COUNCIL MINUTES

Unconfirmed Minutes
Ordinary Council Meeting

6:00PM 28 April 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.

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.

3. 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.*

4. 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.

5. IMPLEMENTATION

5.1. 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

5.2. 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.

5.3. 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.

5.4. 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.

5.5. 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.

5.6. 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

5.7. 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.

5.8. 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.

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

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

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

6. ROLES AND RESPONSIBILITIES

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

7. 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.

8. 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.

9. RELATED DOCUMENTS

City of Wanneroo Recordkeeping Plan

Ordinary Council Meetings and Forums of Council Policy

City of Wanneroo Standing Orders Local Law 2021

10. REFERENCES

Local Government Act 1995

Local Government (Administration) Regulations 1996

State Records Act 2000

General Retention and Disposal Authority for Local Government Information

11. 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 28 APRIL 2026

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*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 *(Left at 10:20PM)*
SONET COETZEE	North Ward *(Electronic)*
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
PAUL MILES	Central-East Ward
HELEN BERRY	Central-West Ward
PHIL BEDWORTH	Central-West Ward
JACQUELINE HUNTLEY	Central Ward
JORDAN WRIGHT JP	Central Ward
HUGH NGUYEN	South-West Ward *(Left at 6:40PM)*
VINH NGUYEN	South-West Ward *(Left at 8:51PM)*
JAMES ROWE, JP	South Ward
EMAN SEIF, JP	South Ward

Officers:

BILL PARKER	Chief Executive Officer
VICKI COLES	General Counsel
CHRIS LEIGH	Director Planning and Sustainability
JOHN GAULT	Acting Director Assets
KATHERINE HARRISON	Acting Director Corporate Strategy & Performance
NICK STAWARZ	Acting Director Community & Place
NICK DE VECCHIS	Manager Approval Services
BRIAN GEE	Manager Asset Maintenance
PAUL GREER	Manager Property Services
SARAH CARRACHER	Acting Manager Advocacy & Economic Development
MADONNA ILIFFE	Acting Manager Corporate Governance & Council Services
DEAN KERRY	Acting Manager Communications & Brand
TIAN KOTZE	Acting Chief Financial Officer
RORY ELLYARD	Principal Coastal Engineer - Coastal Maintenance
DEBORAH GOUGES	Coordinator Council Services
YVETTE HEATH	Acting Coordinator Corporate Governance

CAS JENNINGS	Council Services Officer (Minutes)
ERIN DOBSON	Legal Support Officer

Procedural Motion

Moved Cr Rowe, Seconded Cr Miles

That Council approve Cr Coetzee to attend the meeting electronically.

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

Against the motion: **Nil**

CARRIED UNANIMOUSLY 13/0

Item 2 Apologies and Leave of Absence

MARIZANE MOORE Central-East Ward (Parental Leave)

There were 50 members of the public and one member of the press in attendance.

Item 3 Public Question and Statement Time

Public Questions Received in Writing Prior to the Meeting

PQ01-04/26 K Deturt, Two Rocks

WA Building Act 2011 – Compliance by Builders

1. *My question is in relation to WA's Building Act 2011 and the authority of LGA's to ensure compliance by builders with the statutory obligations stated in the Building Act. Minister Buti advised on 6/11/25:*

   > *"As Minister for Commerce, I oversee the Building Act, which is administered by LGIRS. However, all building control functions and powers are assigned to permit authorities, which are typically the relevant local government, except for State Government-owned buildings. Permit authorities are empowered under the Building Act to issue building rectification orders and prosecute for non-compliance with building standards or approvals, particularly where public safety is at risk. Concerns should be directed to the relevant local government where the relevant building is located."*

   Does the City of Wanneroo accept that it is an authority responsible for administering and enforcing the WA Building Act 2011 and what specific role does the City of Wanneroo play in ensuring compliance with sections 29 and 37 of the Building Act 2011?

Response by Director Planning & Sustainability

Yes. The City of Wanneroo is a permit authority under the *Building Act 2011* and is responsible for administering and enforcing the Act within its district, including assessing compliance and taking proportionate enforcement action where warranted, particularly in matters involving public safety or significant non-compliance.

The *Building Act 2011* does not require Local Government Authorities to conduct mandatory compliance inspections during construction and upon completion of construction.

2. *Does the City of Wanneroo accept home-building complaints where a builder has failed to comply with the approved plans and specifications of the CDC and the Building Permit & if the City of Wanneroo does not accept such complaints, why not & what is the legal basis for refusing them?*

Response by Director Planning & Sustainability

Yes, the City regularly accepts and investigates enquiries where there is an allegation that building work does not comply with the development approval and/or the issued Building Permit.

3. *Does the City of Wanneroo have the legal authority to refuse a building complaint by a homeowner without providing a valid statutory reason and can the City of Wanneroo identify any provision in the Building Act 2011 that allows an LGA to informally decline to investigate alleged non-compliance with approved plans, structural requirements, or Australian Standards in the CDC and Building Permit?*

Response by Director Planning & Sustainability

The City manages compliance matters in accordance with **LPP 4.14: Compliance** and the *Building Act 2011*. Complaints are assessed against statutory authority, jurisdiction, and risk-based prioritisation criteria.

4. *On what statutory basis does the City of Wanneroo direct homeowners to Building & Energy when Building & Energy has no jurisdiction to enforce the Building Act 2011, Building Permits or CDC's?*

Response by Director Planning & Sustainability

Referrals to Building & Energy are only made when the issue is outside the City's powers—such as builder conduct/registration, owner–builder disputes, NCC/certification queries, or applications for a Building Commissioner determination. The City remains responsible for building permit compliance and enforcement under the *Building Act 2011*.

5. *What internal process does the City of Wanneroo follow when a homeowner complains of non-compliant building work and does the City of Wanneroo maintain written policies or guidelines for assessing building non-compliance complaints? If so, will the City provide a copy?*

Response by Director Planning & Sustainability

The City assesses complaints, confirms jurisdiction under applicable legislation, in accordance with **LPP 4.14 – Compliance**, and where appropriate conducts inspections or enquiries and applies a proportionate compliance response based on risk and available evidence.

6. *What criteria does the City of Wanneroo use to determine whether a building complaint will be accepted, investigated, or refused and how does the City of Wanneroo ensure that its officers comply with statutory obligations under the Building Act 2011 when responding to building complaints?*

Response by Director Planning & Sustainability

The City of Wanneroo assesses building complaints through a risk-based triage process in line with the City's **LPP 4.14: Compliance** to determine whether the matter falls within its statutory responsibilities under the Building Act 2011.

The City ensures compliance with statutory obligations by requiring officers to act strictly within the powers and processes prescribed by the Building Act 2011, supported by **LPP 4.14: Compliance**, documented procedures and formal record-keeping.

7. *How many prosecutions and rectification orders has the City of Wanneroo undertaken in the past 10 years for breaches of section 29 (compliance with CDC) and section 37 (compliance with Australian Standards) of the Building Act 2011 for class 1 buildings which breach the Building Permit?*

Response by Director Planning & Sustainability

Since 2022, the City has issued 140 rectification-related orders (Notices of Intention/Building Orders) and commenced 4 prosecutions under the *Building Act 2011*." Prosecutions typically follow non-compliance with a Building Order (s115). The City does not report these outcomes by s29/s37, CDC/Australian Standards compliance, building class or breach type.

8. *How many referrals has the City of Wanneroo received from the Building Commission / Building & Energy in the past 10 years, as part of their internal audit inspections/building complaint processes, relating to structural defects, non-compliant building work & breaches of building standards and of those referrals, how many have resulted in investigations, enforcement action, or prosecution for building non-compliance and breaches of the CDC and Building Permit?*

Response by Director Planning & Sustainability

Records are only available from 2022, and since then three (3) referrals have been received and assessed under LPP 4.14: Compliance; where warranted, these progressed to investigation and enforcement action, including rectification orders or retrospective building applications supported by updated CDCs.

PQ02-04/26 M Caiacob, Tapping

Neerabup Resource Recovery Precinct

1. *(ref; TP1-04/26) Without referring to DWER or DPLH and only requiring a number between 50 & 54 and nothing else, will the Director Assets and the Director Strategic Projects, advise what the missing category number to the statement point (d) below is? Being similar to the Kwinana & Rockingham WtE facility, the NRRP including the waste to Energy facility will have the following licensing categories;-*

   a) Category 60 Incinerator.
   b) Category 61A - Solid Waste Facility
   c) Possible Category 67 - Wood Fuel Burning
   d) Category ?? - Electrical Power Generator.

   (Require a complete, concise, exacting answer and not a response. Only require a distance and no explanation.)

Response by Acting Director Assets

Category 52 - Electrical Power Generator.

2. (ref; TP2-04/26) *Without referring to DWER or DPLH and only requiring a distance and nothing else, will the Director Assets and the Director Strategic Projects, advise what the required stated buffer separation distances are within the Guidance Paper 3 table of Active State Policy 4.1 for;*

   a) Category 60 Incinerator. = ???? mts
   b) Category 61A - Solid Waste Facility = Case by Case
   c) Possible Category 67 - Wood Fuel Burning = Case by Case
   d) Category 52 - Electrical Power Generator. 10 megawatts or more for fuel other than Natural Gas = ???? mts

   (Require a complete, concise, exacting answer and not a response. Only require a distance and no explanation.)

Response by Acting Director Assets

a) Category 60 Incinerator. = 500 – 1000m depending on size.
b) Category 61A - Solid Waste Facility = Case by Case.
c) Possible Category 67 - Fuel Burning = Case by Case
d) Category 52 - Electrical Power Generator. 10 megawatts or more for fuel other than Natural Gas = 2,000 – 5,000 depending on fuel type and size.

However, it is very important to note that these are only recommended separation distances which can be reduced based on scientific studies including site specific and industry specific data. Please refer to section 4.4.1 of EPA's Guidance Statement 3.

3. *(ref; TP3-04/26) Without referring to DWER or DPLH and only requiring a distance and nothing else, will the Director Assets and the Director Strategic Projects, advise what the distribution radius was for the NRRP update letter (your ref 25/472368) mailout dated 4 February 2026?*

Response by Acting Director Assets

The letter was distributed to resident within a 5km radius of Lot 600.

4. *(ref; TP4-04/26) Without referring to DWER or DPLH and Requiring a complete, concise, exacting answer and not a response, will the Director Assets and the Director Strategic Projects, advise what the EXACT INTENT and EXACT PLANNING TERNINOLOGY MEANINGS refer to within the NRRP update letter (your ref 25/472368) mailout dated 4 February 2026, being; As our Population Grows. Tamala Park Landfill Facility closing. City needing safe and responsible waste management. Focus on Recycling and Reusing Waste. Not a Landfill. FUTURE TECHNOLOGY Assessed and approved separately. Enclosed. Well Managed Facilities. Recyclable Materials recovered on site. Help reduce Landfill use. Limit Impacts on nearby areas.*

Response by Acting Director Assets

The intent of the letter was to provide the community with an update on the Neerabup Resource Recovery Project – Stage 1, current status and objectives.

5. *(ref; TP6-04/26) Is the Council aware that Stage 2 of the NRRP has commenced or has the Administration of the City of Wanneroo not advised the Council accordingly?*

Response by Acting Director Assets

Other than land use planning and the identification of a potential site for future waste management facilities as part of the NRRP Masterplan, no further works have been undertaken on any stages beyond Stage 1 of the NRRP.

6. *(Ref; SCA1-04/26) Which specific City officers provided the justification reports and accelerated timeline recommendations for Amendment 202 (DPS2) and Amendment 7 (ASP17), and explain why these amendments were prioritized to ensure the approval of the Neerabup Industrial Area (NRRP) project? (Requiring a complete, concise, exacting answer and not a response)*

Response by Acting Director Assets and Director Planning & Sustainability

Agreed Structure Plan No. 17 was adopted in 2005, reflecting the Metropolitan Region Scheme (MRS) at the time where Lot 600 was reserved as ‘Parks and Recreation’ with a portion in the south-western corner zoned ‘Industrial’ under the MRS.

A 2009 MRS amendment approved by the Minister for Planning, prompted by a proposed 'power precinct' use, changed the reservation over Lot 600 Wattle Avenue to 'Public Purpose – Special Uses', creating an inconsistency whereby local planning controls no longer aligned with the state level framework. In 2022, Council resolved to initiate Amendment No. 202 to District Planning Scheme No. 2 (DPS 2) and Amendment No. 7 to ASP 17 to rationalise the broader planning framework for the Neerabup Industrial Area, which also served to correct this inconsistency. These amendments had no connection to the Neerabup Resource Recovery Precinct (NRRP) project.

Amendment No. 202 to DPS 2 transfers zoning and land use controls for the NIA from ASP 17 into DPS 2 and did not include the NRRP site. Amendment No. 202 was approved by the Minister for Planning in December 2023.

Amendment No. 7 to ASP 17 proposes to remove all zoning provisions from the structure plan and also seeks to amend the structure plan boundary to exclude Lot 600, recognising that the land use controls are governed by the MRS. Amendment No. 7 is yet to be determined by the Western Australian Planning Commission (WAPC).

It should also be noted that the 'Public Purpose – Special Uses' reservation over Lot 600 is not limited to a 'power precinct' use and is capable of accommodating a range of public purpose uses, including the NRRP.

7. *(Ref; SCA2-04/26) Given that Lot 600 Wattyl Avenue is a foundational site for the Neerabup Resource Recovery Precinct (NRRP), can the City confirm if the specific land-use permissibility updates in Amendment 7 to ASP 17 and the subsequent scheme changes in Amendment 202 to DPS 2 were strategically initiated by City officers for the primary purpose of lifting legacy zoning restrictions on Lot 600 so that the City's own commercial waste recovery project could be legally recommended for approval? NOTING; the amendments change how strictly those separation distances are triggered and assessed at the local level. (Requiring a complete, concise, exacting answer and not a response)*

Response by Acting Director Assets and Director Planning & Sustainability

The planning framework changes made through Amendment No. 7 to ASP 17 and Amendment No. 202 to DPS 2 did not extend to land reserved under the MRS (including Lot 600).

8. *(Ref; SCA3-04/26) Regardless of the fact local scheme amendments cannot override state environmental compliance. Under SPP 4.1, heavy industrial uses like power generators require strict separation distances from sensitive receptors. By removing the site-specific land-use controls in Amendment 7 to ASP 17 and shifting to the broader zoning of Amendment 202 to DPS 2, did the City effectively lower the compliance barrier for the NRRP power generator to operate with smaller physical buffers than previously required? (Requiring a complete, concise, exacting answer and not a response)*

Response by Acting Director Assets and Director Planning & Sustainability

No. Amendment No. 7 to ASP 17 in part, corrects an anomaly whereby the zoning of a portion of the NRRP site does not reflect its reservation under the Metropolitan Region Scheme (MRS).

Local planning frameworks are not able to override the MRS and as such any controls set out in Amendment No. 7 relating to the NRRP site are not able to be applied or enforced.

Further, State environmental compliance is governed by legislation separate to that which gives effect to statutory planning controls (e.g. land use planning or zoning).

9. *(Ref; SCA4-04/26) Will the City confirm if any NRRP Masterplan site-specific noise, stack, or odour emission modelling has been used to justify a reduction in the standard EPA/SPP 4.1 separation distances for the proposed power generator on Lot 600, and were these flexible assessments only made legally possible because of the discretion granted to officers by Amendment 202? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The City is only committed to the delivery of the Stage 1 infrastructure including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was undertaken to support the Works Approval application.

If a WtE facility is ever proposed to be developed at NRRP this would have its own comprehensive approval process including EPA Referral and Works Approval and Licence from the DWER. Similar to the two WtE plants in Kwinana and East Rockingham, a comprehensive suite of assessment and studies would be required to support these various applications.

The changes undertaken to DPS 2 as a result of Amendment No. 202 does not influence separation distances.

10. *(Ref; SCA5-04/26) Will the City confirm whether any site-specific noise, stack, or odour emission modelling has been used to justify a variation or reduction in the standard EPA/SPP 4.1 separation distances for the proposed power generator on Lot 600? AND without the removal of site-specific land-use restrictions under Amendment 7 to ASP 17 and the transfer to the broader industrial zoning under Amendment 202, would City officers have had the legal framework to approve such variations for this specific parcel? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The legal framework to consider proposals over Lot 600 is provided for through the MRS. The amendments to a structure plan (ASP 17) or a local planning scheme (DPS 2), which affects neighbouring land, did not have any influence on how the MRS is enforced over Lot 600.

