Corruption Awareness	486
Working Safely at the City of Wanneroo	459
Welcome to Our City	373
Harassment Awareness	372
Records Awareness Training	367
Introduction to Procurement in Local Government	177
Corporate Induction	94
Using Content Manager Effectively	89
Casual Induction	77
Big Red Sky (Recruitment & Onboarding) Demonstration	65
Galup VR Experience	51
WALGA Introduction to Local Government	40
Wellness Courses	29
Governance Fundamentals	24
Kaarla Baapba Cultural Safety and Awareness Training	17
Be Kind To Yourself	16
Working from Home	13
Authority - Name and Address Register (NAR) and Customer Request Management (CRM)	12
SBS First Nations	11
Enterprise Project Management (EPM) System - eLearning	10
Leadership & Management - Effective Criticism and Feedback (MiQuick)	9
Build Resilience Through Perseverance	8
Project Management Framework - eLearning	8
The Agile Leader: Adaptability	8



Leadership capability

Strong leadership is essential to delivering high-quality outcomes and fostering a culture of collaboration, accountability, and innovation. We are committed to developing leadership capability at all levels to meet current and future organisational needs.

In 2024–25, significant progress was made in developing and implementing the City's Leadership Capability Framework. The framework defines clear behavioural expectations across four capability groups – Personal Qualities, Relationship Focused, Business Enabling, and Fosters Purpose – and is grounded in leading practice, including the SMART work design model, ISO 9001 principles, and public sector leadership benchmarks.

The framework is now being applied across key areas such as:

- performance and development planning
- leadership development and coaching
- recruitment and selection
- career progression and succession planning
- workforce planning and cultural alignment.

We also launched a new People Leader Program, designed to build core capabilities such as emotional intelligence, psychological safety, leading change, and coaching others. The program includes action learning, practical application, and tailored support through People business partner-led workshops and group coaching.

Together, these initiatives support a consistent, values-driven approach to leadership that enables high performance and prepares the organisation for future challenges.

Employee performance review process

The City's workforce spans a broad range of roles, from frontline service delivery to technical and professional positions. To support performance and growth, all employees participate in an annual Performance Development Review Conversation (PDRC).

These conversations are designed to:

- set clear performance expectations
- assess progress against key deliverables
- align individual contributions with the Strategic Community Plan and Corporate Business Plan.

The PDRC process supports accountability, encourages meaningful dialogue between employees and leaders, and helps guide development planning across the organisation.

Health and wellbeing

The City is committed to fostering a safe, healthy, and supportive workplace. With funding support from Local Government Insurance Services (LGIS) – our local government insurance provider – a range of health and wellbeing initiatives were delivered during 2024–25 to promote physical, mental, and emotional wellbeing.

Key initiatives included:

- access to mental health training and educational resources
- onsite mental health support services
- regular promotion of wellbeing initiatives through internal communications.

These programs form part of the City's broader focus on psychosocial safety, employee resilience, and early intervention. We continue to explore new ways to support employee wellbeing and respond to emerging workforce needs.

Employee rewards and recognition

The City's Reward and Recognition Program celebrates employees who exemplify our values, deliver exceptional outcomes, and contribute positively to workplace culture. The program takes a tiered approach, offering both formal and informal opportunities to acknowledge performance and behaviour at all levels.

Recognition opportunities include:

- peer and leader acknowledgements, such as thank-you cards and coffee vouchers
- value-able awards presented at directorate meetings for impactful contributions
- annual Wanneroo Awards recognising individuals and teams who consistently go above and beyond
- service milestones, celebrated at biannual events, acknowledging tenure from five years through to 45 years.

All employees are encouraged to participate in building a culture of appreciation by using the Applause Board and the City's intranet-based nomination system. Recognition efforts are designed to be timely, meaningful, and aligned with our organisational values.

Looking ahead

In 2024–25, we continued to strengthen our workforce foundations, with an increased focus on leadership, planning, and employee experience. While key frameworks and initiatives have taken shape, the year ahead will see further refinement of the People and Culture function to ensure it delivers high-impact, future-focused outcomes.

With the foundations now in place, we are well-positioned to evolve our approach – shifting from transactional service delivery to more strategic, people-centred practices aligned with organisational priorities and community needs.



Community highlight story

Development of our Workforce Plan

In 2024–25, the City of Wanneroo developed and endorsed our revised Workforce Plan, setting a clear direction for shaping, supporting, and strengthening our workforce to deliver on organisational goals and community priorities.

The plan was informed by comprehensive internal consultation and detailed research into current and emerging workforce trends. It identifies critical resourcing needs and outlines an action plan focused on four key areas: Culture, People, Processes, and Systems. Together, these pillars form the foundation for a workforce that is motivated, capable, and aligned with the City's vision.

Following presentation at Council Forum, the Workforce Plan was formally endorsed by Council and published online to ensure transparency and accessibility. Implementation is now underway, with ongoing monitoring and reporting in place to track progress and maintain accountability.

A well-designed workforce plan ensures we have the right people, skills, and structures to meet both current and future needs. By proactively addressing talent gaps, supporting staff development, and planning for growth, we are building a future-ready workforce. This commitment strengthens organisational capability and ensures the delivery of high-quality services that provide lasting value to the communities we serve.



Work health and safety

We continue to foster a strong and improving safety culture, where staff are encouraged to protect themselves, their colleagues, contractors and the broader community.

We meet our obligations under the *Work Health and Safety Act 2020*, the *Workers Compensation and Injury Management Act 2023*, and our enterprise agreements. These obligations are taken seriously, as the health and wellbeing of our workforce are critical to engagement, productivity and community service.

Our WHS management system continues to evolve through a focus on continuous improvement, innovation, and best practice. In 2025–26, we will explore opportunities to enhance integration across our broader management systems to support more streamlined, effective, and sustainable operations.

WHS requirements are embedded in key systems and processes:

- **Recruitment**
  WHS questions are mandatory during interviews and reference checks. New employees in high-risk roles must complete a pre-employment medical assessment based on job-specific physical requirements.
- **Procurement**
  Safety risk assessments are required for all purchases of goods, services and works, in line with our Contractor Safety Management Risk Framework. In 2025-26 we will continue developing a dedicated Contractor Management module within our safety system to enhance oversight of contractor safety performance and compliance. This module will support more effective procurement and risk management processes by capturing key contractor data, which can be leveraged for improved reporting, analysis, and decision-making across projects and operations.

Continuous WHS improvement

In alignment with the *Work Health and Safety Act 2020* and ISO 45001, we maintain a strong governance framework by regularly reviewing our WHS policies, procedures, and practices to ensure they reflect current legislative requirements and operational needs. Our vision is to foster a healthy, engaged, and productive workforce. In 2024–25, we delivered the following key initiatives:

- Improved our online safety management by:
  - integrating the risk register into the safety system to centralise risk data and improve accessibility
  - developed control modules to support the identification, implementation, and monitoring of risk controls.
- Conducted targeted workshops with risk owners to build understanding, promote ownership, and ensure accurate risk representation.
- Delivered tailored training session to Assets Directorate leaders focused on operational risk responsibilities
- Continued the early intervention physiotherapy program to proactively prevent workplace injuries and introduced a comprehensive health and wellbeing initiative. This includes regular yoga and Pilates sessions, as well as facilitated discussions focused on mental health awareness and support.
- Commenced development of an enhanced onboarding and high-risk training process, with a focus on streamlining, digitising, and improving the consistency of safety-critical training delivery.

Safety training

We provided a range of safety training throughout the year, including:

- Health and safety representative training
- First aid, CPR and emergency warden training
- Load restraint training
- Managing mental health at work training
- Traffic management training
- Assets leaders safety training sessions
- Dangerous goods training
- Working safely at the City training.

Safety risk identification and control

Our top three WHS risks are:

- **Confined spaces**
  Confined Spaces remain a key area of operational risk due to the potential for hazardous atmospheres, restricted access, and emergency response limitations. At the procurement stage, we assess contractor safety documentation to ensure appropriate controls are in place, including Safe Work Method Statements (SWMS) and relevant high-risk work licences. For internal works, we rely on trained personnel and documented procedures to manage confined space entry. While foundational controls are in place, further opportunities exist to strengthen oversight, assurance, and alignment with the Confined Spaces Code of Practice.
- **Electrical hazards (including lithium-ion batteries)**
  Electrical safety continues to be a priority, particularly with the increased use of lithium-ion batteries in tools, vehicles, and equipment. We are monitoring developments in this area to better understand and manage associated risks such as thermal runaway and fire.
- **Forklift operations**
  Forklift operations present notable risks, including collisions, load instability, and pedestrian interaction. We maintain essential controls such as ensuring operators hold the appropriate high-risk work licences and a verification of competency (VoC) is conducted to confirm that licensed operators can safely perform tasks in our specific work environment.

Employee engagement in WHS

We currently have 29 elected health and safety representatives (HSRs) who play a key role in supporting a safe and healthy workplace Their responsibilities include:

- conducting workplace inspections to identify hazards
- participating in incident investigations to support continuous improvement
- attending WHS committee meetings to contribute to safety planning and communication
- consulting with management on health and safety matter
- representing employee safety concerns and promoting a culture of shared responsibility.

The HSRs and the Health and Safety Committee are currently undergoing a review and restructure to improve efficiency, strengthen engagement, and enhance responsiveness, contributing to safer and more proactive workplace outcomes.

WHS risk assessments

Risk assessments are conducted regularly to identify and control hazards. These assessments involve consultation with HSRs, team leaders and WHS staff. Our risk assessment template prompts engagement and documentation of employee input, in line with our WHS Risk and Hazard Management Procedure.

Safety performance

Our **MySafety system** records injuries and incidents involving employees, volunteers, contractors and community members. In 2024–25:

- **87 injuries** were recorded:
  - 78 employee injuries (90%)
  - 4 contractor injuries (4%)
  - 5 volunteer injuries (6%)
- **8 notifiable incidents** occurred and were reported within legislated timeframes
- **No regulatory interventions** occurred.

A notifiable incident is the death of a person, a serious injury or illness of a person or a dangerous incident that occurs due to business or workplace activities.

Historically, reporting under previous legislation primarily focused on injuries necessitating immediate hospital treatment or those preventing a worker from attending work for 10 or more days.

However, current regulations require workplaces to report a broader range of incidents. This expanded scope includes:

- injuries that require restricted duties for 10 or more days
- certain types of infectious diseases
- some psychological injuries
- an expanded list of dangerous incidents, even if no injury has occurred.

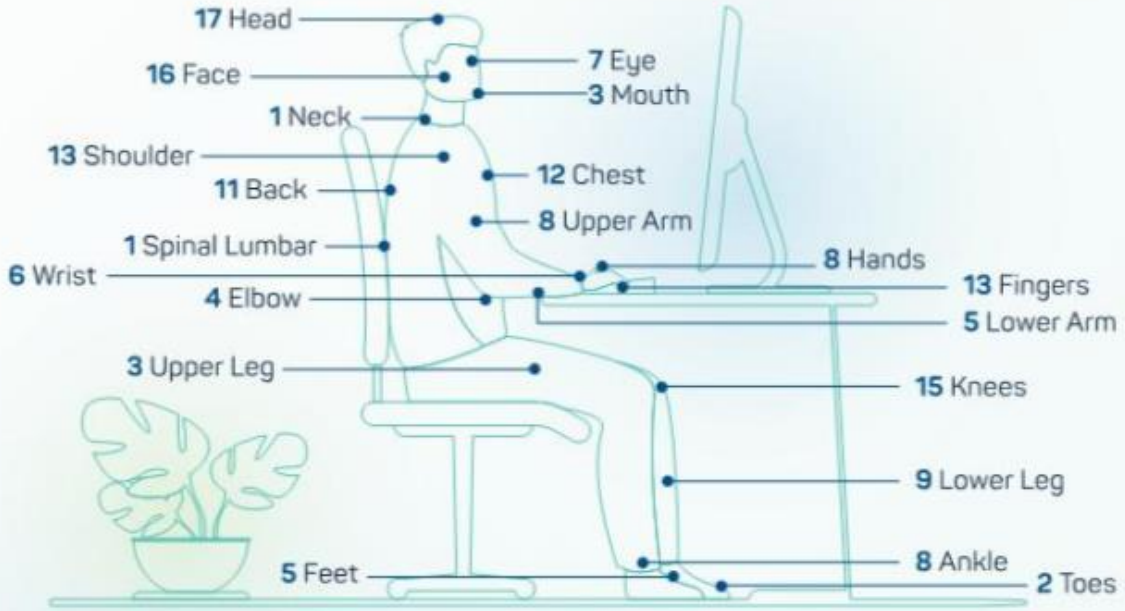
5-year injury tracking

The following table provides a five-year summary of reported workplace injuries, categorised by type. It highlights trends in minor injuries, lost time injuries, medical treatment injuries, and restricted work injuries from 2020–21 to 2024–25.

Year	Minor	Lost time injury	Medical treatment injury	Restricted work injury
2020–21	35	10	4	4
2021–22	42	9	7	2
2022–23	51	17	21	7
2023–22	70	10	19	6
2024–25	54	12	7	7

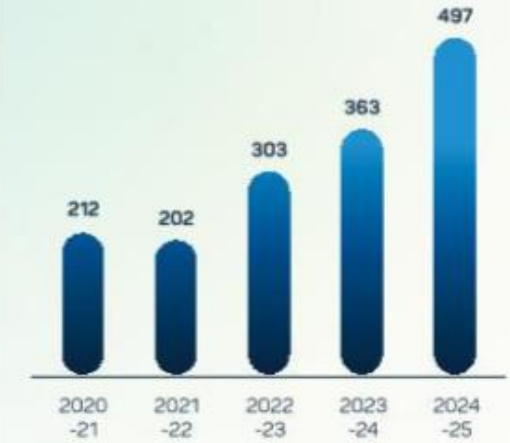
Injury overview

The infographic provides an overview of injured body parts identified in incident reports. Please note that not all reports had progressed to body part identification at the time of reporting. **Psychological injuries** are recorded against the **head**.



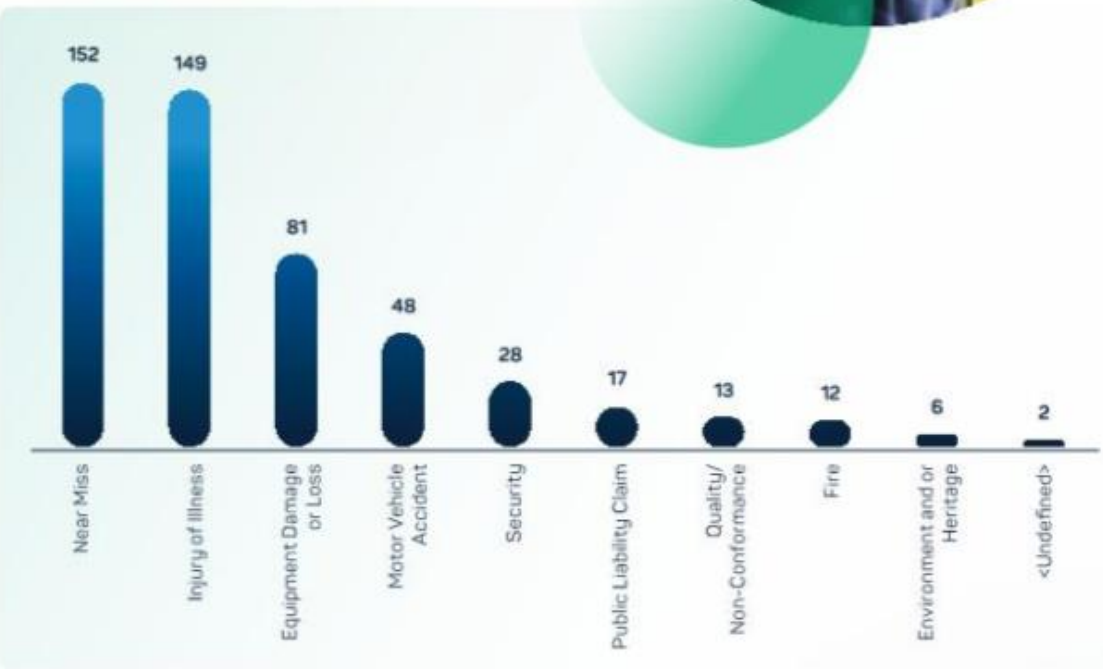
Incident reporting

In 2024–25, we recorded **497 incidents** in our MySafety system.





Incidents are categorised in different ways, and some may be recorded under multiple categories.



Injury management

Our approach to injury management focuses on promoting positive behaviours and practices that support safe and timely return to work. We now have a dedicated injury management resource onsite, providing direct support to service units in managing workplace injuries, coordinating recovery processes, and ensuring consistent application of injury management protocols.

Leaders are encouraged to remain actively involved in injury management processes, ensuring consistent communication and support to help with employees navigating injury recovery.

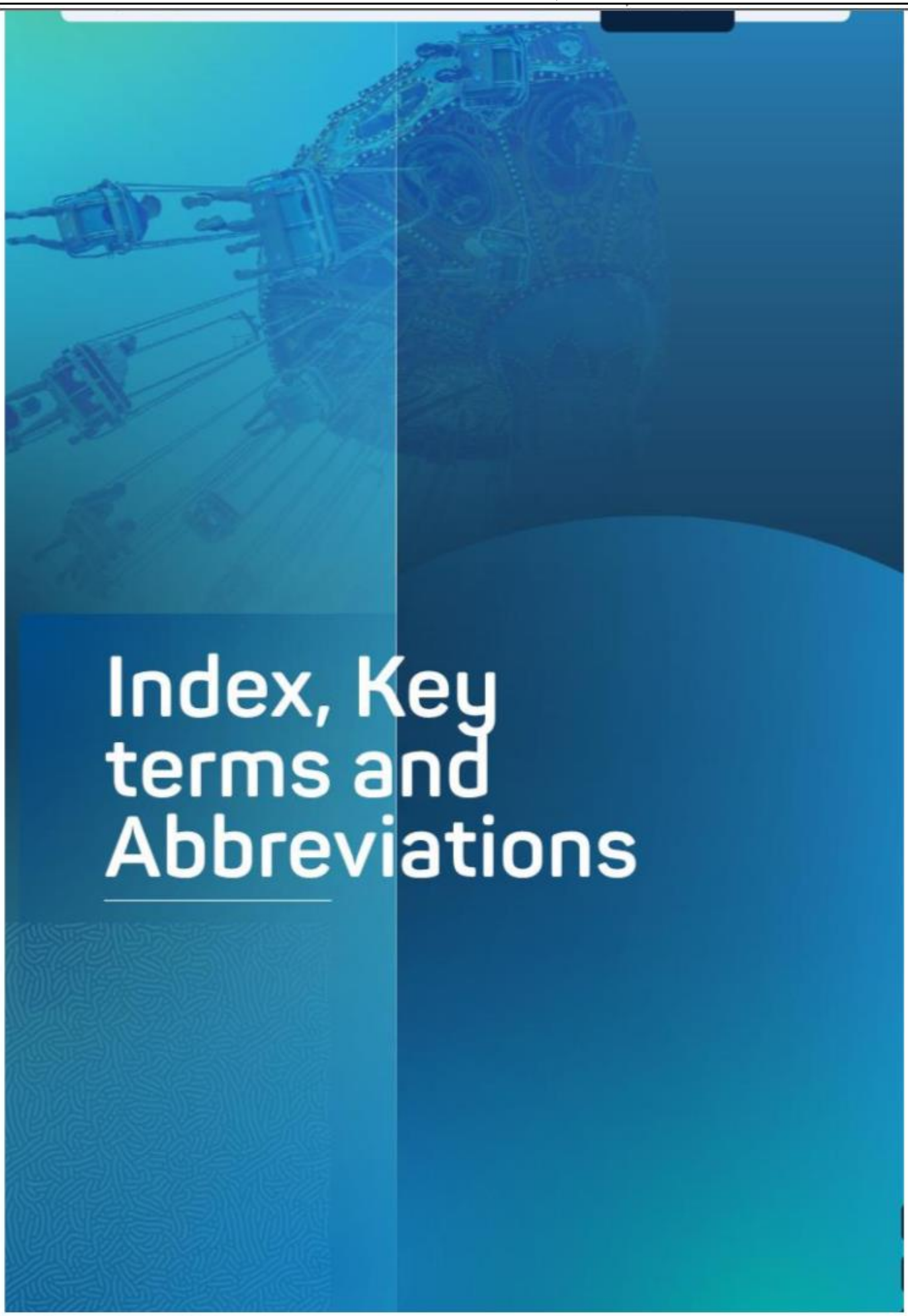
The People and Culture team works closely with leaders and employees to manage non-work-related injuries and fitness-for-work concerns. This collaborative approach helps ensure employees are fit to undertake their duties and contributes to reducing the risk of injury in the workplace.

Workers' compensation claims

In 2024–25, a total of 18 workers' compensation claims were registered, including 4 that remain pending. This compares to 16 claims in the previous year. Most claims were associated with musculoskeletal injuries.







Index, Key terms and Abbreviations

Key terms

Accessibility	When the needs of people with disabilities are specifically considered, and products, services, and facilities are built or modified so that they can be used by people of all abilities. This may include physical and online products, services, and facilities.
Activation	Planning for a diverse range of activities in a location or precinct, ensuring the needs of all potential users are met as part of their daily life.
Advocacy	The ability to obtain public and/or government support for a project, policy or program. Local governments have a role in advocating on behalf of their constituencies to state and federal levels of government, statutory authorities and other sectors.
Asset	An asset is an object (physical or intangible) that has an identifiable value and a useful life greater than 12 months, that is or could be used by the City to provide a service. Our assets include roads, the water supply network, sewerage network and buildings.
Asset management	The City's activity used to sustainably manage its assets and asset systems to achieve our corporate plan. This includes asset performance, risks and expenditures over the asset's life cycle.
Audit	A review or examination of any aspect of the operations of the City's Administration. An audit can be conducted by an internal (someone who is ordinarily part of the organisation) or an external (someone from outside the organisation) auditor.
Biodiversity	The variety of all living things including plants, animals and micro organisms, their genes and the ecosystems of which they are a part.
Canopy	Foliage that grows above 3 metres and can provide overhead shade for people, surfaces and materials within the environment. Also known as tree canopy.
Capital works	Scheduled infrastructure works generally encompassing major works for road, drainage and building assets.
Community	A group of individuals sharing one or more characteristics such as geographic location (e.g. our neighbourhood), culture, age, or a particular risk factor.
Corporate governance	The process by which agencies are directed and controlled. Generally understood to encompass authority, accountability, stewardship leadership, direction and control.
Council Member	Also known as a Councillor, or previously an Elected Member, a Council Member is an individual elected to serve on the Council.
Developer	A person whose business either alone or as part of or in connection with any other business, is to act on their own behalf in respect of the sale, exchange, or other disposal of real estate.
Development	A development is any change to the use of land requiring town planning approval or oversight.