It should also be noted that development applications for works on land reserved under the MRS are not approved by the City (or its officers), but rather the WAPC.

11. *(Ref; SCA6-04/26) With the progression of the NRRP, did the expanded discretionary powers and removal of structure plan controls initiated by officers via Amendment 17, Amendment 7, and Amendment 202 apply directly to evaluating the suitability of Lot 600 Wattyl Avenue? Furthermore, how does the City legally justify officers evaluating a major City-owned trading undertaking against the very same flexible zoning rules those officers drafted and initiated? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

No, as statutory planning controls for the NRRP site (Lot 600) are provided through the MRS, which are not subject to change through the City's ASP 17 and DPS 2 amendments. The reason for the changes proposed to ASP 17 relating to Lot 600 are explained in the response to Question 6 above. As explained in Question 6 above, the City does not view this as a conflict as the NRRP site (Lot 600 Wattle Avenue) is governed by the Metropolitan Region Scheme (MRS) which dictates land use planning and what can be approved over Lot 600. Where actual or perceived conflicts do arise, the City adopts a proactive stance in developing and following internal policies and controls to firmly establish:

- Segregation of administrative roles in relation to any land subject to perceived conflicts of interest;
- Use of independent experts during the investment, development and planning processes for that land holding; and
- Referral of approvals to independent bodies where possible, such as the WAPC or a DAP.

Which is aligned with the City's commitment to good governance and its statutory obligations under s 3.1(1) of the *Local Government Act 1995* (WA) to provide for the good government of persons in its district.

12. *(Ref; SCA7-04/26) While the City describes Amendment 7 to ASP 17 and Amendment 202 to DPS 2 as routine 'normalization' processes to align with state regulations, was the removal of site-specific land-use restrictions from Lot 600 under these amendments an intentional move by staff to bypass more rigorous local structure plan compliance checks, thereby forcing a clear path for the NRRP's final approval? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

Planning controls for the NRRP site (Lot 600) are provided through the MRS, which was not amended by either Amendment No. 7 to ASP 17 or Amendment No. 202 to DPS 2.

As they relate to the NRRP site, Amendment No. 202 to DPS 2 and Amendment No. 17 to ASP 17 seek to correct an inconsistency whereby the zoning and reservation under the MRS no longer matches the zoning and reservation under the local planning framework.

13. *(Ref; SCA8-04/26) When preparing DPS2 and ASP17 amendments for the NIA did the City entertain Active State Planning Policy SPP4.1 clause 4.4.1;- a) If YES, exactly where, in the advertising documents, this was explained. b) If NO, Why not. (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

No, as SPP 4.1 was not active at the time that DPS 2 and ASP 17 amendments were initiated by Council. These amendments were initiated by Council on 12 July 2022, prior to the date that SPP 4.1 came into effect on 29 July 2022.

14. *(Ref; SCA9-04/26) Who or What EXACTLY instigated the DPS2 amendments 202 and 172 and Agreed Structure Plan 17 for the Neerabup Industrial Area amendment 7? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The City's Administration prepared Amendment No. 202 to DPS 2 and Amendment No. 7 to ASP 17, that Council then initiated at its 12 July 2022 meeting (PS03-07/22 and PS04-07/22). The City's Administration also prepared Amendment No. 172 to DPS 2, which was initiated by Council at its 17 November 2020 meeting (PS03-11/20).

15. *(Ref; TP7-04/26) What was the TRUE and EXACT DEFINING REASON(S) the Director Assets and Director Strategic Projects choose not to progress and seek approvals for the NRRP under the development standards of the City's own Town Planning Framework and development standards? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The planning legislation allows public works (by a local government) to be carried out without development approval. Public works is defined in the *Public Works Act 1902* and includes 'waste management facilities'

The City sought advice from (and confirmed with) the DPLH that development approval for public works on Lot 600 is not required. In providing advice, the DPLH was well aware Lot 600 is reserved under the MRS as 'Public Purposes – Special Uses'.

It should also be noted that if works on Lot 600 required development approval, then the determining authority would be the WAPC, who would assess a proposal against the State planning framework.

16. *(Ref; TP8-04/26) What was the TRUE and EXACT DEFINING REASON the City's appointed consultant to the NRRP choose not to progress and seek approvals for the NRRP under the development standards of the City's own Town Planning Framework and development standards? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets

Same response as provided to Question 15.

17. *(Ref; TP9-04/26) Has the City of Wanneroo received any Development Applications for Waste to Energy Incinerators, facilities or similar in the past 24 months, if yes on what date(s)? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The City has not received any applications for waste to energy incinerators in the past 24 months.

18. *(Ref; TP10-04/26) Has the City's Town Planning Department progressed the zoning of Lot 600 to enable the NRRP, for State Government recognition of the PRECINCT for PLANNING PURPOSES. As per the council's approval resolution incl Talis recommendation 9A. (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

No amendment to the MRS affecting Lot 600 has been pursued by the City, nor is considered required by Administration to support the NRRP activities.

19. *(Ref; TP11-04/26) Why has the Director Assets and Director Strategic Projects advised the Ratepayers and Council that it is DPLH that determines the POWER PRECINCT when Talis Recommendation states the City's Planning Dept is responsible for the rezoning. OR Are the Director Assets and Director Strategic Projects planning to use the POWER PRECINCT when it comes to STAGE 2 - Incinerator and Power Generator? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

The advice of the City's Administration is correct in that development approvals (where required) for works on Lot 600 are determined by the WAPC (or the DPLH acting on delegation by the WAPC). Any 'rezoning' of Lot 600 under the MRS (which is not proposed) would be processed by the WAPC and determined by the Minister for Planning.

20. *(Ref; TP12-04/26) Does the Director Assets and Director Strategic Projects intend to use the Power Precinct as the Public Purposes Special Use on lot 600 Wattyl Rd or amend the DPS2 and MRS to Public Purpose Special Uses as a Resource Recovery or Waste Precinct as per Talis recommendation No 9a of Councils Lawful approval. (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets and Director Planning & Sustainability

Administration is not intending to pursue an amendment to the MRS affecting Lot 600 at this point in time. The stage 1 use is for a Customer Recycling Centre, Waste Transfer Station and a Material Recycling Facility

21. *(Ref; PW1-04/26) Has the City sought Legal Advice on the Public Works aspects of the NRRP, as advised by Talis in the Report to Council? (Requiring a complete, concise, exacting answer and not a response).*

Response by Acting Director Assets

Advice on the public works aspect of the NRRP was provided by DPLH.

22. *(Ref; NT1-04/26) On what EXACT CONTRACTURAL DATE(s) was the landscaping of Catalina Estate, including the Neerabup Road medium strip planting of Norfolk and Cook Island Pines, a. initially Contractually handed over to the City of Wanneroo? (prior to extended maintenance period). b. Finally contractually handed over following the extended maintenance period. c. Were these contractual dates varied from those within the contact. (Requiring a complete, concise, exacting answer and not a response).*

Response by Director Planning & Sustainability

Landscaping for the Catalina Estate is completed and handed to the City in stages (or packages). The package which includes Norfolk Island Pines in the Neerabup Road median reached practical completion on 15 May 2014. The developer was then obligated to undertake a two-year maintenance period which concluded on 15 May 2016. The City formally accepted handover on 26 October 2016.

23. *Ref; Petition 703 signatures NRRP (ref; TP13-04/26) As the NRRP is a facility for Regional Use are the 39 signatures from unconfirmed residents, included in the final petition numbers?*

Response by Acting Director Assets

In assessing the petition, the City will identify the total number of signatures and how many are identified as resident in the City.

PQ03-04/26 E Clark, Tapping

WALGA Membership

1. (ref W1-04/26) What was the City's membership fee for WALGA in the 24/25 financial year.

Response by Chief Operating Officer

The subscription fee was $152,395

2 (ref W2-04/26) What was the total spend on WALGA training in 24/25 financial year, for the City, for

a. Staff
b. Elected Members

Response by Chief Operating Officer

The total spend was $63,091 in total for both categories.

3 (ref W3-04/26) What was the total spend on WALGA events and conferences in 24/25 financial year by the City.

Response by Chief Operating Officer

$16,191

4. (ref W4-04/26) What additional WALGA services does the City subscribe to, and what was the total cost in 2024/2025 financial year.

Response by Chief Operating Officer

The total of $152,395, includes $103,352 for Association membership and $49,043 for Procurement Services, Tax Services, Council Connect, Employee Relations, Local Law Service and Governance Service.

5. (ref W5-04/26) What was the total spend in 24/25 financial year by the City, for;

a. Professional Memberships
b. Professional Events
c. Professional Training

Response by Acting Director Corporate Strategy and Performance

Please find the response based on the actual transaction description of the available information. Please note these numbers are inclusive of Council members training and event charges.

a.	Professional Memberships	$27,986.80
b.	Professional Events	$270,090.19
c.	Professional Training	$1,204,250.00

6. (ref W6-04/26) Has the City given relevant notice(s) to the State Auditor General, in regard to WALGA being a related Entity of the Local Government Audit Act s.17.

Response by Acting Director Corporate Strategy and Performance

The Office of Auditor General (**OAG**) is aware WALGA is a related entity and Investment in WALGA House Trust is consistently reported as an Investment in Associate Entity in the City's Annual Audited Financial reports.

7. (ref W7-04/26) List projects that WALGA preferred suppliers were contracted to, by the City of Wanneroo in the 2024 / 2025 financial year.

Response by Chief Operating Officer

Procurement Title

- 24046 - Provision of Integration Development Support Services - WALGA eQuote
- 24017 - Supply & Delivery of Two (2) Side Loading Recycling Waste Trucks
- 24085 - Provision of managed detection & response
- 24136 - ICT Hardware Procurement
- 24099 - Park and Streetscape maintenance
- 24110 - Supply of Tyres, Tubes and Associated Services - Heavy Fleet and Plant
- SoR - Interim ICT Hardware Procurement October 2024
- 24087 - Provision of Tier 4 Data Centre rack space
- 24128 - Provision of Library Book Stock for Dordaak Kepup - Library and Youth Innovation Hub
- 24162 - SoR - IT Infrastructure UPS & Power Uplift WALGA eQuote
- 24081 - WALGA eQuote - AV Supply Install & Maintenance Contract
- 24190 - Provision of Scheduled Irrigation Maintenance
- RFQ 25010 - SoR - Interim ICT Hardware Procurement January 2025
- WALGA eQuote 24146 - Supply, Design, Implementation and Support 0f City Network
- 25016 - Provision of City Guideline Documents for Works within the City's Natural Areas
- 25073 - Supply & Implementation of a Flexible Payment Platform
- 25058 - Two Rocks Road Shared Path - Feasibility Study and Concept Design
- 25008 - Consultancy Services for Neerabup Resource Recovery Precinct
- 25006 - Cleaning & CCTV Inspection of Stormwater Pollutant Traps & Other Drainage Infrastructure

8. (ref W8-04/26) What was the total contracted value of the WALGA preferred suppliers contracts, to the City of Wanneroo in the 2024 / 2025 financial year?

Response by Chief Operating Officer

$16,141,289

PQ04-04/26 C McAlaney, Mindarie

Cr Smith declared a financial interest in Item PS02-04/26 For Amendment No. 234 of the District Planning Scheme No. 2 - Proposed Rezoning of 50 Salerno Drive, Mindarie due to being previously employed by the school neighbouring the property.

Cr Smith left the meeting, the time being 6:16pm, and returned to the meeting at 6:17PM, as Administration took questions on notice.

PS02-04/26 For Amendment No. 234 of the District Planning Scheme No. 2 - Proposed Rezoning of 50 Salerno Drive, Mindarie

1. The traffic management advice appears to conclude that the proposed development will not create any material traffic issue. With respect, that conclusion is not adequately supported unless it expressly considers existing and reasonably foreseeable traffic pressures in the immediate area. In particular, the advice does not appear to address the soon-to-open early learning centre located only metres from the roundabout and near an already congested intersection. That centre is approved for approximately 120 children, in addition to staff, deliveries, parent drop-off and pick-up movements, and associated visitor traffic. If this traffic has not been modelled, the traffic assessment is incomplete. If it has been considered, the basis for that conclusion should be made clear.

The assessment should also consider seasonal and weekend traffic impacts. During warmer months, the end of the road is already affected or to be affected soon by beach, glamping and coastal visitor traffic. Surf life saving activity is also increasing as the surrounding area grows. These movements occur outside ordinary school drop-off and pick-up times and extend traffic impacts into weekends and holiday periods. As temperatures increase, it is also reasonable to anticipate greater beach use from inland growth areas. The proposed access arrangements are also unclear. If access is intended only via the school road, this raises a significant concern. Those roads are narrow and already experience substantial delays during school drop-off and pick-up, with traffic held up for extended periods twice daily. Residents may have difficulty entering and exiting the development safely and efficiently.

Further consideration should also be given to Quinns Road. The shopping centre car park already experiences congestion. It should not be assumed that early learning centre users, visitors, or future residents will walk rather than drive. If walking is relied upon as a mitigation measure, the assessment should identify a safe pedestrian route. At present, there does not appear to be a safe crossing point across Quinns Road to the centre. Accordingly, I request that the traffic assessment be reviewed or supplemented to address:

a) the approved early learning centre and its full traffic generation;
b) school peak traffic and existing congestion around the narrow access roads;
c) seasonal, beach, glamping and surf lifesaving traffic;
d) the intended access point or points for the development;
e) traffic impacts on Quinns Road and the shopping centre car park; and
f) safe pedestrian access, including whether any crossing treatment is proposed.

Unless these matters have been properly assessed, it is premature to conclude that the proposed development will not create unacceptable traffic or safety impacts. Quinn's Road is effectively being asked to be a major arterial road, rather than the school access and residential road to the beach facilities it was originally planned for.

Response by Director Planning & Sustainability

The traffic concerns raised are noted and have been carefully considered, however it is important to clarify the nature and scope of this proposal.

Amendment No. 234 is a scheme amendment only. It does not approve development, fix a lot yield, or determine access arrangements. The subject land is already zoned Urban under the Metropolitan Region Scheme, meaning its suitability for urbanisation has been established at the regional level. It is not considered to be appropriate to refuse or defer a scheme amendment on the basis of traffic concerns that are properly addressed at a later stage of the planning process.

The traffic advice considered by Administration for the purpose of the scheme amendment concludes that the proposed development will not result in material traffic impacts. Further, more refined traffic modelling will be required to accompany any future subdivision application. That assessment will address trip generation, intersection performance, access arrangements, and pedestrian safety to the satisfaction of the City and the DPLH.

PQ05-04/26 J Stubbs, Jandabup (East Wanneroo Districts Residents' Association)

Concerns Western Power's Clean Energy Link Wangara Substation to Neerabup Terminal Project

1. *I have been granted permission to address Council. Following is the text my address together with the questions EWDRA intends to ask Council. Address to Wanneroo Council 28 April 2026 Thank you for the opportunity to address Council.*

   My name is Jon Stubbs. I speak on behalf of the East Wanneroo Districts Residents' Association and community supporters who are seeking a reconsideration of the alignment of the Clean Energy Link project between Wangara Substation and Neerabup Terminal. At the outset, I want to acknowledge Council's ongoing engagement on this issue, and its previously expressed support for an eastern alignment that would reduce impacts on existing and future communities.

   Our concerns relate to three broad areas: the adequacy of community consultation; the environmental and safety implications of the current route; and whether alternative alignments have been fully explored. In practical terms, these concerns include: increased road safety risks; potential health considerations associated with long-term electromagnetic field exposure; bushfire risk and the challenges this may pose for emergency response; the clearing of at least 42 hectares of native bushland, including protected areas; impacts on threatened species such as Carnaby's Cockatoos; and adverse effects on property, amenity, and future land use. I will briefly touch on two of these.

   First, road safety. Established road design principles emphasise the importance of a "forgiving roadside"-minimising fixed hazards close to traffic lanes. 20m power poles, on concrete plinths, are objects that will increase both the likelihood and severity of road accidents. On roads such as Sydney Road and Joyce Road, where verges are relatively narrow, the placement of transmission infrastructure will reduce recovery space for vehicles and affect sightlines near bends and access points.

This has the potential to increase risk for drivers, as well as for pedestrians where there are no footpaths and the separation from traffic is limited.

Second, impacts on Carnaby's Cockatoos. Carnaby's Cockatoos are an endangered species that rely on the Gnangara and Jandabup woodlands for roosting and foraging. They are known to follow consistent flight paths between key habitat areas, typically at dawn and dusk and often at relatively low altitude. The proposed clearing of native bushland and mature pines would reduce available food sources. In addition, the placement of transmission infrastructure near known or likely roosting sites may introduce a collision risk where these established flight paths intersect with overhead lines. Taken together, these factors have the potential to place additional pressure on the local population. While recorded data on collision impacts is limited, this may reflect the practical difficulty of monitoring such events, rather than an absence of risk. We recognise that infrastructure of this scale is complex and that multiple factors must be balanced. However, from a community perspective, there remains a strong view that an alternative alignment to the east would better manage these risks and reduce impacts on established and planned residential areas.

Accordingly, we respectfully ask Council to continue its leadership on this issue and, where possible, to strengthen its advocacy on behalf of and in partnership with the community. In particular, we ask Council to:

1. *Report publicly on its negotiations to date with Western Power and the Minister*
2. *Reaffirm its previous position regarding the current alignment;*
3. *Continue to advocate for consideration of an eastern alternative;*
4. *Carefully assess any future environmental approvals relating to vegetation clearing;*
5. *Support community efforts to engage constructively in those processes;*
6. *Raise these concerns with the Premier and State Government; and*
7. *Provide updates to the community on progress and next steps.*

Thank you for your time and consideration.

Response by Director Planning & Sustainability

The City acknowledges the East Wanneroo District Residents Associations concerns regarding the proposed Western Power Clean Energy link running through East Wanneroo and supports the relocation of this infrastructure as far east as practicable away from existing and future residential areas in the East Wanneroo District Structure Plan area.

A Motion on Notice prepared by Mayor Aitken was presented to the November 2025 Council Meeting on this matter. Council resolved to authorise Mayor Aitken to write to the Minister for Energy objecting to the Clean Energy Link through East Wanneroo; requesting that the line be moved further to the east; and that all sections of the transmission line located within existing or future residential environments be undergrounded. Council also supported Mayor Aitken undertake further advocacy as required in relation to the matter.

A letter was sent by Mayor Aitken on 3 December 2025 to the Minister for Energy reflecting Council's resolution. A meeting took place with the Minister, senior Western Power officers, Mayor Aitken, the CEO and Director Planning and Sustainability on 2 February 2026 to request the relocation of the line to the east and undergrounded. There has also been a number of regular meetings between City officers and Western Power officers, where the same position of Council has been articulated.

The Administration understands that Western Power continues to favour overhead power lines through East Wanneroo as its preferred and intended option.

To progress the Clean Energy Link, Western Power will be required to obtain a clearing permit to remove vegetation and a planning approval (development approval). The City as well as community members will have an opportunity to consider and make a submission on both the clearing permit and planning application when formally lodge.

PQ06-04/26 B Lewis, Quinns Rocks

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *I am not opposed to a universal fishing jetty along the City of Wanneroo coastline; however, I question the chosen location. Can the City outline what alternative locations were considered-such as sites further north near newer housing developments or other coastal areas-and explain why these were discounted in favour of the current site?*

Response by Acting Director Assets

The original proposal for a fishing platform commenced following numerous requests from the community (around 2021) which formed former Councillor, the late Lewis Flood's Motion, requesting a feasibility study focussing on the coastline across the suburbs of Quinns Rocks and Mindarie. The feasibility study included a desktop study and Multi Criteria Analysis (MCA) for site selection. Initially 7 locations were identified. Considerations included the need to adhere to all universal access standards and requirements for supporting infrastructure and the approach to the platform being universally accessible. This resulted in the following four feasible locations considered within the MCA:

1. Extending from Groyne 1, Quinns Rocks;

2. Extending from Frederick Stubbs Carpark, Quinns Rocks;

3. Mindarie Breakwater, adjacent to the intersection of Alexandria View and Shoreham Turn; and

4. Mindarie Breakwater, end of Alexandria View.

The MCA considered several criteria including environment, safety, fishing opportunity, capital costs, maintenance costs, access & amenity, and constructability. This resulted in the top 2 locations (Options 1 and 3) being selected to progress to community consultation which occurred in 2023.

2. *Correspondence received by me from the Office of Mark Folkard MLA dated 24 April 2026 confirms that responsibility for leading this project, including public consultation, rests with the City of Wanneroo. Considering this advice, can the City clarify when and how the community was notified and engaged for this project-specifically in relation to Council Motion 021/2021 and the 2023 Feasibility Study, including the methods used and the geographic areas that were consulted?*

Response by Acting Director Assets

As part of the feasibility study, community engagement was carried out in 2023 and two concept options were then presented to the community as part of the consultation process conducted between May and June 2023.

The community consultation process was open to all the public, and included the following two key components:

- A Community Drop-In Session held at the Quinns Mindarie Community Centre on 7 June 2023 to present the concept options and respond to any queries; and

- A Community Feedback Survey that was advertised online between 23 May and 14 June 2023 and provided in hard-copy form to attendees of the Drop-In Session.

The Community Feedback Survey and Drop-In Session were also advertised on social media, the City's website (including a project specific page and the City's "Your Say" consultation page), via mail-out and with signage installed between the 24 May & the 14 June 2023 at the concept option locations in both Mindarie & Quinns Rocks. Questions in the Community Feedback Survey were tailored to determine the community's preferred concept option and understand general user requirements for a universal access fishing platform.

A total of 140 survey responses were received from residents from over 20 suburbs, including 110 responses from within the City of Wanneroo. Community consultation demonstrated strong support for the project with 97% of respondents supporting the development of a Universal Access Fishing Platform, and 70% indicating they would use the facility at least monthly. Survey results identified no clear community preference between the two concept options, with 45% favouring Concept Option 1 and 44% favouring Concept Option 3. Option 1, extending from Quinns Rocks Groyne 1, received the highest overall score following the consultant's multi criteria assessment. Option 3, Mindarie Breakwater adjacent to the intersection of Alexandria View and Shoreham Turn, scored very similarly with only 1 point difference. Concept Option 1 benefited from a more sheltered coastal location, proximity to existing supporting infrastructure including disabled parking and toilets, and access to nearby amenities such as cafes and Frederick Stubbs Park. Due to these benefits, Concept Option 1 was recommended for progression to detailed design.

Note that the Quinns Beach Coastal Management Advisory Group, which included 5 Quinns Rocks community representatives and Council Members, was also consulted on the development and outcomes of the feasibility study.

The City also consulted with several internal and external stakeholders during both feasibility study and detailed design for input into the fishing platform design to ensure it was fit for purpose and accessible to all members of the public, including those with mobility issues. This included, but was not limited to Fishability, and the City's Disability Access and Inclusion Reference Group.

3. *I regularly collect fishing related litter from the Clarecastle Retreat groin. How does the City propose to manage litter and waste from increased fishing activity, including facilities, servicing frequency, and monitoring and enforcement to protect Quinns Beach swimmers, public safety and the environment?*

Response by Acting Director Assets

Litter and waste management are a consideration in the design and ongoing management of the fishing platform. Additional bins for fishing waste (line, hooks etc) will be provided on the platform itself along with additional standard bins at the interface between the platform pathway and carpark. All bins will be serviced on a regular basis by the City's Waste Services team and enforcement will be undertaken by the City's Rangers if required. Timing of waste management will be reviewed and adjusted in response to actual use once the platform is operational. Signage will be installed on the fishing platform to advise users of litter disposal requirements and other public safety advice.

The City will also engage a cleaning contractor for the platform itself once it is operational. This service will include removal and disposal of any waste on the structure and cleaning of the platform deck, seating, handrails and other components.

4. *What surveillance and safety measures will the City implement for the platform, access routes and car park, and how will these be used for incident response and deterrence?*

Response by Acting Director Assets

No upgrades to the existing surveillance program are planned as part of the fishing platform works at this stage. CCTV is currently available within the parking area. Several solar light poles will be installed on the platform and pathway leading to the structure which are anticipated to improve public safety and reduce the occurrence of antisocial behaviour on the platform. Further surveillance will be considered as part of the future carpark upgrade project or if antisocial behaviour on the platform itself becomes an issue.

5. *Can the City confirm what emergency response infrastructure will be installed at or immediately adjacent to the platform and foreshore, including public rescue equipment, safety signage consistent with Surf Life Saving guidance, a Beach Emergency Number or location identifier, an emergency help point or phone, and whether a 24/7 publicly accessible AED will be provided?*

Response by Acting Director Assets

A life buoy ring will be available on the platform along with two safety ladders.

There are several existing signs at the entrance to the existing groyne, including a Beach Emergency Number (BEN) sign managed by the State Government. Existing signage will be updated to include additional hazards related to the platform. Additional signage will also be installed on the platform itself to advise of hazards and intended platform usage.

6. *How will the City manage shark risk at the fishing platform and Quinns Beach, particularly given the use of bait, berley and fish waste, including how fish waste will be managed, how shark alerts and signage will be communicated, and how risks will be monitored over time?*

Response by Acting Director Assets

Fishing is already undertaken regularly by the local community and visitors to the area from both the groyne structure and the beach adjacent to the carpark. A dedicated fishing platform in this location is expected to focus fishing pressure further offshore of the groyne at the proposed platform structure. Within the Perth metro area (Mandurah to Two Rocks), sharks are not generally targeted by recreational fishers, as the use of wire trace has been banned within 800m of the shore by the State Government. It is anticipated fisherman and swimmers can use the beach harmoniously similar to other facilities in the Perth Metropolitan region. Signage on the requirements for fishing waste will be installed on the platform structure and additional bins will assist with the management of this waste.

Shark monitoring/management is not undertaken by the City. This is the responsibility of the State Government through initiatives such as the Sharksmart website. The City will regularly liaise with the State Government on shark monitoring results once the platform is operational.

7. *Can the City advise how beach and swimmer access will be managed during construction, including any temporary closures or exclusion zones, how these will be communicated, the expected construction timeframe, and whether alternative safe swimming areas with parking, passive surveillance and emergency access have been identified-particularly if works extend into winter when the shark barrier is not installed?*

Response by Acting Director Assets

The impacts to beach/swimmer access during construction will vary dependant on the method of construction utilised by the preferred contractor. This will be a consideration when assessing the methodology of potential contractors during the tender stage.

The expected construction period is November 2026 to April 2027 and approvals are not anticipated to delay the project into Winter.

While this beach is not a patrolled swimming beach, it is acknowledged that swimmers utilise the area adjacent to the southern groyne and will experience some disruption during construction works. Any closures will be communicated with signage on site and all efforts will be made to limit the disruption to the beach and water areas whilst ensuring continued access to adjacent areas outside of the work site. Subject to confirmation of construction methodology, it is anticipated that beach and swimming areas towards the northern end of the carpark will remain open to the public for much of the construction period.

PQ07-04/26 T Gunning, Carramar

Neerabup Resource Recovery Precinct

Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response

1. *Given that the Public Health Act 2016 mandates local governments to protect community wellbeing, how does the Administration justify a planning pathway for the NRRP that intentionally removes health-critical buffers and is the City prepared to accept liability for the resulting intergenerational health impacts on its ratepayers? Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works were undertaken to support the Works Approval application and will be independently assessed by the regulators.

2. *Why is the City intentionally and systemically reducing the protective measures and health standards afforded the residents of Banksia Grove, Carramar and Tapping by forcing State Policy 4.1 rollback, evident by the insufficient 1800mt buffer proposed for the NRRP Masterplan including Waste to Energy Facility, as this is all that can be achieved. Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise.

Noise and Odour modelling works were undertaken to support the Works Approval application and will be independently assessed by the regulators.

If a WtE facility is proposed to be developed at NRRP this would require its own comprehensive approval process including EPA Referral, Works Approval and Licence from the regulator. Consistent with the WtE developments at Kwinana and East Rockingham, a comprehensive program of technical assessments and supporting studies would be required to underpin the necessary approvals.

3. *Given that international studies highlight significant health risks associated with WtE facilities, why has the City chosen not to address the negative and toxic cumulative effects of the Precinct (NRRP Masterplan), and opted for a planning pathway that isolates WtE impacts from the broader cumulative effects of the NRRP? How does the City justify using generic buffers when specific data suggests they are inadequate for protecting intergenerational community health?*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was undertaken to support the Works Approval application and will be independently assessed by the regulators.

If a WtE facility is proposed to be developed at NRRP this would require its own comprehensive approval process including EPA Referral, Works Approval and Licence from the regulator. Consistent with the WtE developments at Kwinana and East Rockingham, a comprehensive program of technical assessments and supporting studies would be required to underpin the necessary approvals.

PQ08-04/26 I Martin, Carramar

Neerabup Resource Recovery Precinct

Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response

1. *Why is the City of Wanneroo Administration, via the NRRP chosen planning pathway, removing the very buffers, meant to safeguard Personal and Intergenerational health from toxic cumulative effect Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was undertaken to support the Works Approval application and will be independently assessed by the regulators.

2. *The current NRRP Master Plan appears to treat ratepayer health as an acceptable trade-off for industrial efficiency. Why has the City knowingly designed a pathway that strips away the very protective buffers meant to safeguard our families? At what point did 'resource recovery' become more valuable to this Council than the long-term physical wellbeing of its residents?" Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was

undertaken to support the Works Approval application and will be independently assessed by the regulators.

3. *By purposefully removing established health buffers of planning policy 4.1 in the NRRP planning process by proposing a 1800mtr buffer to the incinerator/ generator, is the City of Wanneroo Administration admitting that it is prioritizing industrial development over the intergenerational health and wellbeing of the community.*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was undertaken to support the Works Approval application and will be independently assessed by the regulators.

PQ09-04/26 K Gordon, Tapping

Neerabup Resource Recovery Precinct

Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response

1. *As City's reliance on generic buffers contradicts the findings of recent Life-Cycle Analyses (**LCA**) and Health Impact Assessments (**HIA**) conducted internationally and These studies indicate that while modern facilities may meet standards, they still contribute to a 'historical baseline' of pollutants like heavy metals and dioxins. Why is the City separating these effects from the Precinct's cumulative impact, the City is bypassing the rigorous sensitivity analyses that international best practices deem necessary to avoid significant long-term health burdens? Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response.*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works was undertaken to support the Works Approval application and will be independently assessed by the regulators.

2. *Global systematic reviews frequently highlight current uncertainty regarding the long-term effects of exposure to modern facility emissions. Peer-reviewed studies have noted that distance from a facility is an insufficient proxy for safety, as meteorological conditions and food-chain ingestion can carry toxins further than generic buffer zones allow. Given these identified risks to intergenerational health, what specific local data justifies the City's decision to move away from a cumulative impact model? Without reference to DWER or Department Planning Lands Heritage, specific answer required not a response.*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station.

The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works were undertaken to support the Works Approval application and will be independently assessed by the regulators.

3. *As the City Officers dealing with the NRRP, refused a presentation to the Council from Zero Waste Australia dealing with the adverse issues stemming from worldwide waste Incinerators and the report to Council contains only one view, that of approval, How does the City justify it has adequately assesses and addressed in a balanced manner, health issues such as Adverse Reproductive Outcomes, Systematic Review, Peer-Reviewed Literature, Incremental Lifetime Cancer Risk (**ILCR**), Exposure Misclassification and negative cumulative effects.*

Response by Acting Director Assets

The City is committed to the delivery of Stage 1 infrastructure of the NRRP including Community Recycling Centre, Material Recovery Facility and Waste Transfer Station. The EPA recommended separation distances for these facilities is 200m which approximately 4 times the distance to the nearest residential premise. Noise and Odour modelling works were undertaken to support the Works Approval application and will be independently assessed by the regulators.

Cr H Nguyen left the meeting, the time being 6:40pm, and did not return to the Chamber.

PQ10-04/26 R Casey, Merriwa

Addison Park, Merriwa

1. *When will the wheelchair accessible path to the recently installed barbecue and picnic setting be constructed in order to comply with e Disability Discrimination Act 1992 (DDA) that specifies, "Any new public park facility (e.g., toilets, playgrounds, shelters) developed or approved on or after May 1, 2011, must comply with the accessibility standards at the time of construction"?*

Approved Response by Director Community & Place

Funds for the feasibility and design work for the construction of an accessible connecting pathway have been listed for Council's consideration in the proposed 2026/27 Capital Works Program.