Key terms

Diversity	Understanding that each individual is unique and recognising our individual differences.
Election	Local government ordinary elections are held on the third Saturday in October every two years. Councillors are elected for terms of four years. Elections are held every two years for half of the council, and candidates are elected using a preferential voting system. If a vacancy occurs within a term, an extraordinary election is held. In the City of Wanneroo, the Mayor is popularly elected every four years.
Financial sustainability	When a local government's infrastructure capital and financial capital can be maintained over the long term.
Hub	Centre of an activity, region or network.
Infrastructure	Infrastructure supports many of the services provided by Local Governments – for example, roads, bridges, community buildings, water and sewerage services.
International Organization for Standardization	An independent, non-government international organisation that brings together standards bodies from 169 countries to develop international standards.
Kaya	Noongar for 'hello'.
Landfill	Sites for disposal of non-recyclable waste.
Lean Six Sigma	A process improvement approach that uses a collaborative team effort to improve performance by systematically removing operational waste and reducing process variation.
Local Planning Strategy	A guide for future decisions in relation to rezoning and funding for future services and infrastructure.
Procurement	The act of obtaining or buying goods and services.
Program	An activity or group of activities that delivers benefits or services to the City's Administration or the community as a whole.
Rates	An annual tax on residential or commercial property. Rates are calculated by multiplying the gross rental value (GRV) of a property by the rate in the dollar. The GRV is determined by the State Government (Landgate) and the rate in the dollar is determined by individual councils.
Risk management	The process of measuring or assessing risk and developing strategies to manage it.
Service unit	An organisational unit within the City that administers defined functions.
Services	Business activity that involves doing things for customers rather than producing goods, or a single act of doing something for a customer. We deliver a wide range of services to meet community needs, such as town planning, waste collection, play groups and recreation facilities. Some services are required by law and others the Council chooses to provide. We also have corporate services – such as finance, payroll, human resources and ICT – to support our frontline service delivery.
Smart city	An urban area that uses advanced technologies and data-driven approaches to enhance the quality of life for its residents.
Stakeholder	Individuals, groups or organisations interested in, impacted by or in a position to influence the City's activities or objectives.
Sustainability	The ability to meet present-day needs without compromising the ability of future generations to meet their own needs.
Urban forest	A collection of trees that grow within a city, town or suburb.
Wandjoo	Noongar for 'welcome'

Abbreviations

AARC	Alkimos Aquatic and Recreation Facility
AARP	Australian Automation and Robotics Precinct
ACN	Australian Company Number
AIFR	All injury frequency rate
AIP	Access and Inclusion Plan
ARA	Australasian Reporting Awards
CBP	Corporate Business Plan
CCTV	closed-circuit television
CDP	Community Development Plan
CEO	Chief Executive Officer
CRM	customer relationship management
CSR	corporate social responsibility
CSRFF	Community Sporting and Recreation Facilities Fund
DAIP	Disability Access and Inclusion Plan
DAIRG	Disability Access and Inclusion Reference Group
DBCA	Department of Biodiversity, Conservation and Attractions
DFES	Department of Fire and Emergency Services
DLGSC	Department of Local Government, Sport and Cultural Industries
EAP	Employee Assistance Program
ELT	Executive Leadership Team
EOI	expression of interest
ESL	Emergency services levy
FOGO	Food organics and garden organics
FOI	freedom of information
FTE	full-time equivalent
GAPP	Growth Areas Perth and Peel
GST	Goods and Services Tax
ha	hectares
HRIS	Human resources information system
HSR	health and safety representative (employee)
IAF	Internal Audit Function
IAP2	International Association for Public Participation
ICT	information and communications technology
IPRF	Integrated Planning and Reporting Framework
IPWEA	Institute of Public Works Engineering Australia
ISO	International Organization for Standardization

Abbreviations

KPI	key performance indicator
LGA	Local Government Act 1995 (WA)
LGIRS	Department of Local Government, Industry Regulation and Safety
LGIS	Local Government Insurance Scheme
LTFP	Long Term Financial Plan
MIS	media impact score
MODAP	Metro Outer Development Assessment Panel
MRC	Mindarie Regional Council
NCP	National Competition Policy
NGAA	National Growth Areas Alliance
NIA	Neerabup Industrial Area
OAG	Office of the Auditor General
OIC	Office of the Information Commissioner (WA)
PDRC	performance development review conversation
PMBOK	Project management body of knowledge
PMO	project management office
PV	photovoltaic
QMS	quality management system
QMSLSC	Quinns Mindarie Surf Lifesaving Club
RAP	Reconciliation Action Plan
RKP	recordkeeping plan
RSL	Returned and Services League
SAA	Salaries and Allowances Act 1975
SCP	Strategic Community Plan
SWMS	Safe Work method statement
VoC	Verification of competency
WACC	Wanneroo Animal Care Centre
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission
WAPOL	WA Police
WBA	Wanneroo Business Association
WHS	workplace health and safety
WTC	Wanneroo Town Centre
YTRAC	Yanchep Two Rocks Access Centre

Notations

Tables throughout the report use notations as follows:

$m	=	million dollars
$b	=	billion (thousand million) dollars
km	=	kilometre
kl	=	kilolitre
ha	=	hectare
t	=	tonne
-	=	either zero or nil
n/a	=	not applicable



Index

A

Aboriginal and Torres Strait Islander peoples	5, 9, 11, 35, 70, 143, 153
reference group	62
Access and Inclusion	138, 142
Acknowledgment of Country	5
Advocacy	30, 70, 80, 113–114
Alkimos Aquatic and Recreation Centre	33, 34, 39, 73, 84, 131, 141
Aquamotion	8, 22, 24, 74, 80, 83, 140
Asset management	35, 116, 117, 119, 120, 130, 135, 148–149
asset management information system	144, 148
Audit	117, 128
Audit and Risk Committee (see Committees)	
external audits	137
internal audits	136
Office of the Auditor General	137
Australian Automation and Robotics Precinct	28, 95
Awards	35–36, 74, 89, 91, 94, 138, 139, 157, 174

B

Biodiversity	96–99
Business Wanneroo	94, 95

C

Capital works	33, 34, 38, 82, 98, 105, 106, 117, 136
CCTV	35, 37, 103, 106, 107–108
Climate change	22, 29, 31, 96, 99, 135
Climate Change Adaptation and Mitigation Strategy	22
Code of Conduct	
Council member, committee member and candidate code of conduct	65, 66
Employee code of conduct	129, 150, 155
Committees	59–61
Audit and Risk Committee	39, 59, 76, 128, 141, 142
Community engagement	30, 31, 68–69, 85, 114, 138, 143, 145
Community funding	27, 70, 80, 86, 87, 138, 143
Community safety	29, 33, 35, 37, 62, 72, 77, 103, 106, 107–108, 121
Complaints	66, 145
Contracts	38, 119, 141, 142, 150–151
Council	40–67
committees (see Committees)	
decisions	58, 63
elections	41, 42, 166
meetings	42, 58, 61, 63, 64, 65, 66, 67
members	42, 43–57, 60, 61
remuneration for members	64
structure	41, 59
training	65
working groups	62
Corporate Business Plan	6, 19, 20, 78, 84, 90, 95, 99, 106, 113, 117
Corporate governance	115, 118–120, 128–129
Customer service	24, 36, 144, 145

D

Democratic governance	41, 66
Department of Local Government, Sport and Cultural Industries	69, 121, 128
Disability	138, 142
Discover Wanneroo	27, 32, 69, 90–91
Dordaak Kepap	33, 34, 39, 80, 86, 92, 143

E

East Wanneroo	85, 104
Economic development	32, 37, 70, 90, 94–95
Elections (for Council elections, see Council)	113, 114
Emergency management	33, 37, 59, 102–106, 108, 121, 139, 140
Events	62, 68, 74, 80–81, 85, 87, 94, 95, 97, 103, 121, 143
Executive Leadership Team (see Leadership)	

F

Fees and charges	38, 64, 103
Footpaths	79, 141
Freedom of information	147

G

Gallery (see Wanneroo Regional Gallery)	
Golf courses	8, 82, 84
Grants	38, 80, 98, 105, 108, 111, 121, 122
Growth Areas Perth and Peel (GAPP)	71

H,I

Heritage	11–12, 27, 62, 69, 88–92, 139
History	5, 11–12, 77, 88–92, 139
Homelessness	31, 80
Information management	146
Injuries	117, 160–161, 163

J, K, L

Kingsway Indoor Stadium	8, 22, 24, 39, 83
Kingsway Sporting Complex	132–133
Landsdale Library and Youth Innovation Hub (see Dordaak Kepap)	
Leadership	35–36, 81, 115, 118, 156
Executive Leadership Team	125–127, 136, 153
School Leadership Program	81
Libraries	24, 37, 80–81, 83, 86
Liveability Survey	77, 79, 88, 93, 96, 102, 115
Local Area Planning	85
Long Term Financial Plan	120, 130

M, N

Mariginiup bushfire	35, 108
Mayor	13, 41, 42, 43, 59–61, 64
Media	71–73
coverage	72
impact score	72
social media	63, 68, 90
Mitigation	119
bushfire risk	59, 103, 108, 121
climate change (see Climate change)	
contract management	142
Museum (see Wanneroo Regional Museum)	
National Competition Policy	140
National Growth Areas Alliance (NGAA)	71, 114
Neerabup Industrial Area	8, 39, 94, 111

O

Organisational structure	124

P

Partnerships	28, 71, 90, 94, 95, 139, 143
Planning	20, 31, 104, 109, 130, 153
Integrated Planning and Reporting Framework (see Reporting)	
Privacy	116, 129
Procurement	141
Strategic Procurement Roadmap	116, 119
Project governance	137
Public health	37, 103, 107
Publicly available information	67

R

Rates (see Financial Report, page 173)	
income	120, 134
what we used your rates for	37
Remuneration	64, 150–151
Reporting	35, 116–120, 137, 141, 144, 158, 160, 162
Integrated Planning and Reporting Framework	19
Risk management	135–136

S

Salaries and Allowances Tribunal	64, 151
Stakeholders	68, 70–71, 119–120
Strategic Community Plan	15, 19, 20
Sustainability	18, 22–23, 37, 99, 121

T

Tourism	27, 90–91
Training	65, 95, 107, 138, 139, 142, 143, 146, 154–155, 159

U, V

Urban forest	22, 98
Values	17
Vision	15
Volunteers	83, 108, 139, 160

W

Wanneroo Business Association	71, 94
Wanneroo Regional Gallery	89, 91
Wanneroo Regional Museum	27, 89–91, 143
Wanneroo Town Centre	81
Waste management	23, 33, 97, 100–101
landfill	99
recycling	33, 99
Western Australian Planning Commission	91, 104, 109
Work health and safety	119, 159–163
Workers compensation	163
Workforce profile	32, 120, 152

X, Y, Z

Yanchep Lagoon	85
Yanchep National Park	8, 12, 90
Your Say	68, 70, 83
Youth	69, 80, 81, 86, 114, 121, 138
centres	8, 143
innovation hub (see Dordaak Kepap)	
outreach	122


Financial
report

Message from the Chief Financial Officer

On behalf of the City, I am pleased to present the City's Annual Statutory Financial Report for 2024-25.

This report includes the Audit Report from the Office of the Western Australian Auditor General, along with the financial report and supplementary disclosure notes for the financial year ending 30 June 2025. The financial report has been prepared in compliance with Australian Accounting Standards for general purpose financial reports and the relevant legislative requirements under the *Local Government Act 1995*. It offers our community an update on the City's financial performance, progress over the past year and the financial position.

Importance of Transparent Financial Reporting

The financial report aims to provide users with reliable quantitative information about the City's current financial position and performance. It also demonstrates how the City has fulfilled its accountability and obligations in managing public funds and assets. The City is dedicated to delivering comprehensive financial reports that offer transparent, clear, and accurate information to ratepayers and the broader community. These reports align with the City's forward planning tools, including the Council Plan, Long-Term Financial Plan, Annual Budget and Service Plans.

The City consistently benchmarks its annual report against the Australasian Reporting Awards **(ARA)**, which set the standard for excellence in financial and non-financial reporting across Australia, New Zealand, and the Asia-Pacific region. These Awards assess reports based on transparency, accountability, and communication, reflecting global best practices. The City's dedication to these principles has been recognised with nine Gold Awards to date, a testament to its high reporting standards. Winning these awards demonstrates not only compliance but also the City's commitment to clear stakeholder communication, sound governance, and continuous improvement. This recognition reinforces the City's reputation for operational excellence, fostering public trust and accountability in its performance.

The Year in Review

The City managed to deliver positive and strong financial outcomes in the last financial year. A summary of our performance is outlined below while detailed information is included within the financial report and notes to the financial report.

Total operating revenue for the year was $261.7 million, surpassing the budgeted $245.2 million and improving upon the $245.8 million reported in 2023-24. Majority of the operating revenue is derived from rates, representing about 63% of total revenue, with approximately 21% of total City revenue coming from Fees & Charges. Grants and subsidies from the Federal/State governments account for around 7% of total revenue. The remaining 9% of revenue is made up of interest and other miscellaneous income. This growth reflects the City's ability to generate diverse income streams.



Total operating expenses for the year was $252.7 million, which was slightly below budget by $1.6 million. This is driven by employee costs being lower than budgeted reflecting our efficiency in containing costs against growth in properties to service and within the expectations of the industrial agreements.

Compared to the City's total 2024-25 budgeted deficit from operating activities of $9.1 million, the City has produced an operating surplus of $9.0 million. This is mainly due to the advanced payment of the Financial Assistance Grant and higher than budgeted Fees and Charges.

Net non-operating revenue and expenses for the year totalled $105.9 million, above the budgeted $74.0 million and significantly higher than the $57.7 million reported in 2023-24. This included $87.1 million in capital grants, subsidies and contributions, enabling continued investment in infrastructure and community projects, exceeding the budgeted $65.6 million and improving upon the $43.6 million reported in 2023-24. Of the capital grants, subsidies and contributions, $59.4 million is attributed to contributed assets.

The City's total assets reached $3.7 billion, a significant increase from $3.6 billion reported in the financial year 2023-24, mainly driven by property, plant & equipment and infrastructure investments. Key metrics include:

- **Cash and cash equivalents:** $42.1 million, ensuring adequate liquidity to meet operational requirements.
- **Other financial assets:** $505.3 million, indicating strategic financial management.

On the liabilities side, total liabilities rose to $327.3 million, reflecting a manageable increase in payables and bond and security deposits. The City has reported its current ratio for the year at 1.3 (2023-24 was 1.4).

Borrowings remained stable at $74.3 million, demonstrating disciplined debt management. Employee-related provisions decreased to $18.6 million due to a decrease in the workers compensation provision. Other provisions, including development contributions, were carefully monitored to ensure sustainability.

The financial year 2024-25 results reflect the City's commitment to financial sustainability and effective resource management. The strong operating surplus, enhanced asset values, and prudent debt management demonstrate the City's ability to meet current obligations while preparing for future challenges.

Looking Forward

As we advance into financial year 2025-26 and to longer term, the City remains focused on delivering excellent services and addressing its planned infrastructure requirements. Additionally, we will continue to support our ratepayers and local businesses. Our planning framework, which includes short-term (1-year annual service plans), mid-term to long-term (10-year Council Plan and Long-Term Financial Plan), allows us to formally review our objectives, update strategies, and track our progress. Most importantly, the City is dedicated to ensuring adequate resources are available to meet both current and future demands.

The City will strive to provide sufficient resources to meet current and future demands sustainably. Our current projects include:

- Enhancing operational functionality within the City's Financial Management Information Systems.
- Reviewing the Long-Term Financial Plan.
- Implementing a new property and rating system.
- Improving reporting on service costing; and
- Support major Project Initiatives.

Conclusion

I would like to take this opportunity to express my gratitude to the Mayor, Councillors and the Executive Leadership Team for their guidance and dedication in achieving the strong financial results for 2024-25. I also want to acknowledge the passion and commitment of all City employees and our Finance team, whose hard work and dedication have been integral to our success. Our achievements are a direct result of this unwavering commitment to excellence across all levels of the organisation.

Looking ahead, I am excited for the opportunities and challenges the next 12 months and beyond will bring. I look forward to working closely with the Mayor, Councillors, the Chief Executive Officer (CEO), and our Executive Leadership Team to further strengthen the City's financial position and continue delivering value to our community. Together, we will build on this year's achievements to ensure sustainable growth and prosperity for the City of Wanneroo.

Bimsara Pathirathna **CPA, ACA, ACMA, CGMA, MAAT, ASCMA, BSc (Acc. & Fin. Mgt. Special)**
Chief Financial Officer

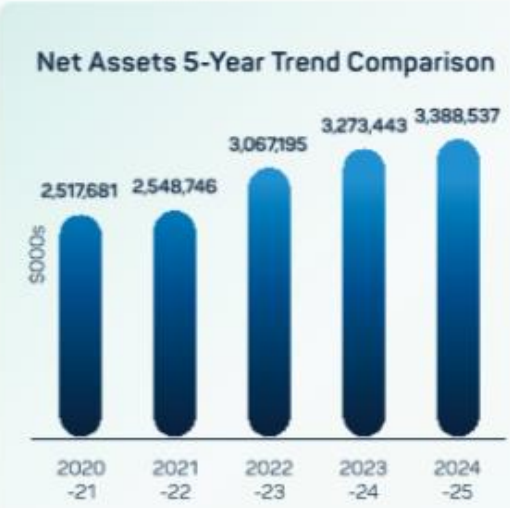
Statement of financial position

The accompanying financial report for the year ended 30 June 2025 have been prepared in accordance with the Local Government Act 1995 (as amended) and the relevant Regulations, the Australian Accounting Standards and professional pronouncements, and the Local Government Code of Accounting Practice and Financial Reporting (Update No. 26).

The financial reports comprise general purpose financial report that have been audited by the Office of the Auditor General.

Description	2020–21 Actual $'000	2021–22 Actual $'000	2022–23 Actual $'000	2023–24 Actual $'000	2024–25 Actual $'000
Total assets	2,769,133	2,830,544	3,356,715	3,589,137	3,715,876
Total liabilities	251,452	268,234	289,520	315,694	327,338
Net assets	**2,517,681**	**2,562,310**	**3,067,195**	**3,273,443**	**3,388,532**

The marginal increase in total assets is due to the expanding asset base of the city.



The increase in total assets is mainly due to additions to Property, Plant & Equipment and Infrastructure assets including Contributed Assets. In addition, development in the City, with respect to Development Contribution Plan assets also contributed to the increase.

Total liabilities have increased over the last year, mainly due to an increase in Trade Payables and Bonds and Security Deposits.

Capital grants, subsidies and contributions

During the 2024-25 financial year the City received various capital grants, subsidies and contributions for replacing and renewing assets.

Below is an overview of the amounts received by the City during the year and the two years before this financial year.

Year	Amount Received
2024-25	$5,375,244
2023-24	$6,709,097
2022-23	$3,922,730



Major land transactions financial overview

Golf Courses

The City has entered into a lease agreement with Belgravia Health & Leisure Group Pty Ltd for a period of 10 Years, to manage and operate Carramar and Marangaroo Golf Courses. The commencement date of the lease was 01 November 2022.

Current year transactions	2024-25 Actual $	2024-25 Budget $	2023-24 Actual $
Operating revenue			
Fees and Charges	1,609,317	1,488,000	1,540,582
Other Revenue	587,271	564,000	466,998
	2,196,588	**2,052,000**	**2,007,580**
Operating expenditure			
Materials and Contracts	(511,427)	(519,226)	(377,601)
Depreciation	(147,324)	(126,203)	(128,479)
	(658,750)	**(645,429)**	**(506,080)**
Capital expenditure			
Golf Course Upgrade	(561,132)	(602,530)	(560,987)
	(561,132)	**(602,530)**	**(560,987)**



Expected future cash flows	2024-25 $	2025-26 $	2026-27 $	2027-28 $	2028-29 $	Total $
Cash outflows						
Operating Expenditure	(658,750)	(500,000)	(515,000)	(530,450)	(546,364)	(2,750,564)
Capital Expenditure	(561,132)	(602,530)	(12,600,000)	(9,320,000)	(1,240,000)	(24,323,662)
	(1,219,883)	**(1,102,530)**	**(13,115,000)**	**(9,850,450)**	**(1,786,364)**	**(27,074,226)**
Cash Inflows						
Operating Revenue	2,196,588	2,052,000	2,113,560	2,176,967	2,442,276	10,981,390
	2,196,588	**2,052,000**	**2,113,560**	**2,176,967**	**2,442,276**	**10,981,390**
Net cash flows	**976,705**	**949,470**	**(11,001,440)**	**(7,673,483)**	**655,912**	**(16,092,836)**

Assets	2024-25 $	2025-26 $	2026-27 $	2027-28 $	2028-29 $
Property, Plant & Equipment and Infrastructure	**41,731,681**	**42,334,211**	**54,934,211**	**64,254,211**	**65,494,211**

Notes

a. A reserve is in place to ensure a proportion of the operating income is transferred to the reserve and for capital outflows to be transferred from the reserve.
b. The reserve balance as at 30/6/2025 is $8,079,023
c. Marangaroo Land is Crown Land and hence has no value in the Asset Register.

Neerabup

It is anticipated that the tender for the development of Lot 9100 will be awarded in Quarter 3 of the 2025-26 financial year, followed by the commencement of construction in Quarter 4. Sales of Lots are expected in the 2027-28 financial year.