2. *When will the outstanding item of group seating be installed as requested in the May 2025 333-signature petition endorsed by Council which clearly stated "Priority need is for access to group seating and shade cover for elderly residents, people with limited mobility, and members of Biggles Loves Addison group who socialise at Addison Park on a daily basis."? Note: The picnic setting was a separate item and does not meet the requirement of group seating for elderly residents and people with limited mobility.*

Approved Response by Director Community & Place

The infrastructure that has been installed is consistent with Council's decision in relation to Petition PT02-05/25 and available budget. The location of any additional items would need to be considered in future budget processes, ideally as part of a more holistic approach to the improvement of Addison Park to ensure that infrastructure is properly planned and located in response to documented community needs.

3. *Why is no drinking fountain installed in reasonable proximity of the barbecue area to allow rinsing of food items and cleaning of the barbecue as provided in other parks?*

Approved Response by Director Community & Place

The drink fountain was installed in January 2026 on the eastern side of the Park near the playground and basketball court.

4. *When will Administration present to Council: the Consultant's 26 May 2022 draft master plan and final report, that cost ratepayers $18,650, the reasons for withholding it for four years, and its decision that it should now be "discontinued"?*

Approved Response by Director Community & Place

At its meeting on 24 March 2026, Council resolved to discontinue the current masterplan project for Addison Park. As a result, it will not be presented to Council for consideration.

5. *Confirm that the City has $850,000 held in reserve for improvements to the park that can be released into the budget once clear community need has been identified and endorsed by Council, eg public toilets and a universally accessible pathway?*

Approved Response by Director Community & Place

At its meeting on 24 March 2026, Council resolved to not support the allocation of funding to the improvement of Addison Park until such time as a future master planning process has been undertaken.

PQ11-04/26 C Shepherd, Mindarie

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *In relation to the proposed Fishing Platform at Quinn's Beach: Given the historic, ongoing and annual beach erosion at the beach north of Fredrick Stubbs Park and adjacent to Ocean Drive between Terry Road and Robert Road, has Council also investigated how this proposed platforms may impact further erosion?*

Response by Principal Coastal Engineer

The fishing platform is a piled structure, so it won't interfere with the sediment transport in the same way that a hard solid structure such as the groyne will, so it's not expected to have any significant impact on sediment transport as it builds up against the groyne or moves around the groyne, which is in line with the adopted long-term management approach for Quinns Beach.

PQ12-04/26 D Wilkinson, Quinns Rocks

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *Given the 2004 Coastal Management Plan stated, "Fishing has the potential to conflict with swimming activities and should be discouraged in the vicinity of High and Medium intensity use areas" and the proposed platform would be within a Medium intensity use area, has Council undertaken any recent (within last 12 months) formal risk assessment to look at current beach and ocean use by swimmers and families and the current/future impact fishing could have due to hooks, lines, bait etc being in the ocean, on the beach and in the car park area?*

Response by Principal Coastal Engineer

The Foreshore Management Plan referred to is outdated. It's 2004 (22 years ago).

The original intent of that Foreshore Management Plan was for the implementation of the original groyne structures in Quinns back in 2004, and since this time the use of the foreshore and associated infrastructure has significantly changed due to coastal processes, community needs and use. That usage has changed including regular fishing activity on and adjacent to those groyne structures that were built as part of that Foreshore Management Plan. Another point to mention is generally Foreshore Management Plans have a limited timeframe, generally in the order of five years, to cover the implementation of and construction and management in the short term of those measures.

In terms of risk assessment, there was a risk assessment done by the City's Coastal Engineering Consultant, both during the feasibility study and during detailed design, and it did speak to swimmer and fishing interaction. This is managed through appropriate signage. There is currently fishing activities that occur on the groyne and the beach where swimming activities occur. Placing that platform further offshore should concentrate that fishing activity away from those beach areas as well.

PQ13-04/26 E McEnroe, Ridgewood

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *If the purpose of this project is to improve accessibility for elderly people and people living with disability, can Council please clarify how this location has been deemed suitable for an accessible fishing platform when the site currently lacks essential accessible infrastructure, including adequate disabled parking, appropriate toilet and personal care facilities, and safe practical access for elderly people, wheelchair users, and their caregivers, and why nearby alternative locations with better existing amenities and support infrastructure were not prioritised to ensure safe, practical, and dignified use?*

Response by Principal Coastal Engineer

As indicated in the feasibility study there are a number of locations that were looked at within the suburbs of Mindarie and Quinns Rocks that that was narrowed down to four locations that were then considered within the multi-criteria analysis before then presenting the top two to the community for input. The ultimate decision on the preferred option did consider existing accessible infrastructure being the carparking and toilet facilities (point taken that they are currently in poor condition). The other locations didn't have these facilities and would have required additional considerations for disabled access to meet with the proposed fishing platform structure. By putting in at that location, it benefited from existing parking and toilet facilities.

There is another project in the pipeline for future years to upgrade the carpark and toilet block facility which the platform and access pathway will tie into.

PQ14-04/26 A Mehrens, Quinns Rocks

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *Can Council clarify the process and standards applied to community consultation for this project? Specifically, how were the engagement parameters designed such as the number and diversity of participants, and the forums or user groups consulted? It would also be helpful to understand what criteria were used to assess whether the consultation was sufficiently robust, representative, and inclusive of affected user groups.*

From what you will have likely received in emails and correspondence and again here today, is that many regular users of the swimming cove-including swimming groups, residents and families with young children - feel they haven't been meaningfully engaged, which indicates a gap in the consultation process. To be clear, we are not opposed to the Recreational Fishing Platform itself. Rather, we are seeking a pause to allow for more thorough engagement with those who use this section of coastline for swimming throughout the year-including the winter months. From our observations and experience, coastal fishing activity in this area and casual recreational beach use, is more seasonal, occurring predominantly in the warmer months, which further highlights the importance of ensuring year-round user groups are adequately represented in the consultation process.

Response by Manager Asset Maintenance

Community engagement by the City was carried out following instructions by Council to carry out a feasibility study through the original Motion on Notice that was put forward. Internal and external stakeholders were engaged to ensure that we could build, or consider building, a fishing platform that met those requirements.

Following that, that's when the community consultation went out to all members of the community, and as previously stated, there was several processes that the City used to try and ensure that every member of the community could provide feedback. We undertook what is part of the community engagement plan that was developed, and as part of that community engagement plan went through the processes of ensuring that the feedback survey, the online survey was advertised socially. It was advertised on the City's website and mail-outs were undertaken. This was also on the community Your Say consultation page that the City produced. The questions in the feedback survey were tailored to try and determine the community's preference for the concept option and understand the general requirements for a universal fishing access. The results at the time indicated strong support for a fishing platform to be built.

Whilst there was at the time no specific preferred option between the two that was presented to the community, overwhelmingly the community did provide strong support for that 97% of respondents in favour.

As indicated previously, the selected location option became the best option to ensure that the universal access concept was able to be built in a location appropriate parking and toilet facilities there, albeit understanding that they do need an upgrade.

Public Statements Received in Writing Prior to the Meeting

PQ15-04/26 S Hills, Quinns Rocks

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

1. *We are not opposed to the fishing platform. It's very good that Council is looking to do a universal platform that is accessible to everyone.*

   The general notion that we're feeling is that the actual consultation process wasn't universal and accessible to everyone. If we had known, and those that are not online using social media etc, I think you may have had a different response rate.

   My understanding from correspondence that we've had is that the 97% of people that responded, 110 were from the local area. There's 250,000 people living in the City of Wanneroo and that equates to 0.5% of a response rate. I think we need more details around the actual process used to come to this conclusion. The area location that has been stipulated in the big signs that we've all seen, how was that location come to be.

Response by Acting Director Assets

As part of the feasibility study, community engagement was carried out in 2023 and two concept options were then presented to the community as part of the consultation process conducted between May and June 2023.

The community consultation process was open to all the public, and included the following two key components:

- A Community Drop-In Session held at the Quinns Mindarie Community Centre on 7 June 2023 to present the concept options and respond to any queries; and
- A Community Feedback Survey that was advertised online between 23 May and 14 June 2023 and provided in hard-copy form to attendees of the Drop-In Session.

The Community Feedback Survey and Drop-In Session were also advertised on social media, the City's website (including a project specific page and the City's "Your Say" consultation page), via mail-out and with signage installed between the 24 May & 14 June 2023 at the concept option locations in both Mindarie & Quinns Rocks. The sign in Quinns Rocks was placed immediately adjacent to the entrance from the carpark to the groyne structure in a similar location to the recently installed signage. Questions in the Community Feedback Survey were tailored to determine the community's preferred concept option and understand general user requirements for a universal access fishing platform. Project information and proposed concept plans were made available online, in hard copy handouts at the Community Drop-In Session and on project information posters at the session for review and discussion with City staff.

A total of 140 survey responses were received from residents from over 20 suburbs, including 110 responses from within the City of Wanneroo. Community consultation demonstrated strong support for the project with 97% of respondents supporting the development of a Universal Access Fishing Platform, and 70% indicating they would use the facility at least monthly.

Note that the Quinns Beach Coastal Management Advisory Group, which included 5 Quinns Rocks community representatives and Council Members, was also consulted on the development and outcomes of the feasibility study.

The City also consulted with several internal and external stakeholders during both feasibility study and detailed design for input into the fishing platform design to ensure it was fit for purpose and accessible to all members of the public, including those with mobility issues. This included, but was not limited to Fishability, and the City's Disability Access and Inclusion Reference Group.

Public Questions Received at the Meeting

PQ16-04/26 A Mehrens, Quinns Rocks

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

2. *Requested number of people who attended the open forum. How many people did respond that led to the 97% response rate. Were they local to the Quinns area – 20 other suburbs were mentioned. Also, where was the signage posted?*

Response by Acting Director Assets

The exact number of attendees at the Community Drop in Session on 7 June 2023 at the Quinns Mindarie Community Centre is not known, however this is estimated by City Staff present at the session as approximately 30 attendees. 140 responses were received for the community survey which included 110 responses within the City of Wanneroo.

Analysis of the data confirmed that responses were received from residents who resided in 20 different suburbs of the city of Wanneroo.

The sign was placed immediately adjacent to the entrance from the carpark to the groyne structure in a similar location to the recently installed signage.

Cr Jordan Wright left the meeting, the time being 6:57PM and returned to the meeting, the time being 6:59PM.

Cr Coetzee read the electronic attendance statement, the time being 7:00PM.

Item 4 Confirmation of Minutes

OC01-04/26 Minutes of Ordinary Council Meeting held on 24 March 2026

Moved Cr Wright, Seconded Cr Seif

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

CARRIED UNANIMOUSLY
13/0

For the motion: **Mayor Aitken, Cr Bedworth, 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

Nil

Item 6 Questions from Council Members

CQ01-04/26 Cr Wright – Guidance Provided by the City for Councillors Meeting with Developers

1. *Can the City provide advice in regard to elected members meeting with developers? Acumen's website have got Capricorn Beach, Atlantis Beach, Two Rocks, Cleat Estate in Lansdale and Garden Park Grove in Sinagra, some of which are still in progress and may have future items coming to Council. What guidance has the City provided and why would some elected members be present or would that be extended to all of Council?*

Response from Director Planning and Sustainability

Section 10D. of the Council Member, Committee Member and Candidate Code of Conduct details how Council Members should conduct themselves when dealing with proponents.

2. *According to the Department's Local Government Operational Guidelines:*

   "Elected Members' Relationship with Developers, and I quote "Elected members should refuse an invitation they receive from developers to attend meetings between professional staff and the developer. Although the developer may suggest that it is an opportunity for them to see what the issues are, and they may say little or nothing, the mere presence of an elected member puts implied pressure on staff and otherwise inhibits a free and frank discussion with the developer.

The presence of elected members at such meetings may raise expectations on the part of the developer for approval and result in unnecessary later conflicts".

Does Administration agree with that statement from the guidelines?

Response from Chief Executive Officer

There is a clear distinction between two types of meetings with developers: general relationship-building or advocacy meetings, and detailed operational meetings and happy to meet with you to discuss this distinction. Operational meetings are typically attended by senior staff only and not elected members, while broader, non-operational meetings, such as acknowledging the opening of a facility may involve elected members, consistent with stakeholder engagement guidelines.

3. *Is the City aware of any private meetings between developers and elected members or meetings where elected members were present with staff members? If so, how many meetings occurred from 1 January 2025 to present?*

Response from Chief Executive Officer

The City is not privy to elected members diaries. There were 14 meetings held between 1 January 2025 to now where elected members were present with staff members and developers.

4. *Can the City confirm the below meetings took place with either an elected member present, the CEO, or any other staff?*

Date	Developer / Organisation	Subject & Purpose
11 Dec 2023	Ecorp	Meeting regarding developments in Catalina and Darch.
01 Feb 2024	Redacted Property Developer name	Carabooda Precinct Meeting
22 Feb 2024	Yanchep Beach Joint Venture (YBJV)	General discussion.
19 Mar 2024	Ozwest Group, Rowe Group, Elven Property	To discuss Franklin Road, Wanneroo.
26 Apr 2024	Estates Development Company (EDC)	Site tour and catch-up at the Jindee Sales Office.
14 Jun 2024	Tokyu Corporation	Discussion between Tokyu Corporation and the City of Wanneroo.
21 Jun 2024	Hawaiian	To provide an update to <blank> on Hawaiian's plans for the Newpark Shopping Centre in Girrawheen.
19 Aug 2024	Hawaiian	"In your neighbourhood" event to hear about Hawaiian's initiatives and how to collaborate on a shared vision.
10 Sep 2024	Yanchep Beach Joint Venture (YBJV)	Discussion regarding the Yanchep Town Centre.
12 Dec 2024	FRP Capital	General meeting.
17 Feb 2025	ECU, Urbis, PTG Consulting	To discuss details of an access crossover from Yanchep Beach Road into Edith Cowan University's medical health centre.
17 Apr 2025	Stockland, WA Development	General meeting with Stockland.
17 Apr 2025	Hawaiian	General meeting between Hawaiian and the City of Wanneroo.

Date	Developer / Organisation	Subject & Purpose
24 Apr 2025	Redacted Property Developer name	Tour of North Ward suburbs
30 May 2025	Tokyu Corporation	A follow-up discussion regarding a visit to Tokyu Corporation's Office in Japan.
24 Jul 2025	Development WA, Water Corporation	Stakeholder meeting discussing the Alkimos Coastal Village Foreshore Management Plan, funding, and temporary facilities for the Alkimos Surf Lifesaving Club.
28 Jul 2025	Yanchep Beach Joint Venture, Ramsay Health Care	Discussion regarding Yanchep Hospital.
12 Sep 2025	Stockland	Meeting to discuss short-term solutions for the Alkimos Surf Lifesaving Club.
9 Oct 2025	Redacted Property Developer name	"Meet the <blank>" catch-up.

Response by Chief Executive Officer

The City can confirm that the meetings listed above had an elected member/s and member/s of staff present except the meeting held on 19 August 2024.

CQ02-03/26 Cr Figg – 101 Azzurra Loop, Two Rocks

1. *Who is responsible for the delivery of public open space at 101 Azzurra Loop in Two Rocks. adjacent to the King Neptune statue?*

Response from Director Planning & Sustainability

The Royal Australian Air Force Association (**RAAFA**) is responsible for the development of Azzurra Park as per a replacement deed of agreement between the RAAFA and the City whereby about $4,000 in a bond was secured as well as a caveat placed on RAAFA 's land holding.

2. *Is Administration liaising with RAAFA on the design of the public open space, and if so, can Administration provide an update as to the progress of that design?*

Response from Director Planning & Sustainability

Yes, Administration is currently liaising with RAAFA and their consultant landscape architect on the detailed design for Azzurra Park.

By way of background, in June 2025, the landscape consultant submitted a concept design, and later in June, the concept design was agreed to in principle with a further detailed review to come at a more detailed design stage. In December 2025, the landscape architect was contacted for a progress update, having not received any further update since June. In December, the landscape architect provided an update that the project was issued for tender. However, they were considering the prices received relative to the budget that they had set. The latest update and engagement received was in March 2026 where the landscape consultant reached out to the City requesting to provide a presentation of the latest concept plan and whether the city might be able to assist in finding further savings in order for the project to meet budget.

3. *Can Administration advise of what sort of basic amenities the public can expect at the open space when it is completed and whether access to the King Neptune statue will be improved as part of the open space construction?*

Response from Director Planning & Sustainability

Access to the King Neptune statue will be improved through new pathways and connections being provided. There will be restoration works to the existing access path, ramp and walls, and it is hoped to see a greater significance placed on the access to the public open space area as a main entry point, linking that in with the adjacent shops. Access improvements to the park will meet requirements for a neighbourhood level park as per the local planning policy. It is expected that benching and seats, security lighting, park signage, artwork, nature play, picnic shelter and pathways will be provided as well as some form of interpretation signage.

4. *Is Administration able to advise Council as to any factors which may have contributed to the delay in the delivery of the public open space at this site, given how ongoing it has been?*

Response from Director Planning & Sustainability

There has been some technical and legal matters that occurred in the first few years when RAAFA took ownership of the site after purchasing it from the Fini group. Those matters related primarily to drainage and flood storage requirements. The listing of the King Neptune statue and its surrounds occurred in January 2023, which led to further delays as RAAFA needed to respond and revisit their design approach to incorporate the new heritage requirements that came with the King Neptune statue's recognition.

CQ03-04/26 Cr Berry – Addressing Ongoing Antisocial Behaviour at Mindarie Marina

1. *At the OCM on 24 March 2026 when debating the Mindarie Marina boardwalk it was moved that this council requests Administration to investigate and implement further suitable measures to assist in reducing or addressing ongoing antisocial behaviour and that there would be consideration of the City's capital works. Could Administration please explain to residents what those additional measures are likely to be and how long they will take.*

Response from Director Community & Place

Administration can confirm that they have considered additional CCTV and that this is not feasible as there is already extensive CCTV in the area available for Police to utilise and this does not appear to deter offenders. An inspection will be completed to ascertain whether lighting in the area is sufficient and if not upgrades can be considered. Administration will also consider signage on the jetty informing members of the public to report antisocial behaviour to the police.

CQ04-04/26 Cr Berry - Lithium Battery Storage at Neerabup Resource Recovery Centre

1. *Can Administration confirm if Lithium batteries are likely to be stored at the Neerabup Resource Recovery Centre and if yes (and following the Maddington fire that has seen a Hazmat warning issued due to the toxic plumes of smoke) what safety precautions are going to be implemented, how will the batteries be stored and what volumes can we expect?*

Response from Acting Director Assets

The proposed transfer station and community drop off centre proposed for Neerabup is just a holding point for lithium-ion batteries or battery disposal. Generally, they are held in a fireproof case that is then picked up and taken away by the contractor to be repurposed.

The Maddington fire that you made reference to occurred at a facility for reusing batteries and disassembling batteries on bulk. It is a completely different function.

The number of batteries being stored would depend on the types of batteries, as the size can range from very small up to a regular size car battery. The facility would probably only hold about 100 or so on site, but no conditions are related to that now because Neerabup is only a proposal.

CQ05-04/26 Cr Berry – Ordinary Council Meeting, 24 March 2026

1. *Can the CEO confirm that at the Council meeting held on 24 March 2026, I was in this Council Chamber performing my duties to support my local community and was discussing an amendment with Corporate Governance in relation to the boardwalk at Mindarie Marina. This was immediately before an adjournment which occurred at 9.19pm following a statement by Mayor Aitken. That statement was "I note that Cr Rowe has left the room and Cr Berry's talking about something over in the corner there, I might just cease the meeting for about five minutes until they return".*

Response from Chief Executive Officer

I do recall at that particular meeting that you did leave your chair and you were talking to the Acting Manager of Corporate Governance and Council Services just prior to the adjournment.

2. *Can the CEO confirm that when I was discussing that amendment in the chamber with Corporate Governance and when Cr Rowe had left the chamber, Council still had quorum and quorum had not been lost before the adjournment?*

Response from Chief Executive Officer

Quorum was not lost at any stage of the Council meeting referred to. The Mayor's actions were precautionary as she was concerned that numbers were getting low and that quorum could be lost. In accordance with the *Standing Orders Local Law 2021* was making sure that a quorum was maintained during that particular meeting.

3. *If we had quorum, why was an adjournment necessary and why wasn't it followed and why didn't we not follow a procedural motion to adjourn the meeting?*

Response from Chief Executive Officer

Under the Standing Orders Local Law 2021, if the Mayor is concerned about losing quorum, the Mayor may temporarily pause the meeting to manage the issue, as once numbers are low, quorum can be lost if even one member leaves. For other types of meeting breaks not related to quorum, a formal procedural motion is required. There have been occasions recently where this was not done correctly, and this needs improvement. Going forward, any scheduled breaks—such as those at 8:00 pm and 10:00 pm—will require a procedural motion, as clearly set out in the Mayor's run sheet.

4. *When the Mayor made a public apology at the Agenda Briefing session on 14 April 2026, the Mayor stated she made the remark after formally closing the proceedings and emphasised the comment was made whilst the meeting was in recess. Does this mean the Mayor feels it is acceptable to swear about her colleagues away from the public domain?*

Response from Mayor Aitken

No. At no point have I suggested, nor do I believe, that it is acceptable to use inappropriate language in any context.

My reference to the meeting having been formally closed and in recess was made solely to clarify the circumstances in which the remark occurred, not to excuse it. I have acknowledged that the language was inappropriate regardless of timing or setting.

I apologised publicly, took responsibility for my actions, and apologised to anyone who was offended. I stand by that apology.

5. *Would the Mayor agree that as a consequence of her chosen inappropriate language at the OCM on 24 March I was reported in various social media groups, the West Australian and Perth Now as being off chatting and not participating in the meeting which gave a wrong impression as there has been no acknowledgement or direct apology from the Mayor to anyone directly named before the adjournment of that meeting?*

Response from Mayor Aitken

I do not agree with that characterisation. I am not responsible for the editorial decisions or interpretations made by media organisations or the commentary that occurs on social media platforms.

As acknowledged, the language used was inappropriate, and that is why I apologised publicly.
Any subsequent reporting or perception created by third parties was outside my control and not a reflection of my intent or actions during the meeting.

6. *Could the CEO confirm what course of action would be taken if a senior staff member within the city swore about their colleagues breaking the city's code of conduct and values in a public meeting and how he would handle such a situation?*

Response from Chief Executive Officer

I will not comment or speculate on staff matters, including hypothetical situations involving staff or the City's Code of Conduct, as these are not appropriate for public discussion.

Item 7 Petitions

New Petitions Received

PT01-04/26 Request for the Installation of a Pedestrian Crossing on Kingsway Road, Landsdale

Cr V. Nguyen presented a petition consisting of 89 signatures (83 who identified as residents), requesting Council install a pedestrian crossing on Kingsway Road, Landsdale, outside Landsdale School of Early Learning.

Moved Cr V Nguyen, Seconded Cr Rowe

That petition PT01-04/26 be received and forwarded to the relevant Directorate for reporting back to Council.

CARRIED UNANIMOUSLY
13/0

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Update on Petitions

UP01-04/26 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.

Update

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

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 a financial interest in Item PS02-04/26 due to having worked for the school neighbouring the property.

The Director Planning and Sustainability declared an impartiality interest in Item PS02-04/26 due to previously being employed by the consultancy firm that prepared the scheme amendment, and having a family member who attends a school that is nearby the subject site.

Cr Coetzee, Cr Figg and Cr Miles declared an impartiality interest in PS03-04/26 due to residing in the subject area.

Cr Huntley declared an impartiality interest in MN03-04/26 due to being the President and Founder of Paws for Wildlife.

Adoption by Exception

Moved Cr Figg, Seconded Cr Miles

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

1. **PS01-04/26 - Consideration of Amendment No. 232 to District Planning Scheme No. 2 Following Advertising;**
2. **PS04-04/26 - Preparation of Amendment No. 238 to District Planning Scheme No. 2 - Normalisation of Land in the East Wanneroo Agreed Local Structure Plan No. 4 Area;**
3. **AS02-04/26 - Tender 25246 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion);**
4. **AS03-04/26 - Tender No. 25203 - Waste Transportation Services;**
5. **CS03-04/26 - Proposed Closure of Unconstructed Road Reserve - Lot 201 Neaves Road, Mariginiup;**

6. CS04-04/26 - Proposed Closure of Unconstructed Road Reserve – Tapping Street; and

7. CS05-04/26 - Proposed Dedication of Land as Road Reserve, Lot 11911 and Lot 12339 Ocean Reef Road, Pearsall.

CARRIED UNANIMOUSLY
13/0

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Planning and Sustainability

Planning & Development Services

PS01-04/26 Consideration of Amendment No. 232 to District Planning Scheme No. 2 Following Advertising

File Ref: 51976 – 26/110407
Responsible Officer: Manager Approval Services
Attachments: 7

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider submissions received during advertising and determine whether to support Amendment No. 232, which proposes to:

1. Permit 'Restaurant or Café' on Lots 810 and 811 Wanneroo Road, Wanneroo; and
2. Allow existing 'Shop' tenancies under 200m^2 where they operated prior to 5 May 2023.

Applicant	Altus Planning
Owner	Baron Vanilla No 5 Pty Ltd
Location	Lot 810 (1397) Wanneroo Road, Wanneroo Lot 811 (1387) Wanneroo Road, Wanneroo
Site Area	Lot 810: 29,488m2 Lot 811: 28,009m2 Combined: 57,497m2
MRS Zoning	Lot 811: Urban, Primary Regional Roads Lot 810: Urban
DPS 2 Zoning	Lot 811: Service Commercial, Primary Regional Roads Lot 810: Service Commercial

Background

Altus Planning, on behalf of the landowners, lodged Amendment No. 232 to District Planning Scheme No. 2 (**DPS2**) on 9 December 2024 to amend Schedule 2 Additional Use A37 as outlined above.

The amendment responds to the changes to permissibility on site caused by Scheme Amendment 172, which gazetted in 2023.

Scheme Amendment 172 amended DPS2 by aligning the scheme with the Model Scheme Text which, in part, rezoned the land from Business to Service Commercial and consolidated several smaller retail land use definitions into the single definition of 'Shop'.

As a result, 'Restaurant or Café' became a prohibited use on the site and a number of smaller retail and service tenancies no longer complied with the applicable size requirements. While these existing uses may continue under non-conforming use rights, they are subject to more restrictive planning provisions and may be lost if the use is discontinued.

Council considered the amendment at its Ordinary Council Meeting on 27 May 2025 and resolved to initiate it for advertising, pursuant to Council resolution PS03-05/25. Council also classified the amendment as a standard amendment on the basis that it is consistent with the Metropolitan Region Scheme (**MRS**) and resolved to commence the statutory amendment process under the *Planning and Development Act 2005* and the *Planning and Development Local Planning Schemes Regulations 2015*.

This included referral to the Environmental Protection Authority (**EPA**), notification to the Western Australian Planning Commission (**WAPC**) of Council's intention to advertise the amendment, and public advertising for a period of not less than 42 days. This report fulfils Condition 6 of that resolution, which required Administration to report back to Council on the outcome of advertising and whether the amendment should be supported. A copy of the Council resolution is provided at **Attachment 1**.

Following referral to the WAPC, the Department of Planning, Lands and Heritage (**DPLH**) wrote to the City on 3 September 2025 requiring several minor modifications before advertising. These changes included inserting 'P' against each listed land use in A37, removing punctuation and unnecessary wording, correcting the numbering format in clause a), and amending condition b)i to clarify that the minimum 200m^2 tenancy requirement does not apply to a 'Shop' tenancy that was operating prior to 5 May 2023.

Administration agreed to these changes on the basis that they were minor and did not alter the intent of the amendment.

A copy of the modification request from DPLH, together with the revised additional use table are included as **Attachment 2** and **Attachment 3**.

Detail

Site

The subject site incorporates Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo, with a combined area of 57,497m^2. The site is strategically located at the intersection of Wanneroo Road and Joondalup Drive and bordered by:

- North and East: Wanneroo Road and Joondalup Drive (Primary Regional Roads)
- South: Yellagonga Regional Park
- West: Wanneroo Botanic Gardens (Special Use)
- South-East: Commercial developments

There is existing access via Wanneroo Road and Drovers Place. Public access and vehicle movement are facilitated by easements across the adjoining lots.

The subject site contains three separate single and two storey commercial buildings, with approved uses currently operating/existing on the subject site being:

- Bulky Goods Showroom;
- Veterinary Centre;
- Restaurant/Café;
- Shop;

- Medical Centre;
- Recreation – Private;
- Liquor Store – Large;
- Child Care Premises;
- Storage/Warehouse; and
- Use Not Listed (Container Deposit Scheme).

Plans showing the location of the subject site and current zoning under DPS2 are included as **Attachment 4** and **Attachment 5** respectively.

Proposal

The proposal seeks to amend DPS2 by:

1. Adding 'Restaurant/Café' to Additional Use A37 on Lots 810 and 811; and
2. Amending existing Condition (b)(i) of Additional Use A37 to permit existing retail 'Shop' tenancies on Lots 810 and 811 with a Net Lettable Area less than 200m², where the tenancy was in operation prior to 5 May 2023.

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

> *"The proposed amendment is limited in scope to Additional Use A37 and will not affect other land within the Service Commercial zone. It reinstates 'Restaurant or Café' as a permitted use, reflecting its historical approval on the site, and addresses the current 'Shop' provisions, which apply minimum size requirements to smaller, service-based tenancies that were previously contemplated under the planning framework.*
>
> *The existing reliance on non-conforming use rights introduces uncertainty and may constrain the ongoing viability of these businesses. The amendment will provide greater planning certainty while maintaining the established function of the site as a large format retail and bulky goods precinct, with smaller tenancies operating in a supporting capacity. Importantly, it preserves the existing land use mix and is not expected to result in any material change to the role of the site or impact on surrounding activity centres."*

The planners' report has been included as **Attachment 6**.

Consultation

The amendment is classified as a standard amendment under Part 5 Division 1 of the *Planning and Development Local Planning Schemes Regulations 2015* as it:

- Is consistent with the objectives of the Service Commercial zone;
- Will have minimal off site impacts; and
- Is not expected to result in significant environmental, social or economic effects.

In accordance with the *Environmental Protection Act 1986* and *Environmental Protection Regulations 1987* (**the Regulations**), the City confirmed that the amendment meets the requirements of Clause 33C and does not require referral to, or assessment by the EPA.

Following incorporation of the required modifications, the amendment was resubmitted to the DPLH. On 7 October 2025, consent to advertise the amendment was provided pursuant to the *Planning and Development Act 2005*.

The amendment was advertised for a period of 50 days, accounting for the holiday period, in accordance with the Regulations. Advertising included:

- On site signage;
- Letters to affected and nearby landowners and occupiers;

- Advertisement in a local newspaper;
- Notices at the Civic Centre and Council offices; and
- Publication on the City's website.

One submission was received during the advertising period. The submission did not object to or support the amendment but raised comments relating to potential parking impacts.

A summary of the submission and the City's response is provided in **Attachment 7**. Parking matters are addressed further in the Comment section of this report.

Comment

The Drovers Place precinct has historically supported a mix of commercial uses that respond to its location and interface with Yellagonga Regional Park. The 2012 Drovers Place Precinct Plan established a flexible framework to accommodate showroom, office, retail and service-based uses. This intent was carried forward through Amendment 150 in 2018, which introduced Additional Use A37 and replaced the precinct plan.

Amendment 172 in 2023 introduced the current Service Commercial zoning and revised land use definitions. These changes did not reflect the established pattern of development on the site and resulted in a number of existing lawful uses becoming non-compliant.

The amendment will formalise the existing 'Restaurant or Café' and smaller 'Shop' tenancies and remove the need for ongoing reliance on non-conforming use provisions.

It will also reduce the need for development approval for compliant existing uses and provide greater certainty for landowners and tenants. In addition, the amendment will enable the City to consider future 'Restaurant or Café' proposals in a manner consistent with the original planning intent for the precinct.

The Service Commercial zone is intended to accommodate uses that require large sites and good vehicular access. While small scale retail and food uses are not the primary focus of the zone, in this context they operate as supporting uses to the predominant bulky goods and showroom activities.
The amendment does not alter the overall function of the site and maintains its role as a large format commercial precinct. The proposed uses are consistent with the original planning intent for the area and are considered appropriate in this location.

The surrounding area has evolved over time, including the introduction of residential development within close proximity to the site. The provision of small-scale retail and food uses will improve local amenity and provide convenient services to nearby residents and workers.

These uses are considered complementary to the primary commercial function of the site and do not represent a shift in its intended role.