Current year transactions	2024-25 Actual $	2024-25 Budget $	2023-24 Actual $
Operating revenue			
Other Revenue	407,234	660,000	371,747
Profit on Disposal of Assets	0	0	0
	407,234	**660,000**	**371,747**
Operating expenditure			
Materials and Contracts	0	(50,000)	0
	0	**(50,000)**	**0**
Capital expenditure			
Development Costs	(540,925)	(561,013)	(444,986)
	(540,925)	**(561,013)**	**(444,986)**

Expected future cash flows	2024-25 $	2025-26 $	2026-27 $	2027-28 $	2028-29 $	Total $
Cash outflows						
Operating Expenditure	0	0	0	0	0	0
Capital Expenditure	(540,925)	(658,000)	(12,059,408)	(2,792,050)	(2,718,750)	(18,769,133)
	(540,925)	**(658,000)**	**(12,059,408)**	**(2,792,050)**	**(2,718,750)**	**(18,769,133)**
Cash Inflows						
Operating Revenue	407,234	564,000	1,400,000	1,400,000	1,397,700	5,168,934
Proceeds on Land Sales	0	0	0	18,930,000	18,930,000	37,860,000
	407,234	**564,000**	**1,400,000**	**20,330,000**	**20,327,700**	**43,028,934**
Net cash flows	**(133,691)**	**(94,000)**	**(10,659,408)**	**17,537,950**	**17,608,950**	**24,259,801**

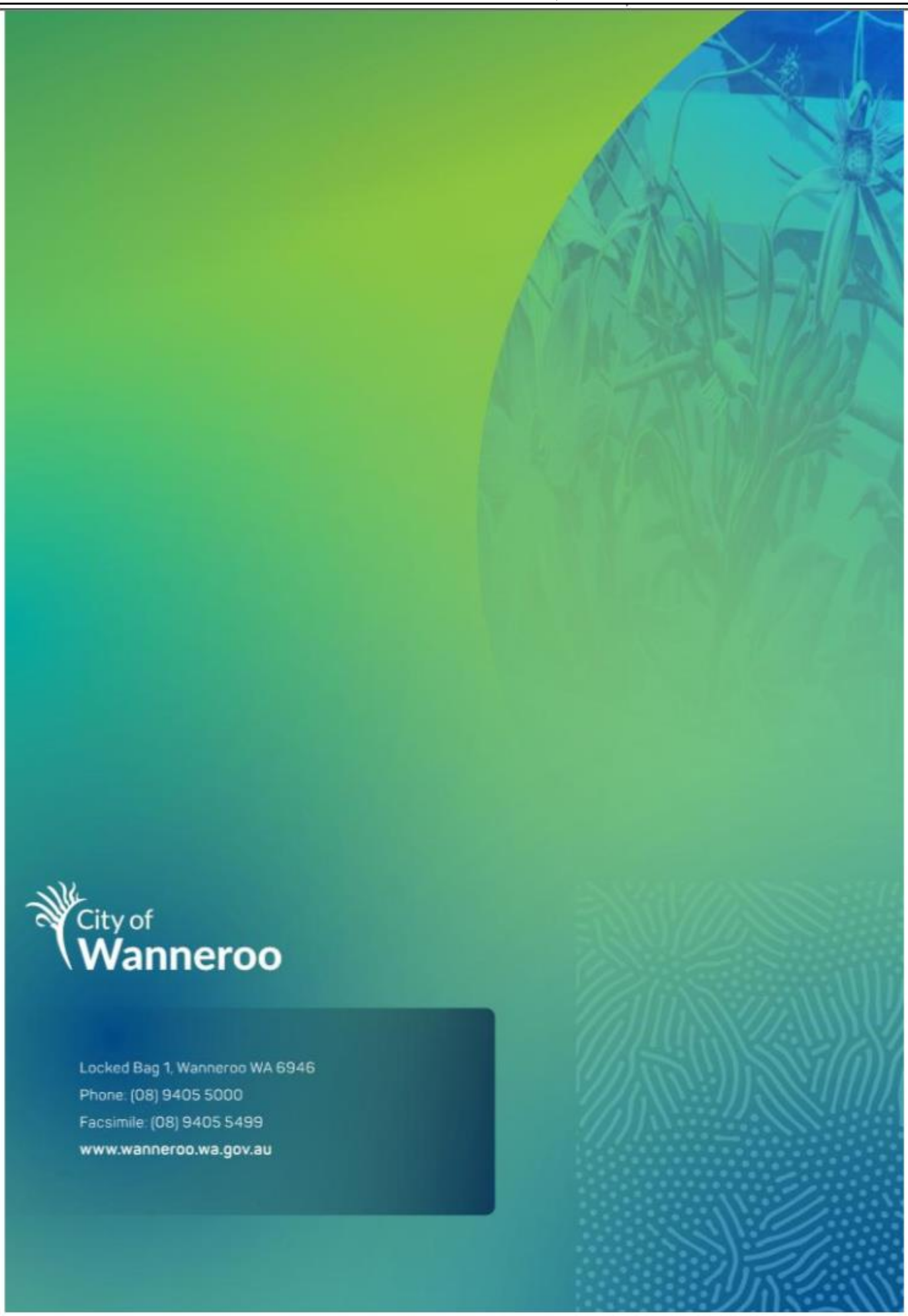
Assets	2024-25 $	2025-26 $	2026-27 $	2027-28 $	2028-29 $
Land Held for Resale	**4,276,420**	**4,934,420**	**16,993,828**	**18,598,725**	**20,038,427**

Notes

a. A reserve (Neerabup Development Reserve) is in place to ensure a proportion of the operating income is set aside for capital outflows.

b. The balance of the Neerabup Development Reserve as at 30/6/2025 is $14,392,452.

c. It is assumed that all lots are to be sold over the life of the project, commencing in 2027-28 with 6% and in 2028-29 another 6%.


City of
Wanneroo
Locked Bag 1, Wanneroo WA 6946
Phone: (08) 9405 5000
Facsimile: (08) 9405 5499
www.wanneroo.wa.gov.au

Auditor General

INDEPENDENT AUDITOR'S REPORT
2025
City of Wanneroo

To the Council of the City of Wanneroo

Opinion

I have audited the financial report of the City of Wanneroo (City) which comprises:

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report :

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2025 and its financial position at the end of that period
- is in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Wanneroo for the year ended 30 June 2025 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.

Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
19 November 2025



City of Wanneroo

Annual Financial Report

2024/25

City of Wanneroo

Annual Financial Report

for the year ended 30 June 2025

Contents Page

Statement by CEO 2

Primary Annual Financial Report

Statement of comprehensive income 3
Statement of financial position 4
Statement of changes in equity 5
Statement of cash flows 6
Statement of financial activity 7

Notes to the Financial Report 9

Content Overview

The City of Wanneroo conducts the operations of a local government with the following community vision:

A welcoming community, connected through local opportunities.

Principal place of business:
23 Dundebar Rd, Wanneroo WA 6946

City of Wanneroo

Annual Financial Report

for the year ended 30 June 2025

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Statement by CEO

The accompanying financial report of the City of Wanneroo has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2025 and the financial position as at 30 June 2025.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 18 day of NOVEMBER 2025.

Chief Executive Officer

William Parker

City of Wanneroo

Statement of comprehensive income

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
Revenue				
Rates	2a,28	164,395,355	163,796,535	155,652,046
Grants, subsidies and contributions	2a	17,455,538	7,108,391	14,927,781
Fees and charges	2a	54,535,722	50,347,441	51,037,447
Interest revenue	2a	21,639,079	20,356,597	21,404,832
Other revenue	2a	3,682,315	3,546,824	2,813,537
		261,708,009	245,155,788	245,835,643
Expenses				
Employee costs	2b	(88,898,727)	(96,422,449)	(83,230,948)
Materials and contracts		(97,030,970)	(92,100,912)	(79,735,755)
Utility charges		(10,892,105)	(10,468,423)	(10,864,721)
Depreciation	10a	(50,087,758)	(49,388,309)	(49,247,380)
Finance costs	2b	(4,140,757)	(4,150,877)	(4,145,820)
Insurance		(1,648,507)	(1,756,302)	(1,621,229)
		(252,698,824)	(254,287,272)	(228,845,853)
Operating result		9,009,185	(9,131,484)	16,989,790
Capital grants, subsidies and contributions	2a	87,103,281	65,557,984	43,647,357
Profit on asset disposals		8,518,276	7,532,083	7,808,549
Loss on asset disposals		(573,116)	(124,684)	(478,073)
Fair value adjustments to investment property	12	545,259	–	–
Share of net profit of associates accounted for using the equity method	23	(1,636,561)	–	1,540,874
Development Contribution Plan Expenses		(26,208,655)	(28,383,954)	(4,871,049)
Development Contribution Plan Income		38,126,444	29,372,196	10,022,651
		105,874,928	73,953,625	57,670,309
Net result for the period		114,884,113	64,822,141	74,660,099
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss:				
Changes in asset revaluation surplus	18	–	–	131,588,689
Share of other comprehensive income of associates accounted for using the equity method	18	209,774	–	–
Total other comprehensive income for the period		209,774	–	131,588,689
Total comprehensive income for the period		115,093,887	64,822,141	206,248,788

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

City of Wanneroo

Statement of financial position

as at 30 June 2025

	Note	2025 $	2024 $
Assets			
Current assets			
Cash and cash equivalents	3	42,062,366	37,784,199
Trade and other receivables	5	23,463,726	15,204,755
Other financial assets	4a	505,291,295	488,000,000
Inventories	6	3,709,362	422,775
Other assets	7	15,832,822	17,620,880
Total current assets		590,359,571	559,032,609
Non-current assets			
Trade and other receivables	5	4,990,485	4,851,359
Inventories	6	14,427,841	16,631,189
Investment in associates	23	27,032,853	33,837,020
Property, plant and equipment	8a	572,523,623	543,748,387
Infrastructure	9a	2,503,017,504	2,430,517,845
Right of use assets	11a	595,722	518,917
Investment property	12	2,928,075	–
Total non-current assets		3,125,516,103	3,030,104,717
Total assets		3,715,875,674	3,589,137,326
Liabilities			
Current liabilities			
Trade and other payables	13	80,847,401	58,948,106
Contract liabilities	14	26,424,916	26,436,323
Capital grant/contributions liabilities	14	9,406,157	6,269,463
Lease liabilities	11b	238,217	178,871
Employee related provisions	16	17,111,076	22,167,945
Total current liabilities		134,027,767	114,000,708
Non-current liabilities			
Contract liabilities	14	91,794,542	93,978,133
Capital grant/contributions liabilities	14	11,563,656	19,433,009
Lease liabilities	11b	379,701	358,091
Borrowings	15	74,334,488	74,334,488
Employee related provisions	16	1,530,321	1,548,609
Other provisions	17	13,707,770	12,040,746
Total non-current liabilities		193,310,478	201,693,076
Total liabilities		327,338,245	315,693,784
Net assets		3,388,537,429	3,273,443,542
Equity			
Retained surplus		1,357,444,597	1,275,127,099
Reserve accounts	31	378,183,263	345,616,648
Revaluation surplus	18	1,652,909,569	1,652,699,795
Total equity		3,388,537,429	3,273,443,542

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

Statement of changes in equity

for the year ended 30 June 2025

	Note	Retained surplus $	Reserve accounts $	Revaluation surplus $	Total Equity $
Balance as at 1 July 2023		1,240,138,851	305,944,797	1,521,111,106	3,067,194,754
Net result for the period		74,660,099	–	–	74,660,099
Increase/(decrease) in asset revaluation surplus		–	–	131,374,147	131,374,147
Share of other comprehensive income of equity accounted investments	18	–	–	214,542	214,542
Other comprehensive income for the period		–	–	131,588,689	131,588,689
Total comprehensive income for the period		74,660,099	–	131,588,689	206,248,788
Transfers from reserve accounts	31	32,196,556	(32,196,556)	–	–
Transfers to reserve accounts	31	(71,868,407)	71,868,407	–	–
Balance as at 30 June 2024		1,275,127,099	345,616,648	1,652,699,795	3,273,443,542
Balance as at 1 July 2024		1,275,127,099	345,616,648	1,652,699,795	3,273,443,542
Net result for the period		114,884,113	–	–	114,884,113
Increase/(decrease) in asset revaluation surplus		–	–	–	–
Share of other comprehensive income of equity accounted investments	18	–	–	209,774	209,774
Total comprehensive income for the period		114,884,113	–	209,774	115,093,887
Transfers from reserve accounts	31	56,161,406	(56,161,406)	–	–
Transfers to reserve accounts	31	(88,728,021)	88,728,021	–	–
Balance as at 30 June 2025		1,357,444,597	378,183,263	1,652,909,569	3,388,537,429

This statement is to be read in conjunction with the accompanying notes.

OAG AUDITED

City of Wanneroo

Statement of cash flows

for the year ended 30 June 2025

	Note	2025 Actual $	2024 Actual $
Cash flows from operating activities			
Receipts			
Rates		163,293,677	154,981,908
Grants, subsidies and contributions		39,552,553	33,249,263
Fees and charges		52,340,724	51,037,447
Interest revenue		21,639,079	21,404,832
Goods and services tax received		21,103,415	14,938,580
Other revenue		–	2,011,559
Total receipts		297,929,448	277,623,589
Payments			
Employee costs		(92,797,210)	(81,868,025)
Materials and contracts		(97,107,541)	(79,760,436)
Utility charges		(10,892,105)	(10,864,721)
Finance costs		(4,140,757)	(4,145,820)
Insurance paid		(1,648,507)	(1,621,229)
Goods and services tax paid		(22,636,831)	(15,466,095)
Total payments		(229,222,951)	(193,726,326)
Net cash provided by operating activities	19b	68,706,497	83,897,263
Cash flows from investing activities			
Receipts			
Development contribution plan income		38,126,444	10,022,651
Proceeds from financial assets at amortised cost - Term Deposits		488,000,000	440,000,000
Proceeds from land held for sale		3,364,746	2,821,656
Distributions from investments in associates		11,666,667	5,000,000
Proceeds from sale of property, plant & equipment		964,917	1,158,400
Proceeds from capital grants, subsidies and contributions		22,973,312	17,492,486
Payments			
Payments for development of land held for resale		(2,186,803)	(6,972,135)
Payments for purchase of property, plant & equipment	8a	(46,015,892)	(29,882,805)
Payments for construction of infrastructure	9a	(49,626,262)	(34,739,801)
Payments for financial assets at amortised cost		(505,291,295)	(488,000,000)
Development contribution plan expenses		(26,208,655)	(4,871,049)
Net cash (used in) investing activities		(64,232,821)	(87,970,597)
Cash flows from financing activities			
Payments			
Payments for principal portion of lease liabilities	30d	(195,509)	(170,742)
Net cash (used in) financing activities		(195,509)	(170,742)
Net increase /(decrease) in cash held		4,278,167	(4,244,076)
Cash at beginning of year		37,784,199	42,028,275
Cash at the end of the year	3	42,062,366	37,784,199

This statement is to be read in conjunction with the accompanying notes.

City of Wanneroo

Statement of financial activity

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	28	164,382,156	163,772,535	155,622,025
Rates excluding general rates	28	13,199	24,000	30,021
Grants, subsidies and contributions		17,455,538	7,108,391	14,927,781
Fees and charges		54,535,722	50,347,441	51,037,447
Interest revenue		21,639,079	20,356,597	21,404,832
Other revenue		3,682,315	3,546,824	2,813,537
Profit on asset disposals		8,518,276	7,532,083	7,808,549
Fair value adjustments to investment property	12	545,259	–	–
Development Contribution Plans revenue		38,126,444	29,372,196	10,023,113
Share of net profit of associates accounted for using the equity method	23	(1,636,561)	–	1,540,874
		307,261,427	282,060,067	265,208,179
Expenditure from operating activities				
Employee costs		(88,898,727)	(96,422,449)	(83,230,948)
Materials and contracts		(97,030,970)	(92,100,912)	(79,735,755)
Utility charges		(10,892,105)	(10,468,423)	(10,864,721)
Depreciation		(50,087,758)	(49,388,309)	(49,247,380)
Finance costs		(4,140,757)	(4,150,877)	(4,145,820)
Insurance		(1,648,507)	(1,756,302)	(1,621,229)
Loss on asset disposals		(573,116)	(124,684)	(478,073)
Development Contribution Plans expense		(26,208,655)	(28,383,954)	(4,871,049)
		(279,480,595)	(282,795,910)	(234,194,975)
Non-cash amounts excluded from operating activities				
Non-cash amounts excluded from operating activities	29a	40,932,366	41,980,910	50,068,388
Amount attributable to operating activities		68,713,198	41,245,067	81,081,592
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		88,745,053	65,557,984	43,647,357
Proceeds from disposal of assets		964,917	7,812,500	1,158,400
Distributions from investments in associates	23	11,666,667	–	5,000,000
		101,376,637	73,370,484	49,805,757
Outflows from investing activities				
Acquisition of property, plant and equipment	8a	(46,015,892)	(46,597,954)	(29,882,805)
Acquisition of infrastructure	9a	(49,626,262)	(30,479,664)	(34,739,801)
		(95,642,154)	(77,077,618)	(64,622,606)
Non-cash amounts excluded from investing activities	29b	(66,990,198)	(45,000,000)	(31,154,871)
Amount attributable to investing activities		(61,255,715)	(48,707,134)	(45,971,720)
FINANCING ACTIVITIES				
Inflows from financing activities				
Transfers from reserves	31	56,161,406	42,452,305	32,196,556
Movement in Restricted Grants, Contributions & Unspent Loans		6,144,218	5,540,192	276,481
Transfers from Development Contribution Plans		27,427,297	28,329,715	6,715,209
		89,732,921	76,322,212	39,188,246
Outflows from financing activities				
Payments for principal portion of lease liabilities	30d	(195,509)	–	(170,742)
Transfers to reserves	31	(88,728,021)	(54,140,568)	(71,868,407)
Transfers to Development Contribution Plans		(27,427,297)	(28,329,715)	(6,715,209)
		(116,350,827)	(82,470,283)	(78,754,358)
Amount attributable to financing activities		(26,617,906)	(6,148,071)	(39,566,112)

City of Wanneroo

Statement of financial activity

for the year ended 30 June 2025

	Note	2025 Actual $	2025 Budget $	2024 Actual $
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year	**29**	22,901,793	14,464,811	27,358,033
Amount attributable to operating activities		68,713,198	41,245,067	81,081,592
Amount attributable to investing activities		(61,255,715)	(48,707,134)	(45,971,720)
Amount attributable to financing activities		(26,617,906)	(6,148,071)	(39,566,112)
Surplus/(deficit) after imposition of general rates	**29c**	3,741,370	854,673	22,901,793

This statement is to be read in conjunction with the accompanying notes.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Contents of the Notes accompanying the Annual Financial Report

Note 1	Basis of preparation	10
Note 2	Revenue and expenses	12
Note 3	Cash and cash equivalents	15
Note 4	Other financial assets	16
Note 5	Trade and other receivables	18
Note 6	Inventories	19
Note 7	Other assets	20
Note 8	Property, plant and equipment	21
Note 9	Infrastructure	23
Note 10	Fixed assets	25
Note 11	Leases	28
Note 12	Investment property	30
Note 13	Trade and other payables	31
Note 14	Other liabilities	32
Note 15	Borrowings	33
Note 16	Employee related provisions	34
Note 17	Other Provisions	35
Note 18	Revaluation surplus	36
Note 19	Notes to the statement of cash flows	37
Note 20	Contingent liabilities	38
Note 21	Significant capital commitments	38
Note 22	Related party transactions	39
Note 23	Investment in associates	40
Note 24	Financial risk management	45
Note 25	Events occurring after the end of the reporting period	48
Note 26	Other Material Accounting Policies	48
Note 27	Function and activity	51

Information required by legislation

Note 28	Rating information	54
Note 29	Determination of surplus or deficit	56
Note 30	Borrowing and lease liabilities	58
Note 31	Reserve accounts	62
Note 32	Trust funds	64
Note 33	Development Contribution Plans	65

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 1. Basis of preparation

The financial report of the City of Wanneroo which is a class 1 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* (Act) and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Act read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero-cost concessionary lease. All right-of-use assets under zero-cost concessionary leases are measured at zero-cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero-cost.

The Local Government (Financial Management) Regulations 1996 provide that:
-land and buildings classified as property, plant and equipment; or
-infrastructure; or
-vested improvements that the local government controls;
and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

However, the City's policy is to revalue those assets every three years. (refer Note 10).

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and eqipment - Note 8
  - Infrastructure - Note 9
- Impairment of non-financial assets - Note 8 and 9
- Investment property - Note 12
- Expected credit loss on financial assets - Note 5
- Measurement of employee benefits - Note 16
- Estimation uncertainties made in relation to lease accounting - Note 11

As with all estimates, the use of different assumptions could lead to material changes to the amounts reported in the financial report.

Initial application of accounting standards
During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current.*
- *AASB 2022-5 - Amendments to Australian Accounting Standards - Lease liability in a Sale and Leaseback.*
- *AASB 2022-6 - Amendments to Australian Accounting Standards - Non-current liabilities with Covenants.*
- *AASB 2023-3 - Amendments to Australian Accounting Standards - Disclosure of Non-current Liabilities with Covenants: Tier 2.*
- *AASB 2024-1 - Amendments to Australian Accounting Standards - Supplier Finance Arrangements: Tier 2 Disclosures.*
- *AASB 2023-1 - Amendments to Australian Accounting Standards - Supplier Finance Arrangements.*

These amendments are not expected to have any material impact on the current annual financial report.

- *AASB 2022-10 - Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities.*

These amendments may result in changes to the fair value of certain non-financial assets on revaluation. The impact has not been quantified as it is not considered practicable to

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 1. Basis of preparation (continued)

determine the amount of the difference in fair value attributable to the change in the standard.

The local government reporting entity
All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 32 to this financial report.

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:

- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.*
- *AASB 2024-4b Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 (deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply).*
- *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements - (Appendix D) (for not-for-profit and superannuation entities).*
- *AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments.*

These amendments are not expected to have any material impact on the financial report on initial application.

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 2. Revenue and expenses

(a) Revenue

Contracts with customers

Recognition of revenue is dependent on the source of revenue and the relevant terms and conditions associated with each source of revenue and recognised as follows:

Revenue category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/refunds/ warranties	Timing of revenue recognition
Grants, subsidies or contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms. Transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, Facility bookings, planning, development and animal management.	Single point in time	Full payment prior to issue.	None	On payment and issue of the licence, registration or approval
Fees and charges - waste management entry fees	Domestic waste collection, Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility and when Rate notice is issued
Other revenue - private works	Contracted private works	Single point in time	Monthly in arrears	None	At point of service

Consideration from contracts with customers is included in the transaction price.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 2. Revenue and expenses (continued)

(a) Revenue (continued)

Revenue Recognition

Rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

Nature	Contracts with customers	Capital grant/ contributions	Statutory requirements	Other	Total
For the year ended 30 June 2025					
Rates	–	–	164,395,355	–	164,395,355
Grants, subsidies and contributions	–	–	–	17,455,538	17,455,538
Fees and charges	51,837,916	–	–	2,697,806	54,535,722
Interest revenue	–	–	6,773,266	14,865,813	21,639,079
Other revenue	–	–	925,572	2,756,743	3,682,315
Capital grants, subsidies and contributions	59,397,310	27,569,087	–	136,884	87,103,281
Total	111,235,226	27,569,087	172,094,193	37,912,784	348,811,290
For the year ended 30 June 2024					
Rates	–	–	155,652,046	–	155,652,046
Grants, subsidies and contributions	–	–	–	14,927,781	14,927,781
Fees and charges	48,615,398	–	369,782	2,052,267	51,037,447
Interest revenue	–	–	6,766,970	14,637,862	21,404,832
Other revenue	–	–	1,636,779	1,176,758	2,813,537
Capital grants, subsidies and contributions	26,154,871	17,356,642	–	135,844	43,647,357
Total	74,770,269	17,356,642	164,425,577	32,930,512	289,483,000

	Note	2025 Actual $	2024 Actual $
Assets and services acquired below fair value			
Contributed assets	9	59,397,310	26,154,871
		59,397,310	26,154,871

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 2. Revenue and expenses (continued)

(a) Revenue (continued)

	2025 Actual $	2025 Budget $	2024 Actual $
Interest revenue			
Interest on reserve account	14,126,161	12,897,876	13,420,318
Interest on municipal funds	6,773,266	6,533,233	6,766,970
Other interest revenue	739,652	925,488	1,217,544
Total interest earnings	21,639,079	20,356,597	21,404,832

	2025 Actual $	2024 Actual $
Fees and charges relating to rates receivables		
Charges on instalment plans	–	369,782

(b) Expenses

Auditors' remuneration - Office of the Auditor General (OAG)		
- Audit of the annual financial report	125,965	106,626
- Audit of grant acquittals	16,550	11,374
Total Auditors remuneration	142,515	118,000
Employee costs		
Employee benefits costs	85,709,889	76,952,173
Other employee costs	3,188,838	6,278,775
	88,898,727	83,230,948
Finance costs		
Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	26,074	29,971
Loan Interest	4,114,683	4,115,849
Total	4,140,757	4,145,820

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 3. Cash and cash equivalents

	Note	2025 $	2024 $
Cash at bank		42,048,415	37,768,092
Cash on hand		13,951	16,107
Total cash and cash equivalents	19a	42,062,366	37,784,199
Held as			
- Unrestricted cash and cash equivalents		42,056,040	37,778,117
- Restricted cash and cash equivalents	19a	6,326	6,082
Total		42,062,366	37,784,199

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interests.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Restricted financial assets

Restricted financial asset balances are not available for general use by the City due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement.