Parking

Whilst not objecting to the proposal, one submission raised concerns regarding parking impacts. The amendment does not introduce additional development or intensify land use on the site. Any future development or change of use will be assessed through the development application process, including consideration of parking requirements.

Conclusion

Amendment No. 232 addresses an unintended consequence of Amendment 172 and restores an appropriate planning framework for the subject site. The amendment supports existing lawful uses, provides certainty for landowners and tenants, and maintains the intended function of the Service Commercial zone.

On this basis, the amendment is considered appropriate and is recommended for support and referral to the WAPC.

Statutory Compliance

Amendment No. 232 has been processed in accordance with the provisions of the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*

In accordance with Regulations 50(2) and 50(3), The City is required to consider all submissions received in respect to Amendment No. 232 and must resolve to either:

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

Further, pursuant to Regulation 53(1), within 21 days of the passing of a resolution, the City must provide the WAPC with the advertised proposed amendment with a schedule of submissions and the City's response to those submissions, together with particulars of any modifications recommended to the amendment.

Administration recommends that Council adopts Amendment No. 232 in accordance with Regulation 50(3)(a), without modification.

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

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 Miles

That Council:-

1. **Pursuant to Regulation 50(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, CONSIDERS the submissions received in respect of Amendment No. 232 to District Planning Scheme No. 2;**

2. **Pursuant to Regulation 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* SUPPORTS Amendment No. 232 to District Planning Scheme No. 2 and AMENDS Schedule 2 of the District Planning Scheme No. 2, as follows:**

No.		Description of Land	Additional Use	Conditions
A37	1-37	Portion Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo	P - Growers Mart P - Large Format Category/Theme Based Showroom P - Restaurant/Café P - Retail Nursery P - Shop P - Self-Storage Units (Lot 811 Wanneroo Road only)	a) The land use definitions for 'Growers Mart', 'Large Format Category/Theme Based Showroom' and 'Retail Nursery' are prescribed as follows: Growers Mart: means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish, bread. Large Format Category/Theme Based Showroom: means a premises wherein goods, which are otherwise excluded by the 'Bulky Goods Showroom' definition in Part 6, are displayed and may be offered for sale and hire, that: i. Are not supermarkets or department stores; ii. Are category/theme-based retail outlets; iii. Due to their nature are generally not appropriate to or cannot be accommodated in a commercial area; iv. Have a minimum gross floor area of 500m^2.

No.		Description of Land	Additional Use	Conditions
				Retail Nursery: means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plants, seeds, bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden decor and clothing for gardening and may include associated outdoor leisure products and an incidental café. **b) Conditions for 'Shop' are prescribed as follows:** **i. Minimum retail NLA of 200m^2 per tenancy (except, the minimum shall not apply to a 'Shop' tenancy that was operating prior to 5 May 2023); maximum retail NLA up to 1500m^2 per tenancy; maximum overall NLA up to 3000m^2 across Lot 810 and 811.** **ii. The applicant is to prepare a traffic impact assessment, to the satisfaction of the local government, in consultation with Main Roads.** **iii. A 'Shop' shall not be approved until adequate vehicular access arrangements can be achieved, to the satisfaction of the local government, in consultation with Main Roads.** **iv. The applicant shall undertake any works necessary to ensure adequate vehicular access arrangements are achieved, to the satisfaction of the local government, in consultation with Main Roads.**

3. AUTHORISES the Mayor and the Chief Executive Officer to SIGN and SEAL the Amendment No. 232 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;

4. Pursuant to Regulation 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015* PROVIDES the advertised Amendment No. 232 to the City of Wanneroo District Planning Scheme No. 2 to the Western Australian Planning Commission together with the schedule of submissions and the City's response and recommendations; and

5. ADVISES the submitters of its decision.

CARRIED UNANIMOUSLY
***13/0**

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Attachments:

1⇩.	*Attachment 1 - OCM Minutes 27 May 2025*	*26/93816*
2⇩.	*Attachment 2 - DPLH required modifications*	*26/93817*
3⇩.	*Attachment 3 - Updated wording of Scheme Amendment*	*26/100451*
4⇩.	*Attachment 4 - Location plan*	*26/93819*
5⇩.	*Attachment 5 - Zoning Map*	*26/93821*
6⇩.	*Attachment 6 - Applicant Report*	*26/93822*
7⇩.	*Attachment 7 - Schedule of submissions and response*	*26/93825*

Approval Services

PS03-05/25 **Consideration of Amendment No. 232 to District Planning Scheme No. 2 - Lots 810 and 811 Wanneroo Road, Wanneroo

File Ref: 51976 – 25/62627
Responsible Officer: Director Planning & Sustainability
Attachments: 5

Changes to Report and Additional Information Arising from Agenda Briefing

Additional information was requested at the agenda briefing meeting on 13 May 2025, requesting a context map which identifies the subject site more clearly. Attachment 1 has been updated to include more detail of the surrounding area and clearly identify the subject site.

Issue

Council is requested to consider initiating an amendment to District Planning Scheme No. 2 (**DPS2**) to:

1. Allow 'Restaurant/café' as an Additional Use on Lots 810 (1397) and 811 (1387) Wanneroo Road, Wanneroo (the subject site); and
2. Modify existing conditions relating to the 'Shop' use under Additional Use A37 to exclude tenancies with a net lettable area (**NLA**) of less than 200m².

The amendment seeks to formalise existing land uses and provide greater flexibility for future development without introducing any physical changes to the site.

Applicant	Altus Planning
Owner	Baron Vanilla No 5 Pty Ltd
Location	Lot 810 (1397) Wanneroo Road, Wanneroo Lot 811 (1387) Wanneroo Road, Wanneroo
Site Area	Lot 810: 29,488m^2 Lot 811: 28,009m^2 Combined: 57,497m^2
MRS Zoning	Lot 811: Urban, Primary Regional Roads Lot 810: Urban
DPS2 Zoning	Lot 811: Service Commercial, Primary Regional Roads Lot 810: Service Commercial

Background

On 9 December 2024, the City of Wanneroo (the **City**) received a proposal to amend DPS2 to align zoning provisions with current and historic land uses on the subject site. No physical changes to buildings or land use operations are proposed.

The amendment aims to:

- Reintroduce 'Restaurant/café' as a permissible use, which was previously supported under former zoning and planning instruments.
- Clarify that existing 'Shop' tenancies with a NLA below 200m² are not subject to minimum floor area restrictions introduced through recent scheme changes.

The subject site forms part of the Drovers Place precinct and is adjacent to residential, commercial, and recreational (Wanneroo Botanic Gardens) uses.

Detail

Site

The site is strategically located at the intersection of Wanneroo Road and Joondalup Drive and bordered by:

- North and East: Wanneroo Road and Joondalup Drive (Primary Regional Roads)
- South: Yellagonga Regional Park
- West: Wanneroo Botanic Gardens (Special Use)
- South-East: Commercial developments

Access is via Wanneroo Road and Drovers Place. Public access and vehicle movement are facilitated by easements across adjoining lots.

Plans showing the location of the subject site and current zoning under DPS2 are included as **Attachment 1** and **Attachment 2** respectively.

Proposal

The applicant seeks the following changes to DPS2:

1. Add 'Restaurant/café' as an Additional Use (**A37**) on Lots 810 and 811; and

2. Amend existing Condition (b)(i) of Additional Use A37 to exclude existing retail tenancies with an NLA less than 200m² from the minimum floor area requirement

Attachment 3 contains a copy of the applicant's cover letter and planning report.

Consultation

The proposal qualifies as a 'standard amendment' under Part 5 – Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (The Regulations), as it:

- Aligns with the objectives of the 'Service Commercial' zone;
- Has minimal off-site impact; and
- Is unlikely to result in significant environmental, social, economic, or governance implications.

In accordance with Section 81 of the *Planning and Development Act 2005*, the amendment must be referred to the Environmental Protection Authority (**EPA**) for environmental assessment.

Advertising will commence following notification to the Western Australian Planning Commission (**WAPC**) in accordance with Regulation 47 (1) of the Regulations.

Consistent with the requirements of Clause 47 (2) to (4) of The Regulations, public consultation will commence for a period of 42 days and include:

- Advertisement in a local newspaper for one week;
- Placement of a sign on affected sites, 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

History of the subject site

The Drovers Place precinct is a unique area influenced by its visibility and proximity to Yellagonga Regional Park. Due to its car dependent layout and limited public transport and pedestrian access, it is not considered an activity centre. But rather, an out of centre development.

The 2012 Drovers Place Precinct Plan (**ASP 80**) supported a tailored mix of land uses and development, with flexibility to respond to the site's distinct context. This included office, showroom, shops, and uses of a personal nature including hairdressers, beauty parlours, pharmacies etc.

Amendment 150 and Special Control Area 1 (**SCA 1**)

In 2018, Amendment 150 normalised ASP 80 and introduced Special Control Area 1 (SCA 1) and Additional Use A37, allowing for certain otherwise non-permitted uses in the Business zone (e.g. Shop) on the site, subject to conditions. This amendment replaced ASP 80 while retaining its intent.

Amendment 172 – Key Impacts

In 2023, Amendment 172 aligned DPS2 with State planning regulations, resulting in:

- Rezoning the site from 'Business' to 'Service Commercial'; and
- Changing the permissibility of 'Restaurant/café' from permitted ("P") to not permitted ("X") (due to the change in zone).

It also broadened the definition of 'Shop' to include services of a personal nature (e.g. hairdressers and beauty salons), unintentionally capturing previously permitted small scale uses and subjecting them to the 200m² NLA condition.

The current 'Restaurant/café' and small 'Shop' tenancies continue to operate under non-conforming use rights captured in DPS2. These uses can lawfully continue unless operations cease for more than six months. However, future modifications or changes require additional approvals.

Initiating Amendment 232 will eliminate the need for development approval for existing uses (where works comply with Clause 61 of the Regulations) and restore alignment with previous planning intent. It will also allow the City to support new applications for 'Restaurant/café' in line with the original vision for SCA 1.

Final wording of the proposed modifications to the conditions of A37 will be resolved with the applicant and included in the post advertising report to Council.

Conclusion

Administration considers that the proposed inclusion of 'Restaurant/café' as an additional use and the modification to the conditions relating to existing 'Shop' land uses align with the original intent of the Drovers Place precinct, as set out in ASP 80 and SCA 1. The proposal will formalise existing uses on the site, support future development flexibility, and reinstate uses that were unintentionally restricted through Amendment 172.

The amendment does not propose any physical changes to the site. The proposed amendment is consistent with the planning framework and will provide appropriate land use options that complement the site's location and surrounding land uses. It is therefore recommended that Council initiates Amendment No. 232 to DPS2 for the purpose of advertising.

Statutory Compliance

The scheme amendment will follow the statutory process outlined in the Town Planning Regulations 1967.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.2 - Plan for and manage land use

Risk Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Wright, Seconded Cr Miles

That Council:-

1. **Pursuant to Section 75 of the *Planning and Development Act 2005* ADOPTS Amendment No. 232 to District Planning Scheme No. 2 to allow the use class 'Restaurant/café' as an Additional Use at Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo and amends Schedule 2 of the District Planning Scheme No. 2 as follows:**

No	Description of Land	Additional Use	Conditions (where applicable)
A37	Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo	Restaurant/cafe	b) Conditions for 'Shop' are prescribed as follows: i. Shop (on Lot 810 and 811): minimum retail NLA 200m^2 per tenancy (except where a tenancy below this size already exists), maximum retail NLA up to 1500m^2 per tenancy, maximum overall NLA up to 3000m^2 across Lot 810 and 811.

2. **Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES that Amendment No. 232 to District Planning Scheme No. 2 is a Standard Amendment for the following reasons:**

   a) **The Amendment is consistent with the objectives identified in the scheme for the Service Commercial zone; and**

   b) **The Amendment would have minimal impact on land in the scheme area that is not the subject of this amendment.**

3. **Pursuant to Section 81 of the *Planning and Development Act 2005* REFERS Amendment No. 232 to District Planning Scheme No. 2 to the Environmental Protection Authority;**

4. **Pursuant to Section 83A of the *Planning and Development Act 2005*, SUBMITS Amendment No. 232 to District Planning Scheme No. 2 to the Minister for Planning for approval to advertise;**

5. **Subject to the satisfaction of the Environmental Protection Authority and the Minister for Planning (or their delegate), ADVERTISES Amendment No. 232 to District Planning Scheme No. 2 for a period of 42 days pursuant to Regulation 47 and Regulation 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, incorporating any amendments that may be recommended or required;**

6. Pursuant to Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* REQUESTS that administration present a further report to a future Council Meeting, following advertising of Amendment No. 232 to District Planning Scheme No. 2, seeking resolution in respect to the following:

a) Whether to support Amendment 232 to District Planning Scheme No.2 (with or without modification) – or not to support the amendment; and

b) To provide the advertised Amendment No. 232 to District Planning Scheme No. 2 to the Western Australian Planning Commission.

CARRIED UNANIMOUSLY
13/0

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

Against the motion: **Nil**

Attachments:

1⇩.	*Attachment 1 (revised) - Location plan*	*25/173887*
2⇩.	*Attachment 2 - Zoning Map DPS2*	*25/124010*
3⇩.	*Attachment 3 - Applicant Cover Letter and Report*	*25/124008*
4⇩.	*Attachment 4 - Zoning Table and Definitions (pre Amendment 172)*	*25/124005*
5⇩.	*Attachment 5 - Zoning Table and Definitions (current)*	*25/124001*

Slim, Ciara

From: Local Planning Schemes <localplanningschemes@dplh.wa.gov.au>
Sent: Wednesday, 3 September 2025 10:09 AM
To: de Vos, Julie
Cc: Local Planning Schemes
Subject: TPS/3330- Section 83A Consent to Advertise - City of Wanneroo District Planning Scheme No. 2 Amendment No. 232

Importance: High

[EXTERNAL EMAIL] This email was received from outside the City of Wanneroo. Please do not click on links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

To whom it may concern

CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2 AMENDMENT NO. 232

I refer to your request dated 26 June 2025 regarding the abovementioned draft scheme amendment.

Pursuant to section 83A(2)(b) of the *Planning and Development Act 2005*, the Department of Planning, Lands and Heritage (the Department), in regards to draft District Planning Scheme No. 2 Amendment No. 232, has resolved to:

1) require the local government to modify the scheme amendment, pursuant to Section 83A(2)(b) of *the Planning and Development Act 2005*, by:
   (a) Providing each land use in Additional Use No. 37 with a 'P -' use permissibility, and removing comma's and the word 'and'.
   (b) Removing from the conditions of Additional Use No. 37 "as defined in Part 6" from subclause a) of the definition for 'Large Format Category/Theme Based Showroom'; and
   (c) Replacing in the conditions for Additional Use No. 37 number a)a)-a)d) with a)i.-a)iv.; and
   (d) Replacing condition b)i. to state: "minimum retail NLA of 200m^2 per tenancy (except, the minimum shall not apply to a Shop tenancy that has continuously operated since prior to 5 May 2023); maximum retail NLA up to 1500m^2 per tenancy; maximum overall NLA up to 3000m^2 across Lot 810 and 811."

2) require the local government to resubmit the modified amendment for approval to advertise in accordance with section 83A(2)(a) of the *Planning and Development Act 2005*.

The local government is also advised that:

i. While a preliminary assessment has been undertaken, this should not be construed as support for the amendment or that further modifications cannot be required following advertising.

Please direct any queries regarding the above to Travis Wright.

Once the modifications have been undertaken, please submit the modified documentation to localplanningschemes@dplh.wa.gov.au

Kind regards
Heather Brooks
Senior Planning Support Officer | Land Use Planning
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
W: dplh.wa.gov.au | P: 6551 9436



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our Stretch Reconciliation Action Plan.