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 4. Other financial assets

	Note	2025 $	2024 $
(a) Current assets			
Financial assets at amortised cost			
Term deposits		505,291,295	488,000,000
		505,291,295	488,000,000
Held as			
- Unrestricted other financial assets at amortised cost		21,711,026	21,490,551
- Restricted other financial assets at amortised cost		483,580,269	466,509,449
Total		505,291,295	488,000,000
Held as			
Unrestricted			
Deposit - Municipal		21,711,026	21,490,551
		21,711,026	21,490,551
Restricted			
Reserves - Restricted by council	31	319,214,758	294,711,520
Reserves - Restricted by legislation/ agreement	31	58,968,505	50,905,128
Development Contribution Plans		84,427,192	89,045,711
Unspent Grants		20,969,814	25,702,872
Unspent Loans		–	6,144,218
		483,580,269	466,509,449
Total Other Financial Assets		505,291,295	488,000,000
The following restrictions have been imposed by regulations or other externally imposed requirements:			
Restricted by council			
Asset Replacement/Enhancement Reserve		73,200,650	83,329,700
Carried Forward Capital Projects Reserve		1,632,806	3,978,559
Coastal Infrastructure Management Reserve		11,499,309	11,095,228
Waste Management Reserve		13,850,322	14,378,096
Golf Course Reserve		8,079,023	3,058,269
Strategic Land Reserve		13,123,567	12,315,077
Leave Liability Reserve		17,101,993	16,312,703
Loan Repayment Reserve		60,778,188	66,320,708
Neerabup Development Reserve		14,392,452	8,236,044
Plant Replacement Reserve		19,933,696	15,733,659
Strategic Projects/Initiatives Reserve		25,239,692	16,331,284
Regional Recreational Reserve		46,632,272	31,485,412
Information, Communication & Technology Reserve		13,750,788	12,136,781
Total Restricted by council		319,214,758	294,711,520
Restricted by legislation/agreement			
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve		37,404,212	33,137,718
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve		7,909,803	4,720,724
Cash Paid in Lieu of Open Public Space prior to 10th April 2006 Reserve		2,944,009	2,776,914
Section 152 Reserve		843,799	804,856
Clarkson Butler Planning District (TPS 20) Reserve		9,866,682	9,464,916
Total Restricted by legislation/agreement		58,968,505	50,905,128

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. Other financial assets (continued)

	2025 $	2024 $
Berkley Road Local Structure Plan	3,341,250	3,264,821
East Wanneroo Cell 1	1,059,156	263,981
East Wanneroo Cell 2	15,022,716	15,421,934
East Wanneroo Cell 3	538,722	547,676
East Wanneroo Cell 4	5,525,572	11,348,675
East Wanneroo Cell 5	5,584,993	4,994,358
East Wanneroo Cell 6	27,579,654	26,369,010
East Wanneroo Cell 7	3,870,137	3,515,108
East Wanneroo Cell 8	3,905,573	4,624,256
East Wanneroo Cell 9	17,763,740	18,319,077
Town Planning Scheme No 5 - Landsdale	235,679	376,815
Total Town Planning Schemes	84,427,192	89,045,711
Unspent Grants and Contributions	20,969,814	25,702,872
Unspent Loans	–	6,144,218
Total Unspent Grants and Loans	20,969,814	31,847,090
Total Restricted Cash	483,580,269	466,509,449

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierachy (see Note 26) due to the observable market rates.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit or loss

The City has elected to classify the following financial assets at fair value through profit or loss:
- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the City has elected to recognise as fair value gains and losses through profit or loss.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 24.

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Trade and other receivables

	Note	2025 $	2024 $
Current			
Rates and statutory receivables		11,329,051	9,377,577
Other receivables		8,975,035	4,107,006
GST receivable		3,783,269	2,249,853
Allowance for credit losses of other receivables	24b	(623,629)	(529,681)
		23,463,726	15,204,755
Non-current			
Pensioners' rates and ESL deferred		4,990,485	4,851,359
		4,990,485	4,851,359

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated liabilities arising from transfers to enable the acquisition or construction of recognisable non financial assets is:

	30 June 2025 Actual $	30 June 2024 Actual $
Other receivables from contracts with customers	8,975,035	4,107,006
Allowance for credit losses of trade receivables	(623,629)	(529,681)
Total trade and other receivables from contracts with customers	8,351,406	3,577,325

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations as part of the ordinary course of business.

Other Receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers including grants for the construction of recognisable non financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement

In accordance with AASB 101.66, receivables which are generally due for settlement, are within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value.

continued on next page

Notes to the Financial Report
for the year ended 30 June 2025

Note 5. Trade and other receivables (continued)

Impairment and risk exposure
Information about the impairment of trade receivables and their exposure to interest rate risk and credit risk can be found in Note 24(a) and 24(b) respectively.

Note 6. Inventories

	2025 $	2024 $
Current		
Land held for resale		
- Development costs	3,210,016	–
Consumables & Materials	499,346	422,775
Total current inventories	3,709,362	422,775
Non-current		
Land held for resale		
- Development costs	14,427,841	16,631,189
Total non-current inventories	14,427,841	16,631,189

The following movements in inventories occurred during the year:

Balance at beginning of year	17,053,964	17,167,392
Inventories expensed during the year	(8,216,075)	(7,178,345)
Write down of inventories to net realisable value	(1,180,135)	–
Additions to inventory	10,479,449	7,064,917
Balance at end of year	18,137,203	17,053,964

MATERIAL ACCOUNTING POLICIES

General
Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Non-current assets held for sale
Assets are classified as held for sale where the carrying amount will be recovered through a sale rather than continuing use and the asset is available for immediate sale with a sale being highly probable.

Land held for resale
Land held for resale includes commercial land in Neerabup, commercial land on Opportunity Street in Wangara and one sixth ownership of residential land on Lot 118 Mindarie which is being developed by Catalina Regional Council.

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale. Land held for development and resale is valued at the lower of cost and net realisable value.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 7. Other assets

	2025 $	2024 $
Other assets - current		
Prepayments	1,401,271	1,202,616
Accrued income	14,431,551	16,418,264
Total other assets - current	15,832,822	17,620,880

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Contract assets

Contract assets primarily relate to the City's right to consideration for work completed but not billed at the end of the period.

Notes to the Financial Report
for the year ended 30 June 2025

Note 8. Property, plant and equipment

(a) Movements in balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

		Property			Plant and equipment		
		Land	Buildings non-specialised	Work in progress	Furniture and fittings	Plant and equipment	Total property, plant and equipment
	Note	$	$	$	$	$	$
Balance at 1 July 2023		123,502,474	208,728,191	24,319,133	13,750,080	27,098,857	397,398,735
Additions/ Transfer from Works in Progress		3,125,613	21,397,388	(30,177,395)	2,553,578	3,100,816	–
Disposals		(320,000)	–	–	–	(1,239,100)	(1,559,100)
Revaluation increments transferred to revaluation surplus		94,180,247	37,193,900	–	–	–	131,374,147
Depreciation	10a	–	(4,553,005)	–	(5,059,916)	(3,740,843)	(13,353,764)
Additions to Works in Progress		–	–	29,882,805	–	–	29,882,805
Adjustments		–	–	–	–	5,564	5,564
Balance at 30 June 2024		220,488,334	262,766,474	24,024,543	11,243,742	25,225,294	543,748,387
Balance at 1 July 2024		220,488,334	262,766,474	24,024,543	11,243,742	25,225,294	543,748,387
Additions/ Transfer from Works in Progress		–	6,638,443	(15,906,315)	5,945,828	3,322,044	–
Disposals		(300,000)	(358,132)	–	–	(835,523)	(1,493,655)
Revaluation increments transferred to revaluation surplus		–	–	–	–	–	–
Assets classified as investment property	12	(306,716)	(2,076,100)	–	–	–	(2,382,816)
Depreciation	10a	–	(5,926,391)	–	(3,542,511)	(3,895,283)	(13,364,185)
Additions to Works in Progress		–	–	46,015,892	–	–	46,015,892
Balance at 30 June 2025		219,881,618	261,044,294	54,134,120	13,647,059	23,816,532	572,523,623

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 8. Property, plant and equipment (continued)

(b) Carrying Amount Measurements

Asset class	Fair value hierachy	Valuation technique	Basis of valuation	Date of last valuation	Inputs used
Fair value - Land and buildings					
Land	Level 2	Market approach using recent observable market data for similar properties	Independent Registered Valuation	June 2024	Price per hectare / market selling rate
Buildings	Level 3	Cost approach or current depreciated replacement cost	Independent Registered Valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

Notes to the Financial Report

for the year ended 30 June 2025

Note 9. Infrastructure

(a) Movements in balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Note	Infrastructure roads $	Infrastructure drainage $	Infrastructure other $	Infrastructure Pathways $	Infrastructure Car Parks $	Infrastructure Reserves $	Work in progress $	Total infrastructure $
Balance at 1 July 2023		1,473,213,492	468,440,838	33,276,679	168,868,751	27,935,714	214,147,283	14,492,559	2,400,375,316
Additions/ Transfer from Works in Progress		19,308,636	5,948,594	808,340	4,235,943	274,495	5,991,798	(36,567,806)	–
Depreciation	**10a**	(15,335,288)	(4,452,001)	(1,024,005)	(4,543,584)	(243,739)	(10,113,770)	–	(35,712,387)
Additions to Works in Progress (**)		–	–	–	–	–	–	65,861,710	65,861,710
Adjustment		–	–	–	–	–	(6,794)	–	(6,794)
Balance at 30 June 2024		1,477,186,840	469,937,431	33,061,014	168,561,110	27,966,470	210,018,517	43,786,463	2,430,517,845
Balance at 1 July 2024		1,477,186,840	469,937,431	33,061,014	168,561,110	27,966,470	210,018,517	43,786,463	2,430,517,845
Additions/ Transfer from Works in Progress		59,717,519	19,142,863	11,448,875	6,588,908	587,456	7,099,242	(104,584,863)	–
Depreciation	**10a**	(15,656,785)	(4,603,367)	(1,325,629)	(4,644,383)	(211,289)	(10,082,460)	–	(36,523,913)
Additions to Works in Progress (**)		–	–	–	–	–	–	109,023,572	109,023,572
Adjustment		–	–	–	–	–	–	–	–
Balance at 30 June 2025		1,521,247,574	484,476,927	43,184,260	170,505,635	28,342,637	207,035,299	48,225,172	2,503,017,504

(**) The additions to 2024/25 Work in Progress includes contributed assets worth of $59,397,310. (2023/24 - $26,154,871)

continued on next page

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Infrastructure (continued)

(b) Carrying Amount Measurements

Asset class	Fair value hierachy	Valuation technique	Basis of valuation	Date of last valuation	Inputs used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - drainage	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Other infrastructure	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Pathways	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Car parks	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure Reserves	3	Cost approach using current depreciated replacement cost.	Independent Registered Valuation	30 June 2023	Construction costs and current condition, residual values and remaining useful life assessments

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the City to determine the fair value of infrastructure using level 3 inputs.

Major assumptions:
- Highest and best use of assets shall be consistent for all the assets (for which highest and best use is relevant) in the group within which the asset would be used.
- Assets consumption patterns and utilisation would be the same as current information.
- Market participants act in their best economic interest.

Increases in infrastructure asset bases and construction costs have contributed to the increase in fair values of Infrastructure assets.

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 10. Fixed assets

	Note	2025 Actual $	2024 Actual $
(a) Depreciation			
Buildings	8a	5,926,391	4,553,005
Furniture and equipment	8a	3,542,511	5,059,916
Plant and equipment	8a	3,895,283	3,740,843
Infrastructure - roads	9a	15,656,785	15,335,288
Infrastructure - drainage	9a	4,603,367	4,452,001
Infrastructure - other	9a	1,325,629	1,024,005
Infrastructure Pathways	9a	4,644,383	4,543,584
Infrastructure Car Parks	9a	211,289	243,739
Infrastructure Reserves	9a	10,082,460	10,113,770
Right-of-use assets - plant and equipment	11	199,660	181,229
Total depreciation		50,087,758	49,247,380

The depreciable amount of all fixed assets including buildings but excluding freehold land and vested land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation of Non-Current Assets

Depreciation is recognised on a straight-line basis, using rates, which are reviewed each reporting period.
Major depreciation periods are:

Asset Class	Years
Buildings*	40 - 80 years
Bus Shelters*	30 - 50 years
Computer Hardware	3 years
Computer Software	2 years
Pathways*	25 - 70 years
Furniture & Equipment (excluding Artwork & Artefacts**)	10 years
Heavy Vehicles	6 - 8 years
Light Vehicles	7 - 8 years
Plant	1 - 20 years
Other Infrastructure*	10 - 80 years
Other Plant and Equipment	1 - 20 years
Land**	Not Applicable
Parks & Reserves*	Not Applicable
Irrigation Piping	20 - 30 years
Reserves/Playground Equipment*	10 - 15 years
Sealed Car Parks – Pavement*	40 - 80 years
Road - Kerb	40 years
Road - Seal*	15 - 40 years
Road Pavement	40 years
Underpasses	40 years
Water Supply Piping & Drainage Systems*	40 - 80 years

*Due to useful lives of the individual assets within each asset type varying, despite being of a similar nature, the asset types denoted have a range of depreciation periods.
**Land, Artwork and Artefacts are not considered depreciable asset classes.

continued on next page

Notes to the Financial Report
for the year ended 30 June 2025

Note 10. Fixed assets (continued)

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the Statement of Comprehensive Income.

	2025 Actual $	2024 Actual $
(b) Fully depreciated assets in use		

The gross carrying amount of assets held by the City which are currently in use yet fully depreciated to residual are shown in the table below.

Infrastructure	1,463,479	667,744
Property, Plant & Equipment	14,880,142	13,277,394
	16,343,621	13,945,138

MATERIAL ACCOUNTING POLICIES

Initial recognition
An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition
Plant and equipment, furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses.

Reportable Value
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the City controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation
The fair value of land, buildings, infrastructure and investment properties is determined at least every five years in accordance with the regulatory framework. More specifically, the City has a policy of revaluing assets every three years. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on vested land acquired by the City.

At the end of each period, the carrying amount for each asset class is reviewed and, where appropriate, the fair value is updated to reflect current market conditions consistent with *Financial Management Regulation 17A(2)* which requires land, buildings infrastructure, investment properties and vested improvements to be shown at fair value.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity. Decreases that

continued on next page

Note 10. Fixed assets (continued)

offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss. Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation on revaluation
When an item of property and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.

(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment
In accordance with *Local Government (Financial Management) Regulations 17A(4C)*, the City is not required to comply with *AASB136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal
Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

Notes to the Financial Report

for the year ended 30 June 2025

Note 11. Leases

(a) Right of use assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year

	Right-of-use assets - plant and equipment $
2024	
Balance at 1 July 2023	508,495
Additions *	191,651
Depreciation	(181,229)
Balance at 30 June 2024	518,917
Gross balance amount at 30 June 2024	1,054,644
Accumulated depreciation at 30 June 2024	(535,727)
Balance at 30 June 2024	518,917
2025	
Balance at 1 July 2024	518,917
Additions *	276,465
Depreciation	(199,660)
Balance at 30 June 2025	595,722
Gross balance amount at 30 June 2025	1,331,109
Accumulated depreciation at 30 June 2025	(735,387)
Balance at 30 June 2025	595,722

(*) Right of use asset additions are non-cash additions. Refer to note 19(c).

	Note	2025 Actual $	2024 Actual $
(b) Lease liabilities			
Current		238,217	178,871
Non-current		379,701	358,091
Total lease liabilities	30d	617,918	536,962

The City held three leases during the 2024/25 financial year, one relates to a Two Way Radio Network and the other two relates to Cardio Equipment and Gym Equipment at Aquamotion. The lease terms are for five years, three years and five years respectively. The measurement of lease liabilities does not include variable lease payments and any future cash outflows associated with leases not yet commenced to which the City is committed.

The two way radio network lease has a term of 5 years with an extension option of 5 years and a termination option of 6 months. Refer to Note 30(d) for details of lease liabilities.

Secured liabilities and assets pledged as security

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial report revert to the lessor in the event of default.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 11. Leases (continued)

MATERIAL ACCOUNTING POLICIES

Leases

At inception of a contract, the City assesses if the contract contains an embeded lease. A contract contains an embeded lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Right-of-use assets - measurement

Right-of-use assets are measured at cost. This means that all right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not included in the statement of financial position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 for details on the significant accounting policies applying to vested improvements.

Right-of-use assets - depreciation

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shortest. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is amortised over the useful life of the underlying asset.

	2025 Actual $	2024 Actual $
The City as a Lessor		
Lessor - property, plant and equipment subject to lease		
The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.		
Less than 1 year	319,198	165,163
1 to 2 years	449,698	166,577
2 to 3 years	108,356	354,151
3 to 4 years	24,064	74,488
4 to 5 years	194,748	17,571
> 5 years	624,082	608,126
	1,720,146	1,386,076

MATERIAL ACCOUNTING POLICIES

The City as Lessor

Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies *AASB 15 Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

Notes to the Financial Report
for the year ended 30 June 2025

Note 12. Investment property

	Note	2025 Actual $	2024 Actual $
Non-current assets - at reportable value			
Carrying balance at 1 July		–	–
Acquisitions/ Reclassification from fixed assets	8	2,382,816	–
Net gain/(loss) from fair value adjustment		545,259	–
Closing balance at 30 June		2,928,075	–

Amounts recognised in profit or loss for investment properties

Rental income	186,401	–
Direct operating expenses from property that generated rental income	(90,531)	–
Fair value gain recognised in profit and loss	545,259	–

Leasing arrangements

Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the financial report are receivable as follows:

Less than 1 year	186,401	–
1 to 2 years	155,352	–
2 to 3 years	91,244	–
3 to 4 years	73,325	–
4 to 5 years	73,325	–
> 5 years	843,558	–
Total minimum lease payments receivable	1,423,205	–

The investment properties are leased to tenants under operating leases with rentals payable monthly. Lease income from operating leases where the group is a lessor is recognised in income on a straightline basis over the lease term.

Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the City is exposed to changes in the residual value at the end of the current leases, the City typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.

MATERIAL ACCOUNTING POLICIES

Investment properties
Investment properties are principally freehold land and buildings, held for long-term rental yields and not occupied by the City.

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are investment properties, are shown at their reportable value.

Reportable value for the purposes of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date.

Revaluation
In accordance with the regulatory framework, investment properties are required to be revalued whenever required by AASB 140.

Fair value of investment properties
An external valuation was used to determine the fair value of investment properties. The valuation has been undertaken taken into account the nature of the asset, characteristics important to market participants, the appropriate market and the valuation

continued on next page

Note 12. Investment property (continued)

premise. The use of relevant observble inputs include quoted prices in active markets for identical assets that the entity can access at the measurement date.

Note 13. Trade and other payables

	2025 $	2024 $
Current		
Accrued payroll liabilities	2,836,342	1,659,668
Prepaid rates	8,038,718	7,049,796
Trade payables	40,125,324	32,210,712
Bonds & security deposits	29,847,017	18,027,930
Total current trade and other payables	80,847,401	58,948,106

MATERIAL ACCOUNTING POLICIES

Financial liabilities
Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Statutory liabilities
Statutory liabilities, are amounts owed to regulatory authorities due to statutory obligations such as FBT and PAYG. GST payable is offset against GST receivable and any net GST payable is included as a statutory liability.

Trade and other payables
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services.

The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates
Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises income for the prepaid rates that have not been refunded.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 14. Other liabilities

	2025 $	2024 $
Current		
Contract liabilities		
Contract liabilities	26,424,916	26,436,323
	26,424,916	26,436,323
Capital grant/contributions liabilities		
Capital grant/contributions liabilities	9,406,157	6,269,463
	9,406,157	6,269,463
	35,831,073	32,705,786
Non-current		
Contract liabilities		
Contract liabilities	91,794,542	93,978,133
	91,794,542	93,978,133
Capital grant/contributions liabilities		
Capital grant/contributions liabilities	11,563,656	19,433,009
	11,563,656	19,433,009
	103,358,198	113,411,142
Total other liabilities	139,189,271	146,116,928

Expected satisfaction of capital grant/contribution liabilities		
Less than 1 year	9,756,158	6,269,463
1 to 2 years	6,323,697	7,019,038
2 to 3 years	–	7,573,831
4 to 5 years	4,311,374	4,311,374
> 5 years	578,584	528,766
Total	20,969,813	25,702,472

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

	2025 $	2024 $
Reconciliation of changes in contract liabilities		
Opening balance	120,414,456	109,734,695
Additions	15,826,258	15,302,145
Revenue from contracts with customers included as a contract liability at the start of the period	(18,021,256)	(4,622,384)
	118,219,458	120,414,456

The City expects to satisfy the performance obligations from contracts with customers unsatisfied as per the agreements.

Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	25,702,472	23,308,501
Additions	42,250,155	20,080,555
Revenue from capital grant/contribution liabilities at the start of the period	(46,982,814)	(17,686,584)
	20,969,813	25,702,472

continued on next page

Note 14. Other liabilities (continued)

MATERIAL ACCOUNTING POLICIES

Contract liabilities

Unspent amount of revenue from developers' contributions and interest earned on unspent balances are accounted as liabilities until such time that the construction obligations are met.

Contract liabilities represent the the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 26i) due to the unobservable inputs, including own credit risk.

Note 15. Borrowings

		2025			2024		
		Current	Non-current	Total	Current	Non-current	Total
	Note	$	$	$	$	$	$
Secured							
Bank loans		–	13,556,300	13,556,300	–	13,556,300	13,556,300
Debentures		–	60,778,188	60,778,188	–	60,778,188	60,778,188
Total secured borrowings	30a	–	74,334,488	74,334,488	–	74,334,488	74,334,488

Secured liabilities and assets pledged as security

Debentures and bank loans are secured by a floating charge over the assets of the City of Wanneroo.

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial report revert to the lessor in the event of default.

MATERIAL ACCOUNTING POLICIES

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materiallly different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierachy (see Note 26) due to the unobservable inputs, including own credit risk.

Risk

Information regarding exposure to risk can be found at Note 24.

Details of individual borrowings required by regulations are provided at Note 30.

Notes to the Financial Report

for the year ended 30 June 2025

Note 16. Employee related provisions

	2025 $	2024 $
(a) Employee related provisions		
Current provisions		
Employee benefit provisions		
Annual leave	6,653,789	5,948,403
Long service leave	6,224,846	6,650,429
Workers compensation	2,098,800	7,489,808
Other employee leave provision	401,460	367,933
Employee related other provisions		
Employment on-costs	1,732,181	1,711,372
Total current employee related provisions	17,111,076	22,167,945
Non-current provisions		
Employee benefit provisions		
Long service leave	1,330,714	1,346,617
Employee related other provisions		
Employment on-costs	199,607	201,992
Total non-current employee related provisions	1,530,321	1,548,609
Total employee related provisions	18,641,397	23,716,554

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2025 $	2024 $
Amounts are expected to be settled on the following basis:		
Less than 12 months after the reporting date	17,111,076	22,167,945
More than 12 months from reporting date	1,530,321	1,548,609
	18,641,397	23,716,554

MATERIAL ACCOUNTING POLICIES

Employee benefits

The City's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and annual leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and annual leave are recognised as a part of current employee related provisions in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes

continued on next page

Note 16. Employee related provisions (continued)

in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Note 17. Other Provisions

	Make good provisions (Inclusive of Environmental Rehabilitation)	Headworks Levy Refund - Development Contribution Plans	Total
Current provisions	–	–	–
Non-current provisions	2,240,000	9,800,746	12,040,746
As at 30 June 2024	2,240,000	9,800,746	12,040,746
Unused amounts reversed/ Additional provision	–	1,667,024	1,667,024
Balance at 30 June 2025	2,240,000	11,467,770	13,707,770
Non-current provisions	2,240,000	11,467,770	13,707,770
As at 30 June 2025	2,240,000	11,467,770	13,707,770

Other provisions

Amounts which are reliably expected to be paid out within 12 months of the reporting date are classified as current. Exact timing of payment of non-current obligations is unable to be reliably estimated as it is dependent on factors beyond the control of the City.

Make good provisions

Under the licence for the operation of the City waste landfill site in Wangara, the City has a legal obligation to remediate the site.

The estimated future obligations include the costs of restoring the affected areas and continued monitoring of the site.

The provision for future remediation costs is the best estimate of the present value of the expenditure required to settle the remediation obligation at the reporting date. Future remediation costs are reviewed annually and any changes in the estimate are reflected in the remediation provision at each reporting date.

Headwork Levy Refund-Development Contribution Plans

The receipted development contributions that are considered to be in excess of the requirement of the Development Contribution Plans are grouped under "Headwork Levy Refunds - Development Contribution Plans". These amounts will be refunded to the respective developers at the end of the operational period of each Development Contribution Plan.

Headwork Levy Refund-Development Contribution Plans provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 18. Revaluation surplus

	2025 Opening Balance $	2025 Revaluation Increment $	2025 Revaluation (Decrement) $	2025 Total Movement on Revaluation 2025 $	2025 Closing Balance $	2024 Opening Balance $	2024 Revaluation Increment $	2024 Revaluation (Decrement) $	2024 Total Movement on Revaluation 2024 $	2024 Closing Balance $
Revaluation surplus - Land-freehold land	202,441,260	–	–	–	202,441,260	108,261,013	94,180,247	–	94,180,247	202,441,260
Revaluation surplus - Buildings - non-specialised	109,301,812	–	–	–	109,301,812	72,107,912	37,193,900	–	37,193,900	109,301,812
Revaluation surplus - Plant and equipment	3,640,213	–	–	–	3,640,213	3,640,213	–	–	–	3,640,213
Revaluation surplus - Infrastructure	1,328,097,048	–	–	–	1,328,097,048	1,328,097,048	–	–	–	1,328,097,048
	1,643,480,333	–	–	–	1,643,480,333	1,512,106,186	131,374,147	–	131,374,147	1,643,480,333
Revaluation surplus - Share from investments in associates	9,219,462	209,774	–	209,774	9,429,236	9,004,920	214,542	–	214,542	9,219,462
	1,652,699,795	209,774	–	209,774	1,652,909,569	1,521,111,106	131,588,689	–	131,588,689	1,652,699,795

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 19. Notes to the statement of cash flows

(a) Reconciliation of cash

For the purposes of the Statement of Cash Flows, cash includes cash on hand and cash equivalents. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	Note	2025 Actual $	2024 Actual $
Cash and cash equivalents	3	42,062,366	37,784,199
Restrictions			
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents		6,326	6,082

(b) Reconciliation of Net Result to Net Cash Provided By Operating Activities

Net result	114,884,113	74,660,099
Non-cash items:		
Adjustments to fair value of investment property	(545,259)	–
Depreciation/amortisation	50,087,758	49,247,380
(Profit)/loss on sale of asset	(7,945,160)	(7,330,476)
Share of net (profits) or losses of Associates	1,636,561	(1,540,874)
Development Contribution Plans income (incl. interest)	(38,126,444)	(10,022,651)
Development Contribution Plans expenses	26,208,655	4,871,049
Changes in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(8,398,097)	(2,617,790)
(Increase)/decrease in other assets	1,788,058	(5,850,035)
(Increase)/decrease in inventories	(76,571)	(24,681)
Increase/(decrease) in trade and other payables	21,899,295	9,980,380
Increase/(decrease) in employee related provisions	(5,075,157)	1,216,500
Increase/(decrease) in other provisions	1,667,024	1,881,987
Increase/(decrease) in other liabilities	(2,194,998)	13,073,732
Capital grants, subsidies and contributions	(87,103,281)	(43,647,357)
Net cash provided by/(used in) operating activities	68,706,497	83,897,263

	Note	2025 $	2024 $
(c) Non-cash investing and financing activities			
Acquisition of right of use assets by means of a lease	11a	276,465	191,651

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 19. Notes to the statement of cash flows (continued)

	Note	2025 Actual $	2024 Actual $
(d) Undrawn borrowing facilities credit standby arrangements			
Credit card limit		550,000	550,000
Credit card balance at balance date		(12,672)	(6,075)
Total amount of credit unused		537,328	543,925
Loan facilities			
Loan facilities - non-current	15	74,334,488	74,334,488
Total facilities in use at balance date		74,334,488	74,334,488

Note 20. Contingent liabilities

In compliance with the *Contaminated Sites Act 2003* , the City has identified nine (9) possible sites of contamination.

Until the City conducts an investigation to determine the presence and scope of contamination, assesses the risk and agrees with the Department of Water and Environmental Regulation on the need and criteria for remediation, the City is unable to estimate the potential costs associated with remediation of these sites. This approach is consistent with the Department of Water and Environmental Regulation Guidelines.

Note 21. Significant capital commitments

	2025 $	2024 $
Significant capital expenditure commitments		
Contracted for:		
Significant capital expenditure projects	74,067,559	32,769,923
Significant plant & equipment purchases	3,198,460	3,331,378
Total significant capital expenditure commitments	77,266,019	36,101,301
Payable:		
Not later than one year	62,218,386	36,101,301
Later than one year but not later than five years	15,047,633	–
Total significant capital expenditure commitments	77,266,019	36,101,301

Notes to the Financial Report

for the year ended 30 June 2025

Note 22. Related party transactions

	2025 Actual $	2025 Budget $	2024 Actual $
(a) Council Member Remuneration			
Fees, expenses and allowances paid or reimbursed to elected council members.			
Mayor's annual allowance	96,787	97,115	93,287
Deputy Mayor's annual allowance	24,197	24,279	22,365
Meeting attendance fees	532,299	531,304	488,193
Annual allowance for ICT expenses	52,500	52,500	52,500
Travel and other expenses	7,447	15,500	23,856
Total Payment of Council member costs	713,230	720,698	680,201

	2025 Actual $	2024 Actual $
(b) Key Management Personnel (KMP) Compensation		
The total of compensation paid to KMP of the City during the year are as follows:		
Short-term employee benefits	1,717,899	1,697,126
Post-employment benefits	206,235	187,148
Employee - other long-term benefits	261,737	376,925
Total	2,185,871	2,261,199

Short-term employee benefits
These amounts include all salary, paid leave and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be found above.

Post-employment benefits
These amounts are the current-year's cost of the City's superannuation contributions made during the year.

Other long-term benefits
These amounts represent long service benefits accruing during the year.

The City's main related parties are as follows:

i. Key management personnel
Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 22(a) and 22(b).

ii. Other Related Parties
Outside of normal citizen type transactions with the City, there were no other related party transactions involving key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

iii. Entities subject to significant influence by the City
There were no such entities requiring disclosure during the current or previous year.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates

	City's share of net income		City's share of net assets	
	Actual 2025 $	Actual 2024 $	Actual 2025 $	Actual 2024 $
Associated entities	(1,636,561)	1,540,874	27,032,853	33,837,020
Total	(1,636,561)	1,540,874	27,032,853	33,837,020

Investment in associates

Set out in the table below are the associates of the City. All associates are measured using the equity method. Western Australia is the principal place of business for all associates.

Name of entity

	% of ownership interest	% of ownership interest	2025 $	2024 $
Catalina Regional Council (CRC)	16.67	16.67	5,122,370	10,286,618
Mindarie Regional Council (MRC)	16.67	16.67	21,810,959	23,446,438
Local Government House Trust (LGHT)	0.8	0.8	99,524	103,964
Total equity-accounted investments			27,032,853	33,837,020

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Catalina Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Catalina Regional Council (CRC). The establishment of the Catalina Regional Council was pursuant to Section 3.61 of the Local Government Act 1995. The Catalina Regional Council formally came into existence on the 3 February 2006. The Catalina Regional Council's activities centre around the development of the subdivided Mindarie Lot 118 which was initially purchased in 1981 to provide a refuse landfill site for member councils of the Mindarie Regional Council.

The activities of Catalina Regional Council centers around the development of part Lot 118 Mindarie. This lot has been developed during the current and previous financial years with the purposes of creating new urban land lots and a new urban community. The City of Wanneroo contributes one sixth of any funding required for capital or operating costs and is entitled to one sixth of the net revenue from the sale of land lots.

The City's interest in the Catalina Regional Council as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	1,954,526	2,502,910
Finance charge	(2,078)	(2,913)
Depreciation	(37,320)	(37,053)
Profit/(loss) from continuing operations	1,278,794	2,556,064
Profit/(loss) for the period	1,278,794	2,556,064
Other comprehensive income	–	–
Total comprehensive income for the period	**1,278,794**	**2,556,064**
Summarised statement of financial position		
Cash and cash equivalents	14,925,208	22,602,158
Other current assets	16,814,972	35,992,662
Total current assets	31,740,180	58,594,820
Non-current assets	56,606	3,841,864
Total assets	31,796,786	62,436,684
Current financial liabilities	39,371	37,365
Other current liabilities	985,045	590,751
Total liabilities	1,024,416	628,116
Non-current financial liabilities	22,207	59,843
Other non-current liabilities	15,947	29,019
Total non-current liabilities	38,154	88,862
Total liabilities	1,062,570	716,978
Net assets	**30,734,216**	**61,719,706**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

	2025 Actual $	2024 Actual $
Reconciliation to carrying amounts		
Balance at the beginning of the year	61,719,706	46,839,922
Change in member contributions	(32,264,284)	12,323,720
Share of Profit/(loss) from operating activities after tax	1,278,794	2,556,064
Other comprehensive income	–	–
Closing net assets 30 June	30,734,216	61,719,706
Carrying amount at 1 July	10,286,618	7,806,654
Share of associates net profit/(loss) from operating activities after tax	213,132	426,011
Share of associates other comprehensive income arising during the period	–	–
Distribution to participants	(11,666,667)	(5,000,000)
Contributions to equity in associates	6,289,287	7,053,953
Carrying amount at 30 June	**5,122,370**	**10,286,618**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Mindarie Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge, and Town of Victoria Park is a member of the Mindarie Regional Council (MRC). The Mindarie Regional Council's objective is to establish and operate a long-term refuse disposal site. The City of Wanneroo has contributed one sixth of the land and establishment costs of the refuse disposal facility on Mindarie Lot 118. The City uses the refuse disposal facility at Mindarie to deposit all non-recyclable waste collected by the City's domestic waste services. Capital contributions paid during establishment are represented in the accounts of the City of Wanneroo as a Non-Current Asset. The City's interest in the Mindarie Regional Council as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	3,905,924	3,098,542
Finance charge	(1,625,092)	(1,255,386)
Depreciation	(9,311,232)	(8,451,384)
Profit/(loss) from continuing operations	(11,071,520)	6,676,564
Profit/(loss) for the period	(11,071,520)	6,676,564
Other comprehensive income	1,258,643	1,287,255
Total comprehensive income for the period	**(9,812,877)**	**7,963,819**
Summarised statement of financial position		
Cash and cash equivalents	12,356,926	21,681,423
Other current assets	76,582,737	57,745,265
Total current assets	88,939,663	79,426,688
Non-current assets	100,809,040	103,118,451
Total assets	189,748,703	182,545,139
Current financial liabilities	738,124	680,492
Other current liabilities	26,348,670	15,889,908
Total current liabilities	27,086,794	16,570,400
Non-current financial liabilities	5,145,302	5,702,532
Other non-current liabilties	26,650,855	19,593,578
Total non-current liabilities	31,796,157	25,296,110
Total liabilities	58,882,951	41,866,510
Net assets	**130,865,752**	**140,678,629**
Reconciliation to carrying amounts		
Balance at beginning of the financial year	140,678,629	132,714,810
Profit/(loss) for the period	(11,071,520)	6,676,564
Other comprehensive income	1,258,643	1,287,255
Closing net assets at 30 June	130,865,752	140,678,629
Carrying amount at 1 July	23,446,438	22,119,135
Share of associates net profit/(loss) for the period	(1,845,253)	1,112,761
Share of associates other comprehensive income arising during the period	209,774	214,542
Carrying amount at 30 June	**21,810,959**	**23,446,438**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

Local Government House Trust

The Local Government House Trust (LGHT) is an agreement between the Western Australian Local Government Association and the vast majority of Councils in the State for the provision of an office for the Western Australian Local Government Association (WALGA).

The LGHT investment value is recognised based on the unit value confirmed by the WALGA in February 2025. The change in the investment value based on 30 June 2025 LGHT audited financial report is not material on the City's Annual Financial Report as a whole.

The City's interest in Local Government House Trust as at 30 June 2025 and 30 June 2024 is as follows:

	2025 Actual $	2024 Actual $
Summarised statement of comprehensive income		
Interest revenue	–	222,883
Finance charge	–	(885,002)
Depreciation	–	(699,147)
Profit/(loss) from continuing operations	–	(550,457)
Profit/(loss) for the period	–	(550,457)
Total comprehensive income for the period	**–**	**(550,457)**
Summarised statement of financial position		
Cash and cash equivalents	7,096,751	984,497
Other current assets	154,021	5,573,352
Total current assets	7,250,772	6,557,849
Non-current assets	20,750,629	21,309,870
Total assets	28,001,401	27,867,719
Current financial liabilities	14,640,000	14,640,000
Other current liabilities	1,020,377	336,238
Total liabilities	15,660,377	14,976,238
Net assets	**12,341,024**	**12,891,481**
Reconciliation to carrying amounts		
Opening net assets at 1 July	12,341,024	12,891,481
Profit/(loss) for the period	–	(550,457)
Closing net assets at 30 June	12,341,024	12,341,024
Carrying amount at 1 July	103,964	101,862
Share of associates net profit/(loss) for the period	(4,440)	2,102
Carrying amount at 30 June	**99,524**	**103,964**

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 23. Investment in associates (continued)

MATERIAL ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the City has significant influence, that is it has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the City's share of net assets of the associate. In addition, the City's share of the profit or loss of the associate is included in the City's profit or loss.

Note 24. Financial risk management

Financial risk management

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rate	Long term borrowings at variable rates	Sensitivity analysis	Utilises a mix of fixed interest rate borrowings and variable interest rate borrowings.
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Ageing analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy. Credit risk on Rates and Annual Charges is minimised by the ability of the City to secure a charge over the land relating to the debts - that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue Rates and Annual Charges at higher than market rates which further encourages the payment of debt.
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Further the City has created a loan repayment cash back reserve and monitors adequacy of the reserve balance on a regular basis.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the Finance Service Unit under policies approved by the City. The finance service unit identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 24. Financial risk management (continued)

(a) Interest rate risk

Cash and cash equivalents

The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents and term deposits held disclosed as financial assets at amortised cost are reflected in the table below. The City has no exposure to short term overdraft facilities as at 30 June 2025 and 30 June 2024.

	Weighted average interest rate %	Carrying amounts $	Fixed interest rate $	Variable interest rate $
2025				
Cash and cash equivalents	0.25%	42,062,366	35,036,000	7,026,366
Financial assets at amortised cost - term deposits	4.90%	505,291,295	505,291,295	–
2024				
Cash and cash equivalents	0.25%	37,784,199	24,772,300	13,011,899
Financial assets at amortised cost - term deposits	5.33%	488,000,000	488,000,000	–

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2025 $	2024 $
Impact of a 1% movement in interest rates on profit or loss and equity *	70,264	130,119

(*) Holding all other variables constant

Borrowings

Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. Details of interest rates applicable to each borrowing is disclosed in Note 30(b).

(b) Credit risk

Trade and Other Receivables

The City's major trade and other receivables comprise rates, contractual non-statutory user feess and charges, grants, contributions and reimbursements. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and referring outstanding debts to an external debt collector. The City encouorages rate payers to pay their rates by the due date.

The level of outstanding receivables is reported to Council monthly.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 24. Financial risk management (continued)

The expected loss rates are based on the payment profiles of other receivables over a period of time and the corresponding historical losses experienced by the City. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of ratepayers and residents to settle the receivables.

The loss allowance as at 30 June 2025 and 30 June 2024 for other receivables was determined as follows:

	Current $	More than 30 days past due $	More than 60 days past due $	More than 90 days past due $	Total $
30 June 2025					
Other receivables					
Expected credit loss	0.00%	0.00%	0.00%	25.00%	
Gross carrying amount	5,444,957	792,945	258,494	2,478,639	8,975,035
Loss allowance	–	–	–	623,629	623,629
30 June 2024					
Other receivables					
Expected credit loss	0.00%	0.00%	0.00%	57.00%	
Gross carrying amount	2,467,376	667,985	39,697	931,948	4,107,006
Loss allowance	–	–	–	529,681	529,681

The loss allowances for trade and other receivables as at 30 June reconcile to the opening loss allowances as follows:

	Trade or other receivables 2025 Actual $	2024 Actual $
Opening loss allowance as at 1 July	529,681	833,292
Increase/ (Decrease) in loss allowance recognised in profit or loss during the year	102,383	(303,611)
Receivables written off during the year as uncollectible	(8,435)	–
Closing loss allowance at 30 June	623,629	529,681

Trade and other receivables

Trade and other receivables are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the City, and a failure to make contractual payments.

Impairment losses on trade and other receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 24. Financial risk management (continued)

(c) Liquidity risk

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 19(d).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year $	Due between 1 & 5 years $	Due after 5 years $	Total contractual cash flows $	Carrying values $
2025					
Trade and other payables	80,847,401	–	–	80,847,401	80,847,401
Borrowings **	4,838,295	82,069,527	2,579,905	89,487,727	74,334,488
Lease liabilities	238,217	379,701	–	617,918	617,918
	85,923,913	82,449,228	2,579,905	170,953,046	155,799,807
2024					
Trade and other payables	58,948,106	–	–	58,948,106	58,948,106
Borrowings **	4,961,177	72,919,529	14,504,410	92,385,116	74,334,488
Lease liabilities	178,871	358,091	–	536,962	536,962
	64,088,154	73,277,620	14,504,410	151,870,184	133,819,556

(**) Due within 1 year includes future interest of contractual undiscounted cash flow amount.

Note 25. Events occurring after the end of the reporting period

There are no events after the end of the reporting period that require disclosures.

Note 26. Other Material Accounting Policies

a) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial report that has a material effect on the statement of financial position, an additional (third) statement of financial

continued on next page

Note 26. Other Material Accounting Policies (continued)

position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy
AASB 13 Fair Value Measurement requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level input that is significant to the measurement can be categorised into as follows:

Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3
Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques
The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 26. Other Material Accounting Policies (continued)

j) Impairment of assets

In accordance with Australian Accounting Standards, the City's assets are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the City controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard *(e.g. AASB 116 Property, Plant and Equipment)* whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 27. Function and activity

(a) Service objectives and descriptions

City operations as disclosed in this financial report encompass the following service orientated functions and activities.