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PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

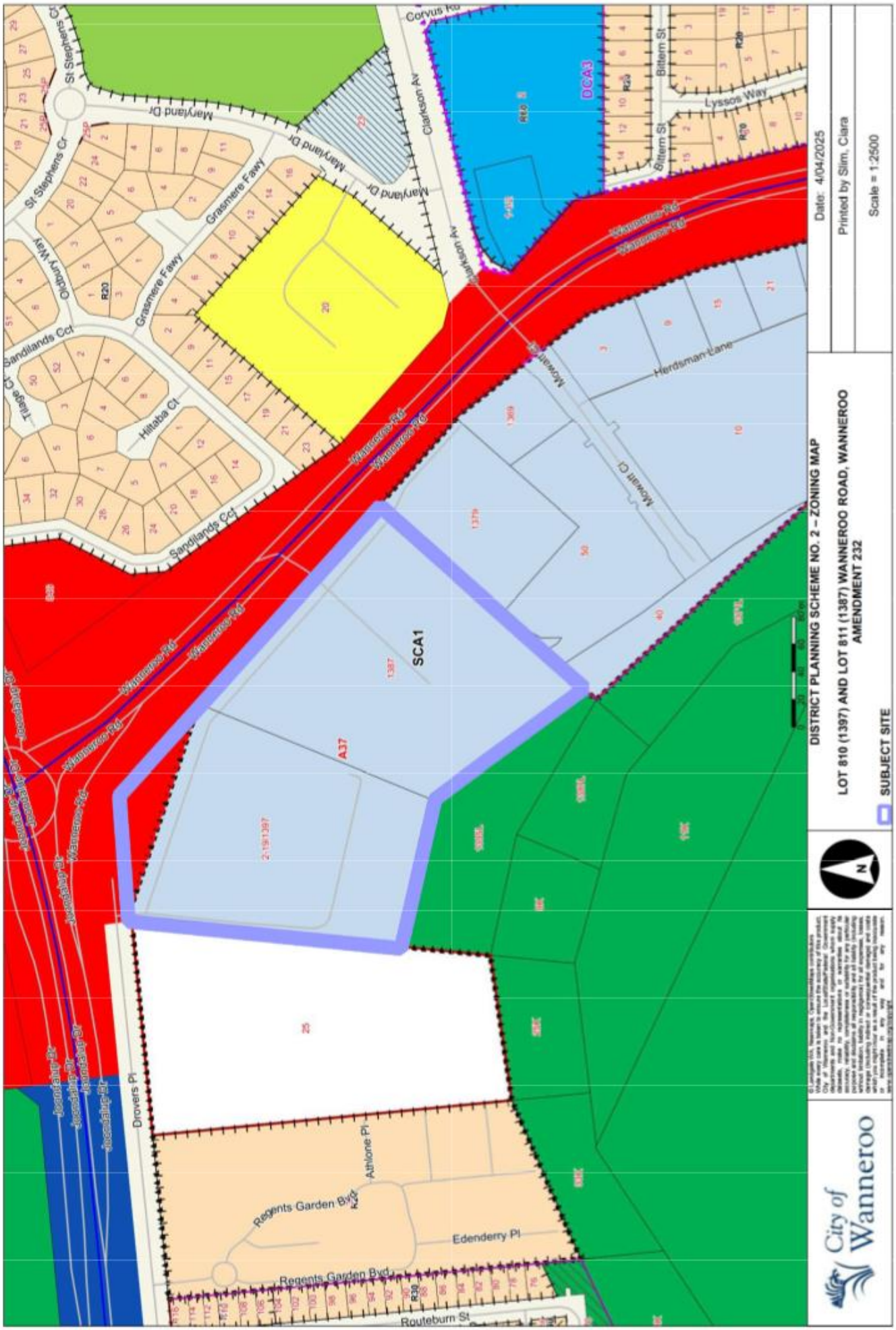
DISTRICT PLANNING SCHEME NO.2 - AMENDMENT NO. 232

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by allowing the use class 'Restaurant/café' as an Additional Use at Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo and amends Schedule 2 of the District Planning Scheme No.2 as follows:

No.	Description of Land	Additional Use	Conditions
A37	Portion Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo	P - Growers Mart P - Large Format Category/Theme Based Showroom P - Restaurant/Cafe P - Retail Nursery P - Shop P - Self-Storage Units (Lot 811 Wanneroo Road only)	a) The land use definitions for 'Growers Mart', 'Large Format Category/Theme Based Showroom' and 'Retail Nursery' are prescribed as follows: **Growers Mart**: means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish, bread. **Large Format Category/Theme Based Showroom**: means a premises wherein goods, which are otherwise excluded by the 'Bulky Goods Showroom' definition in Part 6, are displayed and may be offered for sale and hire, that: i. Are not supermarkets or department stores; ii. Are category/theme based retail outlets; iii. Due to their nature are generally not appropriate to or cannot be accommodated in a commercial area; and iv. Have a minimum gross floor area of 500m^2. **Retail Nursery**: means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plants, seeds, bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden decor and clothing for gardening and may include associated outdoor leisure products and an incidental café. b) Conditions for 'Shop' are prescribed as follows: i. minimum retail NLA of 200m^2 per tenancy (except, the minimum shall not apply to a 'Shop' tenancy that was operating prior to 5 May 2023); maximum retail NLA up to 1500m^2 per tenancy; maximum overall NLA up to 3000m^2 across Lot 810 and 811.

			ii. The applicant is to prepare a traffic impact assessment, to the satisfaction of the local government, in consultation with Main Roads. iii. A 'Shop' shall not be approved until adequate vehicular access arrangements can be achieved, to the satisfaction of the local government, in consultation with Main Roads. iv. The applicant shall undertake any works necessary to ensure adequate vehicular access arrangements are achieved, to the satisfaction of the local government, in consultation with Main Roads.


WANNEROO ROAD
JOONDALUP DRIVE
DROVERS PLACE
LOT 810
LOT 811
WANNEROO BOTANIC GARDENS
AGED CARE FACILITY
RESIDENTIAL SUBDIVISION APPROVED 2020
YELLAGONGA REGIONAL RESERVE
LOT 810 AND LOT 811 WANNEROO ROAD, WANNEROO
PROPOSED SCHEME AMENDMENT 232
SUBJECT SITE
Date: 14/05/2025
Printed by Slim, Ciara
Scale = 1:3200
City of Wanneroo


DISTRICT PLANNING SCHEME NO. 2 – ZONING MAP
LOT 810 (1397) AND LOT 811 (13387) WANNEROO ROAD, WANNEROO
AMENDMENT 232
SUBJECT SITE
Date: 4/04/2025
Printed by Slim, Ciara
Scale = 1:2500
SCA1
A37
DCA3
Wanneroo Rd
Clarkson Av
Corvus Rd
Bittern St
Lysson Way
Maryland Dr
St Stephens Cr
Grasmere Fawy
Oldbury Way
Sandilands Cct
Tuage Cr
Hiltaba Ct
Mowatt Cl
Herdsman Lane
Drovers Pl
Athlone Pl
Regents Garden Bvd
Edenderry Pl
Routeburn St
Jacobsladder
City of Wanneroo

ALTUS PLANNING

Proposed Scheme Amendment to City of Wanneroo District Planning Scheme No. 2 – Standard Amendment to Additional Use A37

Portion Lot 810 (No. 1397) and Lot 811 (No. 1387) Wanneroo Road, Wanneroo

September 2025

TOWN PLANNING | MEDIATION | ADVOCACY

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Document Version Control

Ver.	Date	Description	Author	Approved
1	9/12/2024	Initial draft for client review	LY	JA
2	25/9/2025	Minor amendment to wordings of scheme per WAPC instruction	LY	JA

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1.0 Introduction

This submission has been prepared by Altus Planning on behalf of Baron Vanilla No 5 Pty Ltd (**Applicant**) to provide justification for a proposed scheme amendment (**proposal**) to the City of Wanneroo (**City**) District Planning Scheme No. 2 (**DPS2**) Additional Use Zone A37 (**A37**) for Portion of Lot 810 (No. 1397) and Lot 811 (No. 1387) Wanneroo Road, Wanneroo (**subject site** or **site**).

Having regard to the relevant planning framework, the proposal seeks to make amendment to existing 'A37' to allow for the use of 'Restaurant/Café'. In addition, the proposal seeks to modify some of the conditions pertaining to 'Shop' use to allow for the continued use of existing shop with its current floorspace.

The proposal was initiated due to Amendment 172 for DPS2 gazetted 5 May 2023 which rezoned the site existing 'Business' zone to 'Service Commercial'. The predominant effect of this rezoning resulted in the cessation of existing 'Restaurant' use, which was classified as 'P', a permitted use within the 'Business' zone.

In addition, it is noted that the definition of 'Shop' has also been altered since Amendment 172 and it comprehensively included other service-based shop that was previously not included as part of the definition. Consequently, the condition of additional use A37, resulted in the blanket restriction of floorspace which was previously of an unrestricted use.

Prior to submitting this Scheme Amendment request, the Applicant had discussed the proposal with the City during an in-person meeting on 19 September 2024. It is understood that at that time, the City did not fundamentally object or raise concerns about the amendment to additional use to allow the continuation of 'Restaurant/Café' on subject site.

It is submitted that these changes are warranted, particularly given the site's unusual planning history which has led to its current function and layout of various commercial uses.

1.1 Site Details



Figure 1: Location Map. (Aerial Source: PlanWA)

The subject site is located within the Wanneroo locality approximately 28km from the Perth Central Business District (**CBD**). The site is collectively and locally known as 'Drover's Place', which consists of various businesses, large format retail, shops, consulting rooms, medical centre, childcare, private recreation facility and restaurants servicing the local community.

The subject site measures 5.7497ha in total and has been extensively developed and has existed for over 15 years.

A section of approximately 2,300m^2 on the northern corner of the site is reserved for 'Primary Regional Road'. To the south (rear of site), approximately 1.2ha of land has been set aside as public open space abutting the City's 'Parks and Recreation' reserve.

Primary access to the subject site is considered to be via Wanneroo Road, being the primary regional road with no direct right-turn exit onto Wanneroo Road. A secondary access can be achieved via Drovers Place, at the end of the cul-de-sac.

The surrounding locality is predominantly residential with some recently developed commercial estate further south-eastwards of the site.

1.2 Proponent and Land Ownership

The subject site consists of multiple landowners as per table below.

Table 2: List of Landowners as per the Certificate of Title.

Address	Landowner
Lot 811 (No. 1387) Wanneroo Road	Baron Vanilla No 5 Pty Ltd
Unit 2, 3, 4, 6, 8, 9, 10, 15, 16 and 19 Lot 810 (No. 1397) Wanneroo Road	Goldrange Pty Ltd
Unit 5, Lot 810 (No. 1397) Wanneroo Road	Bayflow Investments Pty Ltd
Unit 5a, Lot 810 (No. 1397) Wanneroo Road	Ausvision Rural Services Pty Lttd
Unit 11, Lot 810 (No. 1397) Wanneroo Road	Choice Health and Wellbeing Group Pty Ltd
Unit 12, Lot 810 (No. 1397) Wanneroo Road	M&N Superannuation Custodian No.2 Pty Ltd
Unit 13, Lot 810 (No. 1397) Wanneroo Road	M.A. Siddiqui & Sons Pty Ltd
Unit 14, Lot 810 (No. 1397) Wanneroo Road	Melad Garas Benyamine Khalel
Unit 17 & 18, Lot 810 (No. 1397) Wanneroo Road	Vectorise Pty Ltd

The proponent of this Scheme Amendment is also the landowner at No. 1387. A copy of the Certificate of Title is provided at **Attachment 1**.

2.0 Planning Background

2.1 City of Wanneroo District Planning Scheme No. 2 (Prior to Amendment 172)

The subject site was zoned 'Business' pursuant to the City's District Planning Scheme No. 2 prior to Amendment 172 (**pre-amendment DPS2**).

Pursuant to Table 1 of the Scheme, there are numerous other land uses that can be considered for the subject site. The land uses that are pre-existing on the subject site include and are not limited to the following:

- Bakery
- Bank
- Beauty Parlour
- Car Park
- Child Care Centre

- Consulting Room
- Dry Cleaning Premise
- Hairdresser
- Laundromat
- Liquor Store
- Medical Centre
- Recreation Centre
- Restaurant
- Plant Nursery
- Veterinary Consulting Rooms
- Veterinary Hospital

A full list of the zoning table for pre-amendment DPS2 has been extracted at **Attachment 2**.

In addition, the subject site has additional use approved, as per Schedule 2 Section 1 (Clause 3.20) – Additional Uses for No. '**A37**' which includes the following:

- Growers Mart,
- Large Format Category/Theme Based Showroom,
- Retail Nursery,
- Shop, and
- Self-Storage Units (Lot 811 only).

Notably, one of the conditions for Shop is prescribed as:

> *minimum retail NLA 200m2 per tenancy, maximum retail NLA up to 1500m2 per tenancy, maximum overall NLA up to 3000m2 across Lot 810 and 811.*

Within this Scheme, the definition of 'Shop' is defined as:

> *means premises where goods are kept exposed or offered for sale by retail. This interpretation excludes restricted premises, but may include a bakery.*

A copy of the pre-amendment DPS2 land use definition has similarly been extracted at **Attachment 2**.

2.2 Amendment 172 Gazetted 5 May 2023

Amendment 172 is part of the broader initiation by the City to update and reformat the Scheme, including revising terminology for zones and land use table to align with the model provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

As part of the amendment, all land within the 'Business' zoning is deleted and replaced by either 'Commercial' or 'Service Commercial' zone. The designation of zoning depends on whether the location is within a designated 'activity centre'.

The amendment also resolves a number of pre-existing land uses by consolidating them into a more concise land use definition. This includes some of the land use definition which has been altered to follow the model provisions.

2.3 City of Wanneroo District Planning Scheme No. 2 (Current)

Subsequently, pursuant to the current District Planning Scheme No. 2 (**current DPS2**), the subject site is zoned 'Service Commercial'.

Clause 3.1 (2) sets out the objectives of 'Service Commercial' zone as:

- *To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.*
- *To provide for a range of wholesale sales, bulky goods showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the commercial or industrial zones.*

The consolidated land use from Amendment 172 also sees most of the existing land use re-interpreted as 'Shop', for the uses such as:

- Bakery
- Beauty Parlour
- Dry Cleaning Premises
- Hairdresser
- Laundromat
- Laundry

It is noted that within the current Scheme, 'Shop' is defined as:

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

Both 'Shop' and 'Restaurant/Café' are now 'X', non-permitted use within the 'Service Commercial' zone. Notably, the definition of 'Shop' prior to Amendment 172 applies only explicitly to premises where goods are for sale, whereas the new definition includes premise which provides services as well.

3.0 Rationale for Amendment

The subject site has extensive existing development which consist of various businesses including shops and restaurants.

The two primary issues that arise from the amendment for the subject site is:

1. The existing additional use for 'Shop', as defined with the pre-amendment Scheme differs from the current Scheme and includes a range of other service-based businesses. This is problematic due to the size restrictions that applies as the condition of additional use that is specific for 'Shop' pursuant to the pre-amendment Scheme, i.e. the size limitation should not include pre-existing service-based businesses.

2. The existing 'Restaurant' use which was previously a 'P', permitted use within the 'Business' zone which has now become a 'X', non-permitted use within the zone. The amendment prejudices against and greatly limits the flexibility that is otherwise afforded by landlord/tenants. As a result, this could lead to scenarios whereby non-conforming use rights must be exercised and, in some instances, challenged. The Applicant wishes to eradicate this uncertainty.

It is considered that within the broader scheme, the amendment to Additional Use A37 will not impact the continued intention of 'Service Commercial' zone as the permitted use for 'Restaurant' will be isolated only to the subject site.

Strategically, the location of the subject site, whilst is not strictly commercial/local centre, has been utilised for over a decade to provide a range of small to medium sized

businesses. Albeit it is not identified as a designated activity centre, as such being classified as a 'Commercial' zone, the site has been acknowledged to be acceptable as an 'out-of-centre development' as referred to in the Agreed Structure Plan which has since been normalised into the DPS2 [1].

In considering the context and location of site within the broader locality, the subject site does not necessarily compete with other local or commercial centre. In particular, it retains the predominant function of the site for businesses of large format retail and bulky goods showroom. Therefore, the amendment simply seeks to preserve the status quo of land and will not be catalyst for any discernible change.

4.0 Amendment Proposal and Type

The proposed amendment is to allow for the use of 'Restaurant/Café' as an additional use of the site.