NAME AND OBJECTIVES	DESCRIPTION
GOVERNANCE	
To provide a decision-making process for the efficient allocation of scarce resources.	Includes the activities of members of Council and the administrative support available to the Council for the provision of governance of the district. Other costs relate to the task of assisting council members and ratepayers on matters which do not concern specific local government services.
GENERAL PURPOSE FUNDING	
To collect revenue to allow for the provision of services.	Rates, general purpose government grants,fees and charges and interest revenue.
LAW, ORDER, PUBLIC SAFETY	
To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH	
To provide an operational framework for environmental and community health.	Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.
EDUCATION AND WELFARE	
To provide services to disadvantaged persons, the elderly, children and youth.	Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of aged care programs and youth services.
COMMUNITY AMENITIES	
To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	
To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT	
To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
ECONOMIC SERVICES	
To help promote the local government and its economic wellbeing.	Tourism and area promotion. Provision of rural services including weed control, vermin control and standpipes and building control.
OTHER PROPERTY AND SERVICES	
To monitor and control operating accounts.	Private works operation, plant repair and costs.

continued on next page

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 27. Function and activity (continued)

(b) Income and expenses

	2025 Actual $	2024 Actual $
Income excluding grants, subsidies and contributions and capital grants, subsidies and contributions		
Governance	2,759,020	5,529,380
General purpose funding	195,616,900	176,141,288
Law, order, public safety	584,495	643,435
Health	409,565	402,570
Education and welfare	7,762	33,491
Community amenities	38,913,619	36,911,934
Recreation and culture	8,117,378	15,778,522
Transport	2,393,254	1,896,675
Economic services	4,213,357	3,202,379
Other property and services	38,427,100	9,740,262
	291,442,450	250,279,936
Grants, subsidies and contributions and capital grants, subsidies and contributions		
Governance	1,338,999	1,050,981
General purpose funding	7,193,797	10,475,346
Law, order, public safety	2,436,448	674,685
Health	–	828
Education and welfare	178,175	185,378
Community amenities	919,770	369,034
Recreation and culture	13,429,493	11,737,627
Transport	72,360,868	33,688,188
Economic services	12,920	235,264
Other property and services	6,688,349	157,807
	104,558,819	58,575,138
Total income	396,001,269	308,855,074
Expenses		
Governance	(26,541,211)	(15,649,025)
General purpose funding	(3,013,693)	(5,094,802)
Law, order, public safety	(6,528,133)	(7,711,640)
Health	(3,501,731)	(4,021,293)
Education and welfare	(4,454,906)	(5,933,071)
Community amenities	(51,158,577)	(56,203,755)
Recreation and culture	(84,484,640)	(74,232,587)
Transport	(48,091,218)	(45,489,906)
Economic services	(9,706,125)	(6,642,283)
Other property and services	(43,636,922)	(13,216,613)
	(281,117,156)	(234,194,975)
Net result for the period	114,884,113	74,660,099

continued on next page

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 27. Function and activity (continued)

(c) Assets

	2025 Actual $	2024 Actual $
Governance	190,465,093	183,378,388
General purpose funding	534,875,886	520,444,721
Law, order, public safety	2,187,374	1,989,208
Health	51,613	25,054
Education and welfare	12,794,580	6,144,218
Community amenities	277,914,228	268,049,750
Recreation and culture	342,163,081	344,890,819
Transport	2,109,550,869	2,023,560,094
Economic services	1,140,981	518,917
Other property and services	244,731,969	240,136,157
Total assets	3,715,875,674	3,589,137,326

City of Wanneroo

Notes to the Financial Report
for the year ended 30 June 2025

Note 28. Rating information

Rate type	Basis of valuation	Rate in the $	Number of Properties	2024/25 Actual Rateable Value $	2024/25 Actual Rate Revenue $	2024/25 Actual Interim Rates $	2024/25 Actual Back Rates $	2024/25 Actual Total Revenue $	2024/25 Budget Rate Revenue $	2024/25 Budget Interim Rate $	2024/25 Budget Total Revenue $	2023/24 Actual Total Revenue $
(a) General Rates												
Rate Description												
GRV - Residential Improved	Gross rental valuation	6.88370	67,110	1,465,886,487	100,907,224	2,592,161	62,828	103,562,213	100,858,950	1,950,000	102,808,950	97,067,941
GRV - Residential Vacant	Gross rental valuation	13.76730	2,837	42,861,540	5,900,876	223,955	426	6,125,257	5,896,956	–	5,896,956	5,728,586
GRV - Commercial/Industrial Improved	Gross rental valuation	8.01340	3,093	374,133,070	29,980,780	434,914	14,044	30,429,738	29,980,779	650,000	30,630,779	29,061,867
GRV - Commercial/Industrial Vacant	Gross rental valuation	7.82800	175	12,036,899	942,248	125,754	32,942	1,100,944	942,248	–	942,248	884,160
GRV - Strata Titled Caravan Parks	Unimproved valuation	–	–	–	–	–	–	–	51,903	–	51,903	–
UV - Residential Improved	Unimproved valuation	0.36510	186	168,330,000	614,573	(3,218)	4,988	616,343	614,632	–	614,632	612,314
UV - Residential Vacant	Unimproved valuation	0.55260	243	643,715,000	3,557,169	124,097	41,274	3,722,540	3,895,646	–	3,895,646	3,756,170
UV - Commercial/Industrial Improved	Unimproved valuation	0.29240	42	87,446,195	255,693	7,441	–	263,134	255,710	–	255,710	236,788
UV - Commercial/Industrial Vacant	Unimproved valuation	0.32460	9	28,920,000	93,874	(8,780)	847	85,941	93,861	–	93,861	103,160
UV - Rural and Mining Improved	Unimproved valuation	0.36020	374	561,209,721	2,021,477	(8,402)	7,845	2,020,920	2,022,795	–	2,022,795	1,993,435
UV - Rural and Mining Vacant	Unimproved valuation	0.47140	75	83,614,860	394,160	(66,610)	(18,540)	309,010	409,226	–	409,226	384,056
Total general rates			74,144	3,468,153,772	144,668,074	3,421,312	146,654	148,236,040	145,022,706	2,600,000	147,622,706	139,828,477

continued on next page

Notes to the Financial Report
for the year ended 30 June 2025

Note 28. Rating information (continued)

Rate type	Basis of valuation	Rate in the $	Number of Properties	2024/25 Actual Rateable Value $	2024/25 Actual Rate Revenue $	2024/25 Actual Interim Rates $	2024/25 Actual Back Rates $	2024/25 Actual Total Revenue $	2024/25 Budget Rate Revenue $	2024/25 Budget Interim Rate $	2024/25 Budget Total Revenue $	2023/24 Actual Total Revenue $
Minimum payment												
GRV - Residential Improved	Gross rental valuation	1,105.00	11,134	159,156,740	12,303,070	–	–	12,303,070	12,307,396	–	12,307,396	11,896,794
GRV - Residential Vacant	Gross rental valuation	921.00	2,477	12,651,850	2,281,317	–	–	2,281,317	2,280,871	–	2,280,871	2,461,182
GRV - Commercial/Industrial Improved	Gross rental valuation	1,505.00	954	13,007,577	1,435,770	–	–	1,435,770	1,437,113	–	1,437,113	1,335,354
GRV - Commercial/Industrial Vacant	Gross rental valuation	1,505.00	33	420,380	49,665	–	–	49,665	49,659	–	49,659	51,135
GRV - Commercial/Industrial Improved - Lesser Minimum Strata	Gross rental valuation	–	–	–	–	–	–	–	–	–	–	–
UV - Residential Improved	Unimproved valuation	1,105.00	1	203,805	1,105	–	–	1,105	1,105	–	1,105	1,073
UV - Residential Vacant	Unimproved valuation	921.00	31	4,507,500	28,551	–	–	28,551	28,545	–	28,545	4,185
UV - Commercial/Industrial Improved	Unimproved valuation	1,505.00	6	1,506,000	9,030	–	–	9,030	7,524	–	7,524	7,305
UV - Rural and Mining Improved	Unimproved valuation	1,098.00	4	673,279	4,392	–	–	4,392	4,392	–	4,392	4,264
UV - Rural and Mining Vacant	Unimproved valuation	1,038.00	32	293,123	33,216	–	–	33,216	33,224	–	33,224	32,256
Total minimum payments			14,672	192,420,254	16,146,116	–	–	16,146,116	16,149,829	–	16,149,829	15,793,548
Total general rates and minimum payments			88,816	3,660,574,026	160,814,190	3,421,312	146,654	164,382,156	161,172,535	2,600,000	163,772,535	155,622,025
Ex-gratia rates												
Other		–	–	–	13,199	–	–	13,199	24,000	–	24,000	30,021
Total amount raised from rates (excluding general rates)			–	–	13,199	–	–	13,199	24,000	–	24,000	30,021
Total rates								**164,395,355**			**163,796,535**	**155,652,046**

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 29. Determination of surplus or deficit

	Note	2024/25 30 June 2025 Carried Forward $	2024/25 Budget 30 June 2025 Carried Forward $	2023/24 30 June 2024 Carried Forward $
(a) Non-cash amounts excluded from operating activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with *Financial Management Regulation 32*.				
Adjustments to operating activities				
Less: Profit on asset disposals		(8,518,276)	(7,532,083)	(7,808,549)
Less: Share of net profit of associates and accounted for using the equity method		1,636,561	–	(1,540,874)
Add: Loss on disposal of assets		573,116	124,684	478,073
Add: Depreciation		50,087,758	49,388,309	49,247,380
Non-cash movements in non-current assets and liabilities:				
Investment property	12	(545,259)	–	–
Pensioner deferred rates		(139,126)	–	(364,642)
Employee benefit provisions		519,352	–	(478,051)
Other provisions		1,667,024	–	–
Contract liabilities		(2,183,591)	–	10,444,760
Inventory		(2,186,803)	–	138,109
Lease liabilities	11	21,610	–	(47,818)
Non-cash amounts excluded from operating activities		40,932,366	41,980,910	50,068,388
(b) Non-cash amounts excluded from investing activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Rate Setting Statement in accordance with *Financial Management Regulation 32*.				
Adjustments to investing activities				
Infrastructure received for substantially less than fair value		(59,397,310)	(45,000,000)	(26,154,871)
Right of use assets received - non cash	11a	276,465	–	–
Movement in non-current capital expenditure provisions		(7,869,353)	–	(5,000,000)
Non-cash amounts excluded from investing activities		(66,990,198)	(45,000,000)	(31,154,871)

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 29. Determination of surplus or deficit (continued)

	2024/25 30 June 2025 Carried Forward $	2024/25 Budget 30 June 2025 Carried Forward $	2023/24 30 June 2024 Carried Forward $
(c) Surplus/(deficit) after imposition of general rates			
The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.			
Adjustments to net current assets			
Less: Reserve accounts	(378,183,263)	(353,633,860)	(345,616,648)
Less: Current portion of lease liabilities	238,217	36,197	178,871
Add: Current liabilities not expected to be cleared at end of year			
Cash Backed Employee Provisions	14,610,817	17,334,647	14,389,566
Non cash movement in current liabilities	(10,146,579)	–	(2,240,000)
Contract Liabilities	26,293,706	23,250,000	32,056,986
Term Deposit - Restricted	(105,397,006)	(77,588,154)	(120,892,801)
Cash - Restricted	(6,326)	–	(6,082)
Total adjustments to net current assets	(452,590,434)	(390,601,170)	(422,130,108)
Net current assets used in the Statement of Financial Activity			
Total current assets	590,359,571	457,054,298	559,032,609
Less: Total current liabilities	(134,027,767)	(65,598,455)	(114,000,708)
Less: Total adjustments to net current assets	(452,590,434)	(390,601,170)	(422,130,108)
Surplus or deficit after imposition of general rates	3,741,370	854,673	22,901,793

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities

(a) Borrowings

Purpose	Note	Actual Principal at 1 July 2023	Actual Principal at 30 June 2024	Actual Principal at 30 June 2025	Budget Principal at 1 July 2024	Budget Principal at 30 June 2025
Wanneroo Regional Museum & Library		10,416,178	10,416,178	10,416,178	10,416,178	10,416,178
Construct Community Centre - Butler		278,000	278,000	278,000	278,000	278,000
Develop Accessible and Inclusive Playground		222,000	222,000	222,000	222,000	222,000
Kingsway Regional Sporting Complex		23,133,603	23,133,603	23,133,603	23,133,603	23,133,603
Upgrade Aquamotion		7,926,000	7,926,000	7,926,000	7,926,000	7,926,000
Yanchep Active Open Space		56,460	56,460	56,460	56,460	56,460
Kingsway Regional Playground		650,000	650,000	650,000	650,000	650,000
Yanchep Lagoon - Brazier Road Realignment		3,859,181	3,859,181	3,859,181	3,859,181	3,859,181
Yanchep Surf Life Saving Club		1,157,500	1,157,500	1,157,500	1,157,500	1,157,500
Southern Suburbs Library		6,015,422	6,015,422	6,015,422	6,015,422	6,015,422
Pinjar Road - Wanneroo & Carosa Road		728,849	728,849	728,849	728,849	728,849
Upgrade Rocca Way Dundebar Road		54,715	54,715	54,715	54,715	54,715
Flynn Drive Neerabup - Construct Road		1,623,298	1,623,298	1,623,298	1,623,298	1,623,298
Develop Industrial Estate - Neerabup		317,887	317,887	317,887	317,887	317,887
Redevelop Wanneroo Townsite		1,214,615	1,214,615	1,214,615	1,214,615	1,214,615
Redevelop Koondoola Precinct		1,293,000	1,293,000	1,293,000	1,293,000	1,293,000
Develop Wangara Industrial Area (Lot 257)		43,857	43,857	43,857	43,857	43,857
Develop Wangara Industrial Area (Lot 15)		1,785,823	1,785,823	1,785,823	1,785,823	1,785,823
Lot 12 Fowey Loop		1,800	1,800	1,800	1,800	1,800
Yanchep District Playing Fields		4,556,300	4,556,300	4,556,300	4,556,300	4,556,300
Yanchep Active Open Space Oval Ground Works		2,459,329	2,459,329	2,459,329	2,459,329	2,459,329
Yanchep District Playing Fields - CBA Loans		1,773,324	1,773,324	1,773,324	1,773,324	1,773,324
Yanchep District Sports Amenities Building Stage 1		1,556,833	1,556,833	1,556,833	1,556,833	1,556,833
Yanchep Surf Life Saving Club - CBA Loans		3,210,514	3,210,514	3,210,514	3,210,514	3,210,514
Total Borrowings	**15**	74,334,488	74,334,488	74,334,488	74,334,488	74,334,488

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(a) Borrowings (continued)

Borrowing Finance Cost Payments

Purpose	Institution	Interest rate	Date final payment is due	Actual for year ending 30 June 2025	Actual for year ending 30 June 2024	Budget for year ending 30 June 2025
Wanneroo Regional Museum & Library	WATC	6.07%	01/12/2026	705,176	705,176	705,176
Construct Community Centre - Butler	WATC	6.07%	01/12/2026	18,821	18,821	18,821
Develop Accessible and Inclusive Playground	WATC	6.07%	01/12/2026	15,029	15,029	15,029
Kingsway Regional Sporting Complex	WATC	6.07%	01/12/2026	1,566,145	1,566,145	1,566,145
Upgrade Aquamotion	WATC	6.07%	01/12/2026	536,590	536,590	536,590
Yanchep Active Open Space	WATC	6.07%	01/12/2026	3,822	3,822	3,822
Kingsway Regional Playground	WATC	6.07%	01/12/2026	44,005	44,005	44,005
Yanchep Lagoon - Brazier Road Realignment	WATC	6.07%	01/12/2026	261,267	261,267	261,267
Yanchep Surf Life Saving Club	WATC	6.07%	01/12/2026	78,363	78,363	78,363
Southern Suburbs Library	WATC	6.07%	01/12/2026	410,497	410,497	410,497
Pinjar Road - Wanneroo & Carosa Road	WATC	6.07%	01/12/2026	49,343	49,343	49,343
Upgrade Rocca Way Dundebar Road	WATC	6.07%	01/12/2026	3,704	3,704	3,704
Flynn Drive Neerabup - Construct Road	WATC	6.07%	01/12/2026	109,897	109,897	109,897
Develop Industrial Estate - Neerabup	WATC	6.07%	01/12/2026	21,521	21,521	21,521
Redevelop Wanneroo Townsite	WATC	6.07%	01/12/2026	82,229	82,229	82,229
Redevelop Koondoola Precinct	WATC	6.07%	01/12/2026	87,536	87,536	87,536
Develop Wangara Industrial Area (Lot 257)	WATC	6.07%	01/12/2026	2,969	2,969	2,969
Develop Wangara Industrial Area (Lot 15)	WATC	6.07%	01/12/2026	117,647	117,647	117,647
Lot 12 Fowey Loop	WATC	6.07%	01/12/2026	122	122	122
Yanchep District Playing Fields	WATC	5.13%	23/06/2030	264,873	263,591	259,709
Yanchep Active Open Space Oval Ground Works	CBA	6.42%	08/09/2030	157,618	156,862	195,920
Yanchep District Playing Fields - CBA Loans	CBA	6.40%	10/09/2030	113,652	113,107	170,640
Yanchep District Sports Amenities Building Stage 1	CBA	6.37%	13/08/2030	99,777	99,299	157,750
Yanchep Surf Life Saving Club - CBA Loans	CBA	6.46%	08/07/2030	205,761	204,774	22,190
Total Finance Cost Payments				4,956,364	4,952,316	4,920,892

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(b) New Borrowings - 2024/25

The Council does not have any new borrowing for FY2024/25.

(c) Unspent Borrowings

Particulars	Institution	Date Borrowed	Unspent Balance 1 July 2024 $	Expended During Year $	Unspent Balance 30 June 2025 $
Southern Suburbs Library	WATC	01/12/2006	5,504,728	(5,504,728)	–
Develop Wangara Industrial Area (Lot 15)	WATC	01/12/2006	4,328	(4,328)	–
Yanchep Development Area Projects	CBA	20/12/2019	635,162	(635,162)	–
			6,144,218	(6,144,218)	–

continued on next page

Notes to the Financial Report

for the year ended 30 June 2025

Note 30. Borrowing and lease liabilities (continued)

(d) Lease liabilities

		Actual							Budget			
Purpose	Note	Principal at 1 July 2023 $	New leases during 2023-24 $	Principal repayments during 2023-24 $	Principal at 30 June 2024 $	New leases during 2024-25 $	Principal repayments during 2024-25 $	Principal at 30 June 2025 $	Principal at 1 July 2024 $	New leases during 2024-25 $	Principal repayments during 2024-25 $	Principal at 30 June 2025 $
Aquamotion Cardio Equipment		–	191,652	(60,599)	131,053	–	(63,827)	67,226	131,053	–	(63,827)	67,226
Aquamotion Gym Equipment		–	–	–	–	276,465	(16,363)	260,102	–	428,601	(65,484)	363,117
Two-way radio network		516,053	–	(110,144)	405,909	–	(115,319)	290,590	403,895	–	(114,334)	289,561
Total lease liabilities	**11b**	516,053	191,652	(170,743)	536,962	276,465	(195,509)	617,918	534,948	428,601	(243,645)	719,904

Purpose	Institution	Lease interest rate	Date final payment is due	Actual for year ending 30 June 2025 $	Actual for year ending 30 June 2024 $	Lease term
Aquamotion Cardio Equipment	Fleet Commercial Gymnasiums Pty Ltd	5.20%	30/06/2026	67,226	131,053	3 years
Aquamotion Gym Equipment	Fleet Commercial Gymnasiums Pty Ltd	5.50%	28/02/2030	260,102	–	5 years
Two-way radio network	CSM Crosscom	4.60%	30/10/2027	290,590	405,909	5 years
Total Finance Cost Payments				617,918	536,962	

Notes to the Financial Report

for the year ended 30 June 2025

Note 31. Reserve accounts

	2025 Opening Balance Actual $	2025 Transfer to Actual $	2025 Transfer (from) Actual $	2025 Closing Balance Actual $	2025 Opening Balance Budget $	2025 Transfer to Budget $	2025 Transfer (from) Budget $	2025 Closing Balance Budget $	2024 Opening Balance Actual $	2024 Transfer to Actual $	2024 Transfer (from) Actual $	2024 Closing Balance Actual $
Restricted by legislation/agreement												
(a) Alkimos/Eglinton Coastal Corridor Community	33,137,718	9,706,714	(5,440,220)	37,404,212	30,876,106	6,028,839	(48,653)	36,856,292	24,223,653	8,952,761	(38,696)	33,137,718
(b) Cash Paid in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 Reserve	2,776,914	167,095	–	2,944,009	2,786,203	122,489	–	2,908,692	2,657,233	128,903	(9,222)	2,776,914
(c) Section 152 Reserve (formerly Section 20A Land Reserve)	804,856	38,943	–	843,799	804,671	35,376	–	840,047	767,421	37,435	–	804,856
(d) Clarkson Butler Planning District (TPS 20) Reserve	9,464,916	457,937	(56,171)	9,866,682	9,550,080	548,295	(149,927)	9,948,448	7,633,490	1,873,539	(42,113)	9,464,916
(e) Yanchep/Two Rocks Coastal Corridor Community Facilities	4,720,724	5,113,159	(1,924,080)	7,909,803	4,158,907	2,371,174	(3,013,122)	3,516,959	2,294,783	3,285,505	(859,564)	4,720,724
	50,905,128	15,483,848	(7,420,471)	58,968,505	48,175,967	9,106,173	(3,211,702)	54,070,438	37,576,580	14,278,143	(949,595)	50,905,128
Restricted by council												
(f) Asset Replacement/Enhancement Reserve	83,329,700	8,294,355	(18,423,405)	73,200,650	81,916,514	6,101,275	(10,346,198)	77,671,591	73,811,110	13,932,864	(4,414,274)	83,329,700
(g) Carried Forward Capital Projects Reserve	3,978,559	1,632,806	(3,978,559)	1,632,806	3,978,559	–	(3,978,559)	–	6,684,976	3,978,559	(6,684,976)	3,978,559
(h) Coastal Infrastructure Management Reserve	11,095,228	534,813	(130,732)	11,499,309	11,198,723	492,327	(210,000)	11,481,050	13,989,982	575,505	(3,470,259)	11,095,228
(i) Waste Management Reserve	14,378,096	717,688	(1,245,462)	13,850,322	12,900,931	1,154,989	(650,000)	13,405,920	13,056,511	4,782,365	(3,460,780)	14,378,096
(j) Golf Course Reserve	3,058,269	5,073,022	(52,268)	8,079,023	3,164,378	3,678,115	(100,000)	6,742,493	2,607,808	920,461	(470,000)	3,058,269
(k) Strategic Land Reserve	12,315,077	899,177	(90,687)	13,123,567	12,374,999	544,039	(142,735)	12,776,303	13,289,638	2,084,186	(3,058,747)	12,315,077
(l) Leave Liability Reserve	16,312,703	789,290	–	17,101,993	16,508,872	825,775	–	17,334,647	15,553,972	758,731	–	16,312,703
(m) Loan Repayment Reserve	66,320,708	3,339,185	(8,881,705)	60,778,188	66,982,780	2,944,747	(8,881,705)	61,045,822	55,536,080	10,784,628	–	66,320,708
(n) Neerabup Development Reserve	8,236,044	6,855,032	(698,624)	14,392,452	8,163,341	4,858,883	(561,013)	12,461,211	6,302,006	2,379,024	(444,986)	8,236,044
(o) Plant Replacement Reserve	15,733,659	6,213,212	(2,013,175)	19,933,696	18,541,289	6,000,976	(1,122,120)	23,420,145	14,416,610	3,780,538	(2,463,489)	15,733,659
(p) Regional Recreational Reserve	31,485,412	17,786,760	(2,639,900)	46,632,272	31,353,702	14,260,100	(2,187,944)	43,425,858	27,327,382	4,458,030	(300,000)	31,485,412
(q) Strategic Projects/Initiatives Reserve	16,331,284	18,483,642	(9,575,234)	25,239,692	16,168,510	1,710,812	(9,090,078)	8,789,244	18,601,036	3,624,784	(5,894,536)	16,331,284
(r) Information, Communication & Technology Reserve	12,136,781	2,625,191	(1,011,184)	13,750,788	10,517,031	2,462,358	(1,970,251)	11,009,138	7,191,106	5,530,589	(584,914)	12,136,781
	294,711,520	73,244,173	(48,740,935)	319,214,758	293,769,629	45,034,396	(39,240,603)	299,563,422	268,368,217	57,590,264	(31,246,961)	294,711,520
Total	345,616,648	88,728,021	(56,161,406)	378,183,263	341,945,596	54,140,569	(42,452,305)	353,633,860	305,944,797	71,868,407	(32,196,556)	345,616,648

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with Council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

continued on next page

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 31. Reserve accounts (continued)

Name of Reserve	Purpose of the reserve
Restricted by legislation/ agreement	
(a) Alkimos/Eglinton Coastal Corridor Community	To be used for accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Alkimos/Eglinton Development Contribution Area.
(b) Cash Paid in Lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 Reserve	To be used for holding any remaining unexpended funds received in lieu of Public Open Space prior to 10 April 2006 and post 12 September 2020 under the Planning and Development Act 2005. Separate sub-reserve accounts are maintained for each sub-division.
(c) Section 152 Reserve (formerly Section 20A Land Reserve)	To be used for capital improvements on recreation reserves in the general locality from which funds were sourced.
(d) Clarkson Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with Town Planning Scheme 20.
(e) Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	To be used for the purpose of accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Yanchep/Two Rocks Development Contribution Area.
Restricted by council	
(f) Asset Replacement/Enhancement Reserve	To be used for the funding of renewal, upgrade and acquisition of new or replacement assets for the City.
(g) Carried Forward Capital Projects Reserve	To be used for the municipally funded carried forward capital works.
(h) Coastal Infrastructure Management Reserve	To be used for Coastal Infrastructure capital works.
(i) Waste Management Reserve	To be used for requirements specifically needed for the provision of the domestic collection service.
(j) Golf Course Reserve	To be used for the capital improvements of the Carramar and Marangaroo Golf Courses.
(k) Strategic Land Reserve	To be used for receiving the proceeds of the sale of significant property assets, acquisition, leasing, development and/or disposal of land under the City of Wanneroo Strategic Land Policy.
(l) Leave Liability Reserve	To be used for long service leave and annual leave liability of the City.
(m) Loan Repayment Reserve	To be used for setting aside adequate funds over time to repay loan commitments.
(n) Neerabup Development Reserve	To be used for meeting the associated cost of developing the City's investment land in Neerabup.
(o) Plant Replacement Reserve	To be used for replacing City's plant and equipment.
(p) Regional Recreational Reserve	To be used to support regional recreational capital works.
(q) Strategic Projects/Initiatives Reserve	To be used for the introduction of new or upgrade of existing services, maintenance, renewal, upgrade of existing assets and purchase of new assets or project works of the City over an expected period of 20 years. The annual funds transfer is derived from the rate setting surplus less municipal funding of capital works carried forward.
(r) Information, Communication & Technology Reserve	To be used for the purpose of Information, Communication and Technology capital and operating projects.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 32. Trust funds

	1-Jul-2024 $	Amounts received $	Amounts paid/ Transferred $	30 June 2025 $
Funds held at balance date which are required to be held in trust and which are not included in the financial report are as follows:				
Miscellaneous/Appeals	37,736	3,718	(13,580)	27,874
Public Open Spaces	839,176	2,100	–	841,276
	876,912	5,818	(13,580)	869,150

MATERIAL ACCOUNTING POLICIES

Money Paid in Lieu of Public Open Space
Section 154 of the Planning and Development Act 2005 was amended on 20 July 2020. Prior to 20 July 2020, all money received by a local government under section 153 of the Planning and Development Act 2005 was to be paid into a separate account of the "trust fund" of the local government established under section 6.9 of the Act.

In accordance with the amended Section 154 of the Planning and Development Act 2005, unexpended funds received in lieu of public open space prior to 10 April 2006 and after 12 September 2020 will be transferred to a separate reserve account. Funds received from 10 April 2006 until 11 September 2020 will remain in trust funds. Refer to Note 31 for details on the reserve.

City of Wanneroo

Notes to the Financial Report

for the year ended 30 June 2025

Note 33. Development Contribution Plans

Development Contribution Plans:
The Development Contribution Plans (DCPs) and other Cost Sharing Arrangements relate to the provision of various infrastructure defined in Distric Planning Scheme No. 2 (DPS2), including the development of district community facilities, significant roads and public open spaces.

East Wanneroo Development Area for Cells 1-9 are governed by Schedule 14 of DPS2, which does not require the City to establish and maintain a reserve account for each DCP.

The Yanchep/Two Rocks Community and Alkimos/Eglinton Community DCPs are governed by the Schedule 12 and 13 of DPS2 and State Planning Policy 3.6 (SPP 3.6), which requires the City to establish and maintain a reserve account for each DCP in accordance with the Act.

Annual review of costs is performed for East Wanneroo (Cells 1-9), Alkimos/Eglinton and Yanchep/Two Rocks DCPs in accordance with the requirements of the District Planning Scheme No 2.

DCP Income and Expenditure are included within the Statement of Comprehensive Income under the captions of Development Contribution Plan Expenses and Development Contribution Plan Income and forms part of the City's Annual Financial Report. Final Income and Expenditure Statements are published on the City's website once the Annual Financial Report is audited and adopted by Council.

Other Development Areas:

(a) Town Planning Scheme No 5 - Landsdale

An industrial zone guided development, which was gazetted in 1973. The works involved local infrastructure, servicing and upgrading of the abutting section of Gnangara Road. The total area of the scheme is approximately 100 hectares (ha). An internal audit of the remaining works has occurred and all works are complete with the exception of several minor land acquisitions along Gnangara Road (between Atwell Street and Mirrabooka Avenue). The upgrade/construction of Gnangara Road will be partly funded by DCP5 and the East Wanneroo Cell 8 Cost Sharing Arrangement.

Statement of Comprehensive Income -

	2025 Actual $	2024 Actual $
Operating Income		
Development Headworks Levy Including Interest on Investments	157,502	124,116
Transfers to Deferred Revenue	–	–
Subtotal	157,502	124,116
Operating Expense		
Administration Allocation	(157,502)	(124,116)
Subtotal	(157,502)	(124,116)
Net result	–	–

(b) Berkley Road Local Structure Plan

The Berkley Road Local Structure Plan rationalises the drainage sumps, road system and public open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and public open space sites.

Statement of Comprehensive Income		
Operating Income		
Development Headworks Levy Including Interest on Investments	76,533	78,999
Subtotal	76,533	78,999
Operating Expense		
Administration Allocation	(76,533)	(78,999)
Subtotal	(76,533)	(78,999)
Net Result	–	–

Item 4 General Business

Motions Received Prior to the Meeting

All proposed motions were read aloud by the Presiding Person and displayed on the public screen in the Council Chamber. The Presiding Person requested a mover and a seconder for each motion that was put to the Meeting.

14 submissions of proposed motions were received in writing prior to the meeting from the following electors:

4.1 Proposed Motion submitted by B Kirby

Motion LAPSED for want of Mover and Seconder

To REQUEST bollards be placed at the cul-de-sac of Manoora Court and Mooree Lane to reduce the amount of traffic utilising Manoora Court as a thoroughfare.

LAPSED

4.2 Proposed Motion submitted by Ms A Viney

Moved A Viney, Seconded A Weatherill

To REQUEST for the safety or horses, horse riders and e-vehicles riders, ban e-vehicles from designated bridle paths and equine exercise areas.

CARRIED

Votes For the Motion: 29
Votes Against the motion: 0

4.3 Proposed Motion submitted by I Martin

Moved I Martin, Seconded M Caiacob

That Council:-

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 and wellbeing of the Community now, or in the future.**

CARRIED

Votes For the Motion: 17
Votes Against the motion: 9

4.4 Proposed Motion submitted by I Martin

Moved I Martin, Seconded T Gunning

To ENSURE that any waste management solution(s) developed:

1. **In the Neerabup Industrial Area, the Neerabup Resource Recovery Precinct 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

Votes For the Motion: 24
Votes Against the motion: 1

4.5 Proposed Motion submitted by M Caiacob

Moved M Caiacob, Seconded I Martin

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. **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 Neerabup Resource Recovery Precinct 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

Votes For the Motion: 17
Votes Against the motion: 1

4.6 Proposed Motion submitted by M Caiacob

Moved M Caiacob, Seconded A Weatherill

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

Votes For the Motion: 21
Votes Against the motion: 0

4.7 Proposed Motion submitted by R Bruvels

Moved R Bruvels, Seconded C Hill

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

Votes For the Motion: 31
Votes Against the motion: 0

4.8 Proposed Motion submitted by M Murphy

Moved M Murphy, Seconded R Grover

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 Western Australia 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

Votes For the Motion: 25
Votes Against the motion: 3

4.9 Proposed Motion submitted by R Casey

Moved R Casey, Seconded A Weatherill

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

Votes For the Motion: 21
Votes Against the motion: 0

4.10 Proposed Motion submitted by T Gunning

Moved T Gunning, Seconded M Caiacob

That Council:

1. **UNDERTAKE a review and compile a report into all aspects, whether directly or indirectly associated with City of Wanneroo's requirements to comply with their due diligence and code of conduct and advocacy plan obligations as prescribed by City of Wanneroo management controls;**

2. **PROVIDE a summary of measurable and relevant outcomes and key performance indicators related to the Neerabup Resource Recovery Precinct - 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 Neerabup Resource Recovery Precinct 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 used specifically to locate and develop waste and energy generating industries within Western Australia;**

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 City of Wanneroo's:**

    a) **Strategic Community Plan;**
    b) **Corporate Business Plan;**
    c) **City of Wanneroo's Long Term Financial Plan; and**
    d) **Sustainability Advocacy Plan;**

8. **DEMONSTRATE how the Neerabup Resource Recovery Precinct plan will meet City of Wanneroo Advocacy Plan 2023-2032 including:**

   a) **How it intends to meet Sustainability objectives;**
   b) **Productivity objectives; and**
   c) **Livability and wellbeing objectives.**

CARRIED

Votes For the Motion: 21
Votes Against the motion: 0

4.11 Proposed Motion submitted by T Gunning

Moved T Gunning, Seconded I Martin

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; and**

2. **The plan shall include a detailed outline of what due diligence, governance compliance was undertaken and complied with, relevant to this Plan.**

CARRIED

Votes For the Motion: 26
Votes Against the motion: 0

4.12 Proposed Motion submitted by S Dungate

Motion LAPSED for Want of Mover and Seconder

That Council consider INSTALLING some RV dump points accessible to the public.

LAPSED

4.13 Proposed Motion submitted by G Healy

Moved G Healy, Seconded P 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.

CARRIED

Votes For the Motion: 30
Votes Against the motion: 0

4.14 Proposed Motion submitted by M Kwok

Moved M Kwok, Seconded A Weatherill

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

Votes For the Motion: 28
Votes Against the motion: 0

No Motions were received from the floor.

Item 5 Closure

There being no further business, the Mayor closed the meeting at 7:42PM.

Item 9 Motions on Notice

MN01-03/26 Cr Seif - Civic Event for Aboriginal and Torres Strait Island Community

File Ref:	2391 – 26/80512
Author:	Cr Seif
Action Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	1

Changes to Report and Additional Information Arising from Agenda Briefing

The report was not presented to the Agenda Briefing.

Issue

Seeking to add a Civic Event to the Civic Event Annual Calendar (**Calendar**).

Background

The City of Wanneroo (the **City**) under the Civic Events Policy (**Policy**) (**Attachment 1**) host Civic Events to acknowledge the volunteers of the City in accordance with the Policy and protocols.

The Policy and 2026 Civic Event Annual Calendar were approved at the 16 February 2026 Policy Review Committee Meeting (Item 5.2).

Detail

That an event to celebrate the Aboriginal and Torres Strait Island community and their foundational position as part of Australian Identity, to be included as a Civic Event in the Calendar.

That it be noted that the Ni Kadadjiny Koort, Aboriginal and Torres Strait Islander Advisory Group (**Group**) support the concept of a Civic Event specific to the Aboriginal and Torres Strait Islander peoples.

That the Civic Event commence in the 2025/26 budget.

That the Group be consulted as to the invitation list and structural components of the Civic Event.

Consultation

The Group were consulted if they would support the concept of a Civic Event specific to the Aboriginal and Torres Strait Islander peoples at their meeting on 23 February 2026.

Further, it was advised that a brunch or lunch would be suitable for the Elders due to health and wellbeing purposes.

Comment

The proposal seeks to formally recognise Aboriginal and Torres Strait Islander peoples through the inclusion of a dedicated Civic Event in the Calendar. The City's Policy provides a framework for hosting civic events that acknowledge and celebrate community contribution, and the proposed event is consistent with the intent of civic recognition outlined in the Policy.

The Group has been consulted and has indicated supports the concept for the inclusion of a Civic Event. The proposal also provides for further consultation with the Group regarding the invitation list and structural components of the event to ensure appropriate and culturally informed delivery.

Council is requested to consider the inclusion of this additional Civic Event in the context of the already endorsed Calendar and the associated financial and operational implications for the 2026/27 financial year.

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

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 Civic Events Policy.

Financial Implications

To be funded in the 2025/26 financial year

Voting Requirements

Simple Majority

Moved Cr Seif, Seconded Cr Rowe

That Council APPROVES the inclusion of an Aboriginal and Torres Strait Islander Civic Event on the Civic Events Annual Calendar with the first Civic Event to occur in the 2026/2027 financial year.

CARRIED UNANIMOUSLY
10/0

For the motion:	**Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion:	**Nil**

Administration Comment

Administration acknowledges the intent of the proposal to recognise and celebrate Aboriginal and Torres Strait Islander peoples through a Civic Event. This intent is recognised within the context of the City's Reconciliation Action Plan (**RAP**), which provides an overarching framework for engagement and recognition activities.

Administration does not currently have the budget or staff capacity to introduce an additional Civic Event in 2025/26. Subject to engagement with the Group, Knowledge Holders and key stakeholders, Administration proposes hosting a brunch or luncheon as a Civic Event in the 2026/27 financial year, to be included in the 2027 Civic Events Calendar. A dedicated event would provide formal recognition of the wisdom, resilience and contributions of Elders and Knowledge Holders to the community. The estimated cost of delivering such an event is $20,000, which would need to be incorporated into the 2026/27 Civic Events budget.

The City currently delivers several community-based events recognising Aboriginal and Torres Strait Islander peoples, including NAIDOC Week and National Reconciliation Week activities. These are delivered under existing planning and resourcing arrangements. In addition, members of the Group are invited to the annual Community Services and Conservation Dinner, which provides civic recognition of community contribution.

Administration will ensure appropriate engagement with the Group and other key stakeholders before finalising plans for a dedicated Aboriginal and Torres Strait Islander Civic Event. This engagement will help ensure the event is culturally appropriate, aligned to the RAP, and supported by sufficient time and resourcing for effective planning and delivery.

Accordingly, Administration recommends commencing consultation with the Group in 2026, with consideration given to including a dedicated Aboriginal and Torres Strait Islander Civic Event in the 2027 Civic Events Annual Calendar, subject to Council approval and allocation of the required budget.

Attachments:
1⇩. Attachment 1 - Civic Events Policy - Clean Version 14/97018[v4]

City of Wanneroo

Council Policy

CIVIC EVENTS POLICY

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal & Governance Services*
Contact Person:	*Manager Corporate Governance & Council Services*
Date of Approval:	16 February 2026
Council Resolution No:	PRC 5.2

1. POLICY STATEMENT

The City of Wanneroo (**City**) delivers a variety of Civic Events to cultivate positive relationships between the community and Council, connect the community in celebration, and recognise and celebrate individual and community achievements.

2. OBJECTIVE AND PURPOSE

Objective

The objective of this policy is to ensure a coordinated annual calendar of civic events that promotes the City in line with our vision and brand and aligns with our strategic goals.

Purpose

The purpose of this policy is to:

- Fulfil civic and ceremonial obligations; and
- Provide guidance for the approval of civic events.

3. KEY DEFINITIONS

Act	*Local Government Act 1995 (WA)*
Civic Event/s	A function or ceremony for celebratory, ritual, recognition or commemorative purposes
Civic Events & Protocols Officer	The City officer responsible for Civic Events
Civic Event Calendar	The annual schedule of Civic Events.

City of Wanneroo

Council Policy

4. SCOPE

This Policy applies to Civic Events only. It excludes community events delivered by the City and those which are the subject of the Public Community Events Policy.

5. IMPLICATIONS

This policy aligns with the following objectives within the Council Plan 2025 – 2035:

Strategic Goal 4 ~ A Connected and Liveable City
4.1 – Create welcoming community spaces

Funding for Civic Events is determined via the annual budget process.

6. IMPLEMENTATION

6.1 Scheduled Civic Events

The Civic Events & Protocols Officer is responsible for the development of an annual Civic Event Calendar and the planning, coordination and delivery of the City's annual schedule of Civic Events.

Scheduled Civic Events may include, but are not limited to the delivery of Citizenship Ceremonies and appreciation functions in accordance with the criteria of the Policy.

6.2 Additional Civic Events

Civic Events additional to those scheduled in the Civic Events Calendar may be proposed by the Mayor and Councillors. These will typically include Mayoral functions and receptions, celebration of local milestones or recognition of notable visitors to the City. The purpose of such events is to ensure that the City's profile is enhanced, and that appropriate focus is provided to advancing the City's strategic objectives.

A Civic Event may be proposed for the following occasions:

- Acknowledgement of a significant achievement at a local, state, national or international level in sport, the arts, community service or charitable endeavours;
- Commemorative events that recognises significant occasions of importance to the local community;
- Official Delegations (interstate or international);
- Ministerial/Cabinet/community relations;
- Official openings of Council facilities or other significant facilities within the City of Wanneroo; and
- To maintain effective and productive relationships with key stakeholders.

The CEO in consultation with the Mayor and having regard to the events proposed by the Mayor and Council Members, will determine whether an additional civic event is to be held, the budget appropriate to the purpose of the event and the use of the City facilities (if required).

7. ROLES AND RESPONSIBILITIES

Section 2.8(1)(b) of the Act provides that the Mayor has an obligation to carry out civic and ceremonial duties on behalf of the City at all times acting consistently with council decisions.

In the absence of the Mayor, the Deputy Mayor may fulfil the Mayor's commitments to carry out civic and ceremonial duties on behalf of the City. If the Deputy Mayor is unavailable, where permissible, the Mayor may nominate a Councillor or a member of the Executive Leadership Team.

8. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this Policy will be referred to the Manager Corporate Governance and Council Services in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

9. EVALUATION AND REVIEW

This Policy will be reviewed every three years.

10. RELATED DOCUMENTS

- Award of the title Honorary Freeman of the City of Wanneroo
- Awards Policy
- Community Development Plan
- Conferral of the Honour of 'Keys to the City' Policy
- Council Members Recognition of Service Policy
- Public Community Events Policy
- Volunteering Policy
- Welcome to Country Protocols Policy

11. REFERENCES

Local Government Act 1995 – Clause 2.8 (c)

12. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

City of Wanneroo

Council Policy

REVISION HISTORY

Version	Next Review	Record No.
03 April 2012 – CD04-04/12	February 2014	10/1231
27 May 2014 – CS05-05/14	May 2016	14/97018
02 June 2020 – CE01-06/20	June 2023	14/97018[v3]
16 February 2026 - PRC5.2	November 2028	14/97018[v4]

Item 10 Late Reports (SEE SUPPLEMENTARY AGENDA)

Corporate Planning Performance & Improvement

CS04-03/26 Second Quarter Corporate Report & CEO KPI Update Report

File Ref: 50350 – 26/78642
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

A quarterly Corporate Report update **(Attachment 1)** is provided together with a progress update on the 2025-26 Chief Executive Officer (**CEO**) Key Performance Indicators (**KPI**).

Background

The CEO's performance is formally reviewed as part of the statutory annual performance review at the end of Quarter 4 each year.

In addition to the annual review, interim quarterly progress reporting ensures Council remains informed of organisational performance and progress throughout the year.

The information in this report reflects the position as of 31 December 2025.

Detail

The Interim Quarterly Corporate Report **(Attachment 1)** provides an update on the status of Council Plan projects for Quarter 2 (as of 31 December 2025). In addition, this cover report includes a high-level summary of progress against the Chief Executive Officer's KPIs for the 2025-26 review period.

Council Plan Projects – Quarter 2 (Attachment 1):

- 96.8% of Council Plan projects are on target, being monitored, or completed.
- 3.2% of projects are under target or have been deferred.
- Narrative updates for each Council Plan project are included in Attachment 1.

CEO KPI Progress – High-Level Summary (provided in cover report):

- Performance of the CEO's functions is progressing as planned or tracking on target.
- Key focus areas identified for the 2025-26 performance cycle are on track.
- Executive leadership attributes and leadership of the City of Wanneroo's (the **City**) values continue to be demonstrated.

Consultation

The City's executive and management team have provided input through the City's normal performance reporting process.

Comment

Nil

Statutory Compliance

Under section 5.38 (1) of the *Local Government Act 1995, Annual review of employees' performance*, a local government must review the performance of the CEO if the CEO is employed for a term of more than 1 year. There is no statutory requirement for more regular review.

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	4.0 People & Culture	Low
Level 2 Corporate Risk	4.2 People Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.1 Compliance Framework	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

Policy Implications

There are no policy implications in relation to the progress update.

Financial Implications

There are no financial implications in relation to the progress update

Voting Requirements

Simple Majority

Moved Cr Miles, Seconded Cr Wright

That Council ACCEPTS the Chief Executive Officer Quarter 2 Corporate Performance Report and Key Performance Indicator Update.

Substantive Motion as Amended

At the request of administration and with the consent of the mover and seconder, the Recommendation was amended by removing the strike through words as follows:

That Council ACCEPTS the Chief Executive Officer Quarter 2 Corporate Performance Report ~~and Key Performance Indicator Update~~.

The substantive motion as amended was put and

CARRIED
7/3

For the motion: **Mayor Aitken, Cr Coetzee, Cr Figg, Cr Miles, Cr Seif, Cr Smith and Cr Wright**
Against the motion: **Cr Berry, Cr Parker, Cr Rowe**

Attachments:
1. 2025-26 Quarter 2 Corporate Performance Report 26/64075

CORPORATE PERFORMANCE REPORT

2025-26 Quarter 2 (October - December 2025)



Contents

EXECUTIVE SUMMARY 3
ORGANISATIONAL PERFORMANCE 4
FINANCIALS 7
TOP CAPITAL PROJECT – PERFORMANCE OVERVIEW 13

Attachments

1. Detailed Key Project Performance Scorecard
2. Top Capital Projects 2025-26

Acknowledgment of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people.

We would like to pay respect to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land, and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

Executive Summary

This Q2 Corporate Performance Report provides a summary of the City's performance from October to December 2025, measured against the newly adopted **Council Plan 2025–2035**.

The Council Plan replaces the former Strategic Community Plan and Corporate Business Plan, establishing a unified strategic framework that guides both long-term vision and operational delivery. Developed in close collaboration with Council Members and adopted alongside the Annual Budget in July 2025, the Council Plan sets out five strategic goals and associated priorities that reflect community aspirations and inform service planning and investment.

This report highlights progress against key initiatives and performance measures aligned to the Council Plan, with additional detailed performance reports provided as attachments for further consideration.

Highlights

- **Strong Delivery Across Council Plan Initiatives:** 96.8% of all initiatives (91 of 94) were on target, being monitored, or completed as at the end of Quarter 2 reflecting consistently high organisational performance.

- **Solid Capital Works Delivery:** The City delivered $63.5M in capital works by the end of December, representing 43.7% of the revised annual Capital Works Program, with strong progress across community buildings, sports facilities, and roads.

- **High Performance of Top Capital Projects:** Over half (52.4%) of the annual budgets for the City's top capital projects were expended by Quarter 2, with 11 major projects tracking on schedule and 13 on budget.

Organisational Performance

A total of 94 projects are scheduled for delivery in the first year of the Council Plan 2025–2035, aligning with the strategic goals and priorities endorsed by Council and adopted alongside the Annual Budget.

Key Project Overall Status



Key Project Status (as of 31 December)

- 96.8% of projects (91 out of 94) are currently:
  - On target,
  - Being monitored, or
  - Completed.
- 1 project is under target (1.1%)
- 2 projects are deferred (2.1%)

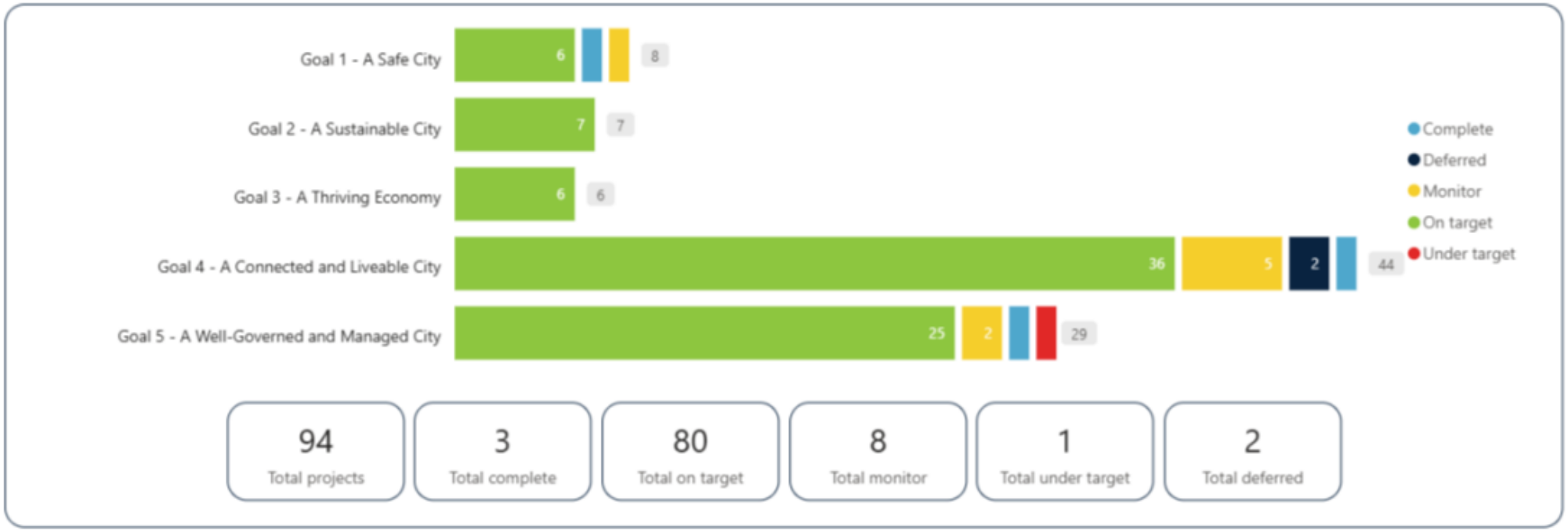
Comparison to Quarter 1

Performance in Quarter 2 remains strong and broadly consistent with the high standards achieved in Quarter 1, which closed at 98.9%. While the Q2 proportion of projects on target, being monitored, or completed (96.8%) is slightly lower than the overall Q1 result, it still reflects a high level of delivery across the program.

For a detailed breakdown of each initiative's status, please refer to **Attachment 1 – Detailed Key Project Performance Scorecard.**

Key Project Status by goals

Below is an overview of the status of Key Projects as aligned to our five Council Plan goals.



Under Target & Deferred Project Summary

While most projects in the Council Plan for 2025-26 are progressing well, a small number have encountered challenges that have impacted their delivery timelines. This section outlines the projects currently classified as Under Target and Deferred, providing context for the delays and the corrective actions being taken to bring them back on track.

Project	**Review business continuity plan and crisis management plan**
2025/26 Milestone	Undertake a full review of the City's Business Continuity Plans to consolidate and streamline into one overarching document.
Responsible Unit	Legal & Governance
Performance Status	Under Target
Comment	Resourcing in the risk team means that these items for review and testing have not occurred as scheduled.
Corrective Action	A new plan taking into consideration current resourcing is being developed for the risk teams projects which will take into consideration these actions.

Project	**Construction of new sports hub in Wanneroo**
2025/26 Milestone	Complete design of new sports hub and commence construction depending on funding requirements.
Responsible Unit	Infrastructure Capital Works
Performance Status	Deferred
Comment	Council resolution at December OCM
Corrective Action	Develop new project at suitable locations

Project	**Upgrades to Frederick Stubbs Park in Quinns Rocks**
2025/26 Milestone	Undertake construction of a new car park at Frederick Stubbs park in Quinns Rocks.
Responsible Unit	Infrastructure Capital Works
Performance Status	Deferred
Comment	Deferred due to funding availability.
Corrective Action	Acquire additional municipal funds and/or grant funding.

Financials

Financial Activity for the Quarter ending 31 December 2025 (2nd Quarter)

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 up to 31 December 2025 and do not include Mid-Year Review adjustments.

Overall Comments Year-to-Date

Results from Operating Activities

For the period ended 31 December 2025, the net amount from Operating Activities was $2.4M favourable with the budget, inclusive of a $4.3M non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is unfavourable by $1.8M, while cash outflows is an unfavourable variance of $65K with the budget.

The overall variance is mainly due to lower inflows from Operating Grants, Subsidies and Contributions ($855K), Interest Earnings ($1.5M) and higher outflows from Employee Costs ($2.1M) and Depreciation ($225K). The unfavourable impacts from the above variances were partially offset by higher inflows from Rates ($531K), Fees and Charges ($122K) and lower outflows from Materials and Contracts ($1.5M), Utility Charges ($660K) and Loss on Assets Disposals (221K).

Results from Investing Activities

The net cash attributable to Investing Activities was $46.0M below budget, mainly reflecting higher inflows from Development Contribution Plans revenue ($8.0M) and Non-Operating Grants, Subsidies and Contributions ($971K), as well as lower outflows for the Purchase of Property, Plant and Equipment ($7.2M) and the Purchase and Construction of Infrastructure Assets ($2.2M), including a $42.0M non-cash adjustment. These favourable variances were offset by higher outflows from Development Contribution Plans expenses ($14.0M).

Changes in Development Contribution Plan revenue and expenditure have no impact to the closing fund position as the difference is adjusted through non-cash amounts excluded line item.

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.

2025-26 Quarter 2 Corporate Performance Report

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance		Key	Adopted Budget	Revised Budget	Variance	
		$	$	$	%		$	$	$	%
OPERATING ACTIVITIES										
Inflows										
Rates		173,155,884	172,624,970	530,914	0	↑	174,680,029	174,680,029	0	0
Operating Grants, Subsidies & Contributions		3,459,926	4,315,382	(855,456)	(20)	↓	8,409,031	8,409,031	0	0
Fees & Charges		47,341,070	47,219,524	121,546	0	↑	58,135,647	58,135,647	0	0
Interest Earnings		10,024,507	11,572,180	(1,547,673)	(13)	↓	23,100,351	23,100,351	0	0
Other Revenue		1,616,107	1,663,697	(47,590)	(3)	→	3,697,212	3,697,212	0	0
Profit on Asset Disposals	1	53,607	88,165	(34,558)	(39)	→	11,842,996	11,842,996	0	0
Outflows	2	**235,651,101**	**237,483,918**	**(1,832,817)**	**(1)**		**279,865,266**	**279,865,266**	**0**	**0**
Employee Costs	3	(53,067,990)	(50,961,708)	(2,106,282)	(4)		(101,579,647)	(101,579,647)	0	0
Materials & Contracts	4	(48,013,941)	(49,522,023)	1,508,082	3	↓	(101,966,722)	(101,966,722)	0	0
Utility Charges Depreciation		(5,005,041)	(5,665,440)	660,399	12	↑	(11,330,519)	(11,330,519)	0	0
Finance Costs		(26,430,238)	(26,205,408)	(224,830)	(1)	↑	(52,410,746)	(52,410,746)	0	0
Insurance		(2,144,536)	(2,073,858)	(70,678)	(3)	↓	(4,147,698)	(4,147,698)	0	0
Loss on Asset Disposals		(924,791)	(871,986)	(52,805)	(6)	→	(1,742,972)	(1,742,972)	0	0
	5	(108,254)	(329,670)	221,416	67	→	(659,340)	(659,340)	0	0
Non-Cash Amounts Excluded	6	**(135,694,792)**	**(135,630,093)**	**(64,699)**	**0**	↑	**(273,837,644)**	**(273,837,644)**	**0**	**0**
Amount Attributable to Operating Activities	7	30,791,619	26,446,913	4,344,706	16		41,227,090	41,227,090	0	0
	8									
	9	**130,747,929**	**128,300,738**	**2,447,191**	**2**		**47,254,712**	**47,254,712**	**0**	**0**
	NCA*(b)									
INVESTING ACTIVITIES										
Inflows										
Non Operating Grants, Subsidies & Contributions		1,094,745	123,519		786	↑	52,040,358	52,546,748		1
Contributed Physical Assets		27,223,575	27,223,575	971,226	0		130,000,000	130,000,000	506,390	0
Proceeds From Disposal Of Assets		6,832,942	6,832,942	0	0		13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues		18,109,635	10,155,988	0 7,953,647	78	↑	36,829,960	37,184,475	0 354,515	1
Outflows	10	**53,260,897**	**44,336,025**	**8,924,872**	**20**		**232,547,484**	**233,408,389**	**860,905**	**0**
Purchase of Property, Plant & Equipment		(46,312,175)	(53,500,386)	7,188,211	13		(96,325,948)	(93,843,746)	2,482,202	3
Purchase & Construction of Infrastructure Assets		(17,141,570)	(19,349,883)	2,208,313	11	↑	(41,232,701)	(51,527,858)	(10,295,157)	(20)
Development Contribution Plans - Expenses	11	(15,536,872)	(1,491,709)	(14,045,163)	(942)	↑	(27,258,550)	(27,258,550)	0	0
		(78,990,617)	**(74,341,978)**	**(4,648,639)**	**(6)**	↓	**(164,817,199)**	**(172,630,154)**	**(7,812,955)**	**(5)**
Non-Cash Amounts Excluded		6,182,533	(35,887,854)	42,070,387	117		(139,571,410)	(139,925,925)	(354,515)	(0)
Amount Attributable to Investing Activities	12									
	13	**(19,547,187)**	**(65,893,808)**	**46,346,620**	**70**		**(71,841,125)**	**(79,147,690)**	**(7,306,565)**	**(9)**
	14									
	NCA*(c)									
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		31,294,107	31,294,107	0	0		71,406,949	77,873,279		9
Transfers from DCP's (not in Reserve)		14,847,804	1,300,634	13,547,170	1,042		26,557,516	26,613,059	6,466,330	0
		46,141,911	**32,594,741**	**13,547,170**	**0**		**97,964,465**	**104,486,338**	55,543	**7**
Outflows						↑			**6,521,873**	
Transfers to Reserves		(15,006,651)	(15,006,651)	0	0		(46,820,536)	(46,820,536)		(0)
Transfers to DCP's (not in Reserve)		(14,847,804)	(1,300,634)	(13,547,170)	(1,042)		(26,557,516)	(26,613,059)	(0) (55,543)	(0)
		(29,854,456)	**(16,307,285)**	**(13,547,170)**	**83**		**(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		**16,287,455**	**16,287,455**	**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										
Amount Attributable to Operating Activities		**3,741,370**	**0**	**3,741,370**	**0**		**0**	**0**	**0**	**0**
Amount Attributable to Investing Activities		130,747,929	128,300,738	2,447,191	2		47,254,712	47,254,712	0	0
Amount Attributable to Financing Activities		(19,547,187)	(65,893,808)	46,346,620 0	70		(71,841,125)	(79,147,690)	(7,306,565)	(9)
		16,287,455	16,287,455		0		24,586,413	31,052,743	6,466,330	(21)
Surplus/(Deficit) after the Imposition of General Rates	NCA*(a)	**131,229,567**	**78,694,386**	**52,535,181**	**67**		**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 $173.2M, Revised Budget $172.6M)

The variance is favourable by $531K 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 $4.3M)

The variance is unfavourable by $855K. This is mainly due to the following:

- Operating Grants timing discrepancies for the maintenance of shared use of ovals, street lighting maintenance, jetty management and beach renourishment work,
- 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,
- Delay in receipting Main Roads Service Agreement contribution for Wanneroo Road, Ocean Reef Upper Swan Highway, Marmion Avenue of $117K,
- Delay in receipt of Street Furniture Contribution of $105K from Main Roads.

Note 3 Fees and Charges

Year to Date - (Actual $47.3M, Revised Budget $47.2M)

The favourable variance of $122K is primarily due to higher Application, License and Permit Fee Income of $276K, higher Property Rental Fees of $104K, higher Driving Range Income of $33K predominantly from Carramar Golf Course, and higher user entry fee income of $100K from Aquamotion and Kingsway Indoor Sport Stadium, offset by lower Waste Service Fee income of $394K.

Note 4 Interest Earnings

Year to Date - (Actual $10.0M, Revised Budget $11.6M)

The unfavourable variance of $1.6M is mainly due to actual investment portfolio was lower than budget from July to August 2025 and December 2025 and weighted average return was lower than budget for the September, October and November 2025, resulting in reduced Interest Earnings of $1.7M partially offset by higher Interest Earnings from unpaid rates of $191K.

Note 5 Employee Costs

Year to Date - (Actual $53.1M, Revised Budget $50.9M)

Employee Costs are higher than budget by $2.1M predominantly due to lower actual vacancies compared to the budgeted number of vacancies ($1.4m). The vacancy assumption will be adjusted as part of the Mid-Year Review. Additional factors contributing to the variance include increased overtime $105K and temporary staffing costs $524K.

Note 6 Material and Contracts

Year to Date - (Actual $48.0M, Revised Budget $49.5M)

The Materials & Contracts expenditure is lower than the budget by $1.5M, mainly due to;

- Lower Consulting Fee expenses of $714K due to timing differences in Community Facility Master Planning consultations of $350K, Coastal Maintenance - offshore sand source investigations of $150k and Traffic modelling consultancy for multiple locations of $113K.
- Contract Expenses are lower than the budget by $2.1M mainly due to timing in actual expenditure from domestic waste collection expenses of $751K, beach renourishment and coastal maintenance contract expenses of $201K, and $741K costs anticipated for Western Australian postal election.
- Software Maintenance, support, and Licence expenses are lower by $618K due to timing differences in Business Systems support and Cyber Security software expenses.
- Lower Diesel and Tyre Expenses of $351K mainly from waste fleet due to timing differences in budgeted expenses.
- Lower Refuse Removal Expenses of $1.2M, which is mainly due to timing differences.

Offset by;

- Higher Maintenance Expenses of $2.8M primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance;
- Emergency Services Levy of $152K and Bulk Verge Collection Refund of $462K due to timing differences.

Note 7 Utility Charges

Year to Date - (Actual $5.0, Revised Budget $5.7M)

Utility Charges are lower than budget by $660K mainly due to lower electricity expenses of $647K from parks and streetlights.

Note 8 Depreciation

Year to Date - (Actual $26.4M, Revised Budget $26.2M)

Depreciation is higher than budget by $225K 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 $18.1M, Revised Budget $10.2M)

The higher inflow of $8.0M 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 $46.3M, Revised Budget $53.5M)

The lower outflow of $7.2M 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 $17.1M, Revised Budget $19.3M)

The lower outflow of $2.2M 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 $15.5M, Revised Budget $1.5M)

The higher outflow of $14.0M from Development Contribution Plans is primarily attributable to the early acquisition of various Public Open Spaces.

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	47,017	6,816,438	8,922,404	11,906,472	57.2%
Community Safety	6	19,006	491,654	636,538	3,852,176	12.8%
Conservation Reserves	3	26,064	348,365	130,085	956,367	36.4%
Corporate Buildings	10	17,030	372,996	1,058,692	1,831,577	20.4%
Environmental Offset	4	29,964	140,206	144,755	458,755	30.6%
Fleet Management - Corporate	9	-	1,592,242	1,702,015	2,992,515	53.2%
Foreshore Management	9	24,509	271,641	494,136	3,164,356	8.6%
Golf Courses	4	-	14,000	87,997	494,926	2.8%
Investment Projects	14	168,386	4,279,468	4,053,447	9,597,721	44.6%
IT Equipment and Software	16	506,391	2,102,789	2,890,410	7,154,149	29.4%
Parks Furniture	17	499,495	2,294,947	3,456,644	6,277,240	36.6%
Parks Rehabilitation	2	141,236	732,425	748,000	1,736,000	42.2%
Passive Park Development	8	117,692	337,703	329,424	982,425	34.4%
Pathways and Trails	11	551,753	2,497,110	3,065,038	7,189,208	34.7%
Roads	18	3,043,142	6,441,523	7,116,197	13,521,745	47.6%
Sports Facilities	43	7,640,938	31,655,019	34,438,459	61,106,732	51.8%
Stormwater Drainage	7	10,800	35,396	240,629	319,629	11.1%
Street Landscaping	3	69,973	126,898	5,500	880,000	14.4%
Traffic Treatments	21	73,126	376,510	1,212,597	4,993,724	7.5%
Waste Management	5	1,135,550	2,557,532	2,117,302	5,955,887	42.9%
Grand Total	**228**	**14,122,074**	**63,484,863**	**72,850,269**	**145,371,604**	**43.7%**

As of 31 December 2025, the City incurred $63.5M of capital expenditure, which represents 43.7% of the $145.4M Revised Capital Works program.

Top Capital Project – Performance Overview

The following projects have been identified by Council Members as high priority due to their strategic importance, financial scale, and level of community interest. These projects are subject to enhanced oversight and are reported on a monthly and quarterly basis to both Council and the Audit and Risk Committee.

Projects were selected based on two key criteria:

- Community significance – projects that are of high public interest or impact; and
- Financial value – projects representing a substantial investment of public funds.

This section provides a focused update on the progress of these major initiatives, supporting transparency and informed decision-making.

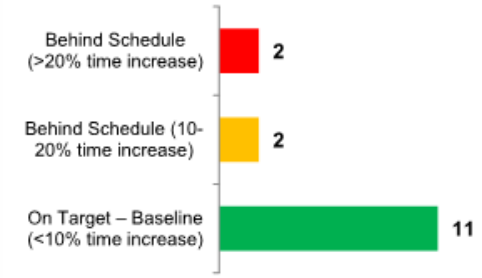
Top Capital Projects	2025-26 quarter 2				
	Project budget current year	Year to Date Actual	Forecast to end of Year	Budget Variance Under / (Over)	Work % complete
Dordaak Kepup Library and Youth Innovation Hub, Landsdale, new building	6,293,164	5,561,282	619,366	112,516	99
Yellagonga Regional Park, Wanneroo, New Boardwalk	1,208,923	1,038,714	168,894	1,315	94
Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave	1,209,590	602,860	2,152,890	-1,546,160	56
Alkimos, New Alkimos Aquatic and Recreation Centre	49,612,550	29,616,772	58,755,656	-38,759,878	33
Wanneroo Recreation Centre, Wanneroo, New Sports Hub	1,443,863	80,434	694,051	669,378	19
11 Patrick Court, Girrawheen, Girrawheen Hub Precinct Redevelopment	1,000,000	553,061	593,225	-146,286	4
Flynn Drive, Neerabup, Upgrade Wanneroo Rd to Old Yanchep Rd	580,000	177,397	402,603	0	32
Rotary Park, Wanneroo, Upgrade Park	515,000	2,823	1,777,177	-1,265,000	53
Brazier Road, Yanchep, Upgrade Services	1,658,758	407,807	2,106,073	-855,121	72

2025-26 Quarter 2 Corporate Performance Report

Top Capital Projects	2025-26 quarter 2				
	Project budget current year	Year to Date Actual	Forecast to end of Year	Budget Variance Under / (Over)	Work % complete
Wanneroo Central Brigade, New Emergency Services Complex	1,601,067	15,372	10,209	1,575,485	12
Caraway Park, Two Rocks, Upgrade Bushfire Brigade Station	1,600,448	12,050	110,344	1,478,055	24
Marangaroo Drive / Girrawheen Avenue, Girrawheen, Upgrade Intersection	1,302,745	27,016	1,282,229	-6,500	23
Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout	1,068,000	4,237	1,572,697	-508,934	36
Elliot Park, Wanneroo, Renew Tennis Courts, Fencing and Lighting	581,681	63,536	518,145	0	92
Neerabup Industrial Area, Neerabup, Upgrade of Services to Lot 600	3,240,000	34,598	43,532	3,161,870	0
Total	**$72,915,789.00**	**$38,197,959.79**	**$70,807,089.29**		

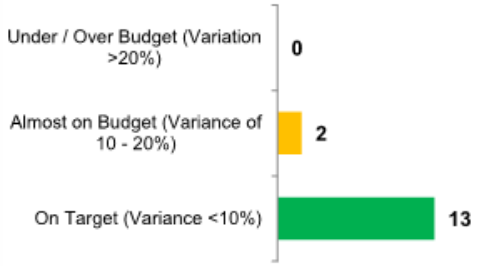
As of 31 December 2025, **52.4%** of the relevant annual budgets had been expended on these projects.

Schedule Status



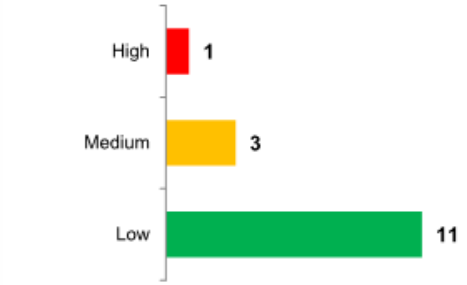
11 projects are on target with their relevant schedules. Two projects (Sports Hub Wanneroo and Girrawheen Hub) are behind schedule.

Project Lifecycle Budget Status



13 projects are on target with spending their relevant budget for the lifecycle of the project and two projects are almost on budget.

Risks and Issues



11 of the top projects have a low-risk rating, three projects have a medium risk rating and one project has a high-risk rating (Sports Hub Wanneroo).

Additional details on all top projects are provided in **Attachment 2 – Top Capital Projects Overview October – December 2025**

Item 11 Urgent Business

Nil

Item 12 Confidential

CR01-03/26 CEO Performance Review - Appointment of Consultant for Annual Review & Approval of the Annual Review Timeline

File Ref: 50350 – 26/90811
Responsible Officer: General Counsel
Attachments 3

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(b) a matter relating to the recruitment or employment of the CEO or a senior employee, including the following

Moved Cr Figg, Seconded Cr Seif

That Council:-

1. **APPOINTS Helen Hardcastle, Learning Horizons as the Independent Consultant to facilitate the Chief Executive Officer Annual Performance Review 2025/2026 and development of the Key Performance Indicators aligned to the Council Plan for 2026/2027; and**

2. **APPROVES the Chief Executive Officer Annual Performance Review 2025/2026 and development of Key Performance Indicators for 2026/2027 timeline as shown in Attachment 3.**

CARRIED UNANIMOUSLY
***11/0**

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

CR02-03/26 CEO Performance Review Policy Review

File Ref: 55832 - 26/90715
Responsible Officer: General Counsel
Attachments 7

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(b) a matter relating to the recruitment or employment of the CEO or a senior employee, including the following

Moved Cr Figg, Seconded Cr Seif

That Council ADOPTS the amended Chief Executive Officer Performance Review Policy shown in Attachment 7.

CARRIED UNANIMOUSLY
***11/0**

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith, and Cr Wright**
Against the motion: **Nil**

Item 13 Date of Next Meeting

The next Council Members' Agenda Briefing has been scheduled for 6:00pm on 14 April 2026, to be held at Council Chamber, Civic Centre 23 Dundebar Road, Wanneroo.

Item 14 Closure

There being no further business, Mayor Aitken closed the meeting at 10:54PM.

In Attendance

LINDA AITKEN, JP	**Mayor**

Councillors:

ALEX FIGG	North Ward
SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
PAUL MILES	Central-East Ward
HELEN BERRY	Central-West Ward
JORDAN WRIGHT	Central Ward
JAMES ROWE, JP	South Ward
EMAN SEIF, JP	South Ward