Subject to the above, it is proposed that the following amendment (highlighted in red) is made to Schedule 2 – Specified Additional Uses for Zoned Land in Scheme Area:

No	Description of Land	Additional use	Conditions
A37	Portion Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo	P - Growers Mart; P - Large Format Category/Theme Based Showroom; P- Restaurant/Café; P- Retail Nursery; P - Shop, P - Self- Storage Units (Lot 811 Wanneroo Road only)	a) The land use definitions for 'Growers Mart', 'Large Format Category/Theme Based Showroom' and 'Retail Nursery' are prescribed as follows: **Growers Mart**: means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish, bread. **Large Format Category/Theme Based Showroom**: means a premises wherein goods, which are otherwise excluded by the Bulky Goods Showroom definition in Part 6, are displayed and may be offered for sale and hire, that: i. Are not supermarkets or department stores;

[1] Refer to Section 4 of the Amendment No. 5 to Drovers Place Precinct Agreed Structure Plan No. 80.

			ii. Are category/theme based retail outlets; iii. Due to their nature are generally not appropriate to or cannot be accommodated in a commercial area; and iv. Have a minimum gross floor area of 500m^2. **Retail Nursery**: means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plants, seeds, bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden decor and clothing for gardening and may include associated outdoor leisure products and an incidental café. b) Conditions for 'Shop' are prescribed as follows: i. Minimum retail NLA of 200m^2 per tenancy (except, the minimum shall not apply to a Shop tenancy that was operating prior to 5 May 2023); maximum retail NLA up to 1500m^2 per tenancy, maximum overall NLA up to 3000m^2 across Lot 810 and 811. ii. The applicant is to prepare a traffic impact assessment, to the satisfaction of the local government, in consultation with Main Roads. iii. A 'Shop' shall not be approved until adequate vehicular access arrangements can be achieved, to the satisfaction of the local government, in consultation with Main Roads. iv. The applicant shall undertake any works necessary to ensure adequate vehicular access arrangements are achieved, to the satisfaction of the local government, in consultation with Main Roads.

Pursuant to the provisions of Part 5 clause 34 of the LPS Regs, the proposed amendment is considered a standard amendment.

Having considered the terms applicable for standard amendment, the following definitions are relevant to the proposal:

(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

...

(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

(g) any other amendment that is not a complex or basic amendment.

Given that the subject site already has a pre-existing additional use that is applicable to the site, the amendment to the A37 itself will have no impact to the other land relating to the 'Service Commercial' zone.

In particular, the proposed amendment is to allow for the continued use of the restaurant on site which was previously a permitted use prior to Amendment 172 of the DPS2.

5.0 Other Planning Considerations

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



Figure 2: Subject site (yellow outline) and mapped bush forever reserve pursuant to State Planning Policy 2.8 – Bushland Policy for Perth Metropolitan Region (Aerial Source: PlanWA).

A small rear section of the subject site is identified within the State Planning Policy 2.8 – Bushland Policy for Perth Metropolitan Region (**SPP2.8**). A generous vegetation buffer has already been provided to the rear of site, providing screening and pedestrian access to the adjoining reserve.

The proposal does not foreshadow any further development on the site so SPP2.8 does not require further consideration.

5.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas



Figure 3: Subject site (yellow outline) and mapped bushfire prone area pursuant to State Planning Policy 3.7 – Planning in Bushfire Prone Area (Aerial Source: PlanWA).

The subject site is identified to be within a bushfire prone area pursuant to State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP3.7**).

Whilst it is acknowledged that generally any scheme amendment will require addressing additional bushfire requirements, it is considered that the site is existing and has been extensively developed. Furthermore, the proposed additional use for 'Restaurant/Café' is already an existing use on site which is now a non-permitted use due to Amendment 172.

It is considered that the amendment will not result in any intensification of use that has not been considered by the existing planning framework. The scheme amendment is simply triggered because of the change in zoning and land use permissibility.

5.3 State Planning Policy 5.4 – Road and Rail Noise

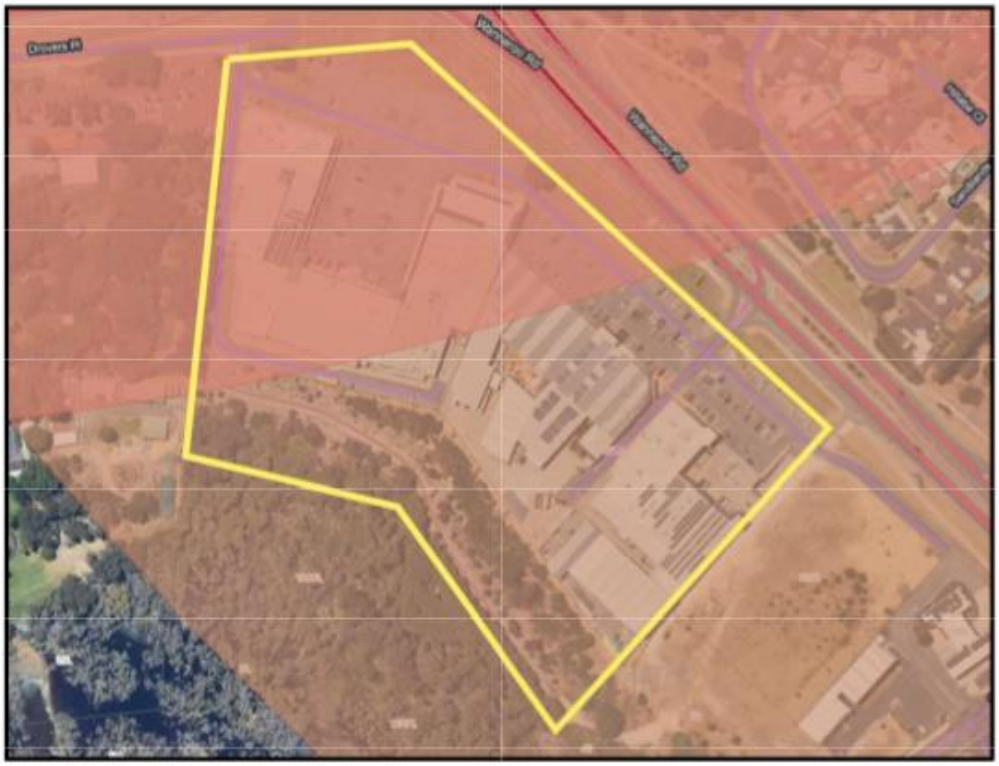


Figure 4: Subject site (yellow outline) and mapped trigger pursuant to State Planning Policy 5.4 – Road and Rail Noise (Aerial Source: PlanWA).

The subject site is mapped within the State Planning Policy 5.4 – Road and Rail Noise (**SPP5.4**).

Specifically, the site is impacted by the 'Strategic freight or major traffic route trigger' arising from Joondalup Drive and 'Other significant freight/traffic route trigger' by Wanneroo Road.

The requirements for policy only arise when proposed use is for a noise sensitive land use. Given that the proposal is for a 'Restaurant/Café', it is no considered that there will be further requirement arising from SPP5.4. Furthermore, it is unlikely that any further development on site is required.

6.0 Conclusion

The Applicant is seeking a scheme amendment to Additional Use' zone, A37 to allow for the use of 'Restaurant/Café'. In addition, it is proposed that the wording for the condition of 'Shop' be modified so as to not limited the previously allowable floorspace for service-based shop uses. The purpose of the amendment is to simply preserve the status quo of the site having regard to existing land uses and their current configuration. There is no intention to modify or increase the built-form on-site.

For the reasons outlined in this Report, our view is that the proposed amendment is suitable for the site and is consistent with both State and Local planning framework. The additional use is a pre-existing land use on site, which was removed due to Amendment 172 initiated by the City to normalise the DPS2 in accordance with the model provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

In this instance, we submit that the subject site is already extensively developed and will not require additional incursion of development on the land. Any additional impact perceived or otherwise can be sufficiently captured within a Development Application in the future stage.

Accordingly, it is submitted that the proposal warrants support and that an amendment to DPS2 be initiated to modify A37.

Altus Planning

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Attachment 2 – Extract of Zoning Table and Land Use Definition from District Planning Scheme No. 2 Prior to Amendment 172.

TABLES

TABLE 1 (CLAUSE 3.2) - THE ZONING TABLE

AMD 148 GG 28/10/16

ZONES / USE CLASSES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATION	GENERAL INDUSTRIAL	SERVICE INDUSTRIAL	GENERAL RURAL	RURAL RESOURCE	SPECIAL RURAL	SPECIAL RESIDENTIAL	LANDSCAPE ENHANCEMENT *AMD 121 GG 06/09/16*
Abattoir	X	X	X	X	X	X	D	X	X	X	X	X	X
Aged or Dependent Persons' Dwelling	D	D	D	D	X	X	X	X	X	X	X	X	X
Amusement Facility/Parlour *AMD 165 GG 03/12/19*	X	D	D	D	D	D	X	D	X	X	X	X	X
Ancillary Accommodation *AMD 49 GG 11/11/05; AMD 132 GG 15/7/16*	P	A	A	A	X	X	X	X	D	D	D	D	D
Animal Husbandry	X	X	X	X	X	X	X	X	D	D	X	X	D
Aquaculture	X	X	X	X	X	X	X	X	D	D	X	X	D
Art Gallery	X	D	P	P	P	P	X	X	A	A	A	X	D
Auction Room	X	A	D	D	X	X	P	P	X	X	X	X	X
Bakery	X	D	D	D	X	X	D	D	X	X	X	X	X
Bank	X	P	P	P	X	X	X	X	X	X	X	X	X
Beauty Parlour	X	P	P	P	X	D	X	X	X	X	X	X	X
Bed & Breakfast	D	P	D	P	X	D	X	X	D	D	D	D	D
Camping Ground	X	X	X	X	X	P	X	X	A	A	A	X	D
Car Park	X	D	P	P	P	P	P	P	X	X	X	X	X
Car Wash	X	X	D	D	X	X	P	P	X	X	X	X	X
Caravan Park	D	X	X	X	X	P	X	X	X	X	X	X	D
Caretaker's Dwelling	D	D	D	D	D	D	D	D	A	A	X	X	D
Cattery *AMD 180 GG 14/08/2020*	X	X	X	X	X	X	X	X	D	D	D	X	D
Child Care Centre *AMD 180 GG 14/08/2020*	D	D	D	D	D	D	X	X	X	X	X	X	X
Cinema	X	X	D	D	D	D	X	X	X	X	X	X	X
Cinema Complex	X	X	X	A	X	X	X	X	X	X	X	X	X
Civic Building	D	D	D	D	P	D	X	X	A	A	X	X	D
Club (Non-Residential)	X	X	D	P	D	P	X	D	X	X	X	X	X
Concrete Batching Plant	X	X	X	X	X	X	D	X	X	X	X	X	X
Consulting Room *AMD 17 GG 21/1/05; AMD 180 GG 14/08/2020*	D	P	P	P	D	X	X	X	X	X	X	X	X
Convenience Store	X	D	P	P	X	D	D	D	X	X	X	X	X
Corner Store	A	P	P	P	X	X	X	X	X	X	X	X	D
Costume Hire	X	D	P	P	X	X	X	D	X	X	X	X	X
Department Store	X	X	X	D	X	X	X	X	X	X	X	X	X
Display Home Centre	D	D	D	D	X	X	X	X	X	X	X	X	X
Drive In Theatre	X	X	X	X	D	D	X	X	X	X	X	X	X
Drive –Through Food Outlet	X	X	D	D	X	X	X	X	X	X	X	X	X
Dry Cleaning Premises *AMD 165 GG 03/12/19*	X	D	D	P	X	X	P	P	X	X	X	X	X
Education Establishment	X	D	D	D	D	D	X	D	X	X	X	X	X
Equestrian Activity	X	X	X	X	X	D	X	X	D	D	D	X	D
Factory Unit	X	X	X	X	X	X	D	D	X	X	X	X	X
Fuel Depot	X	X	X	X	X	X	P	D	X	X	X	X	X
Funeral Parlour	X	X	D	D	X	X	X	D	X	X	X	X	X
Golf Course	X	X	X	X	X	D	X	X	X	X	X	X	D
Grouped Dwelling	D	D	D	D	X	X	X	X	X	X	X	X	X
Hairdresser	X	P	P	P	X	D	X	X	X	X	X	X	X

ZONES / USE CLASSES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATION	GENERAL INDUSTRIAL	SERVICE INDUSTRIAL	GENERAL RURAL	RURAL RESOURCE	SPECIAL RURAL	SPECIAL RESIDENTIAL	LANDSCAPE ENHANCEMENT *AMD 121 GG 06/09/16*
Hall	X	D	D	D	P	D	X	X	X	X	X	X	D
Hardware Store	X	X	D	P	X	X	X	D	X	X	X	X	X
Hire Service	X	X	X	X	X	X	D	D	X	X	X	X	X
Holiday Accommodation *AMD 160 GG 25/1/19*	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House *AMD 160 GG 25/1/19*	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday Village/Resort	X	X	X	X	X	D	X	X	X	X	X	X	D
Home Business – Cat 1	P	P	P	P	X	X	X	X	P	P	P	P	P
Home Business – Cat 2	D	P	P	P	X	X	X	X	P	P	P	P	P
Home Business – Cat 3	D	P	P	P	X	X	X	X	D	D	D	D	D
Hospital	X	X	D	D	D	X	X	X	X	X	X	X	X
Hotel	X	X	D	D	X	D	X	X	X	X	X	X	X
Industry – Extractive	X	X	X	X	X	X	D	X	D	D	X	X	X
Industry – General	X	X	X	X	X	X	P	A	X	X	X	X	X
Industry – Hazardous	X	X	X	X	X	X	D	X	X	X	X	X	X
Industry – Light	X	X	X	X	X	X	P	P	X	X	X	X	X
Industry – Rural	X	X	X	X	X	X	D	D	P	P	A	X	X
Intensive Agriculture	X	X	X	X	X	X	X	X	P	P	X	X	P
Kennels	X	X	X	X	X	X	X	X	D	D	X	X	X
Kindergarten	D	D	D	D	D	D	X	X	X	X	X	X	X
Landscape Supplies	X	X	X	X	X	X	P	D	X	X	X	X	X
Laundromat *AMD 165 GG 03/12/19*	X	D	P	P	X	X	X	P	X	X	X	X	X
Laundry	X	X	D	D	X	X	P	P	X	X	X	X	X
Liquor Store *AMD 148 GG 28/10/16*	X	X	A	A	X	X	X	X	X	X	X	X	X
Lunch Bar	X	P	P	P	X	X	D	D	X	X	X	X	X
Market Garden Sales *AMD 17 GG 21/1/05*	X	X	X	X	X	X	X	X	D	D	X	X	X
Market (Retail)	X	X	X	D	X	X	X	X	X	X	X	X	D
Mast or Antenna *AMD 17 GG 21/1/05; AMD 52 GG 16/6/06*	D	D	D	D	D	D	D	D	D	D	D	D	D
Medical Centre	X	P	P	P	D	X	X	X	X	X	X	X	X
Milk Depot	X	X	X	X	X	X	P	D	X	X	X	X	X
Motel	X	X	D	D	X	D	X	X	X	X	X	X	X
Motor Vehicle Repairs	X	X	X	X	X	X	P	D	X	X	X	X	X
Multiple Dwelling	D	D	D	D	X	D	X	X	X	X	X	X	X
Night Club	X	X	D	D	X	D	X	D	X	X	X	X	X
Nursing Home	D	D	D	D	D	X	X	X	X	X	X	X	X
Office	X	P	P	P	X	D	X	X	X	X	X	X	X
Open Air Display	X	X	X	X	X	X	D	D	X	X	X	X	X
Park	D	D	D	D	D	D	D	D	D	D	D	D	D
Park Home Park	D	X	X	X	X	D	X	X	X	X	X	X	X
Pharmacy *AMD 52 GG 16/6/06*	X	D	D	P	X	X	X	X	X	X	X	X	X
Piggery	X	X	X	X	X	X	X	X	D	D	X	X	X
Place of Assembly	X	D	D	D	P	D	X	D	X	X	X	X	X
Place of Worship	A	D	D	D	P	D	X	D	X	X	X	X	X
Plant Nursery	X	X	A	A	X	X	X	D	D	D	X	X	D
Private Recreation	X	D	D	D	D	P	X	X	A	X	X	X	D
Public Exhibition Facility	X	D	D	D	P	P	X	X	X	X	X	X	X

ZONES / USE CLASSES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATION	GENERAL INDUSTRIAL	SERVICE INDUSTRIAL	GENERAL RURAL	RURAL RESOURCE	SPECIAL RURAL	SPECIAL RESIDENTIAL	LANDSCAPE ENHANCEMENT *AMD 121 GG 06/09/16*
Reception Centre	X	D	D	P	D	D	X	X	X	X	X	X	D
Recreation Centre	X	D	D	D	D	D	X	D	X	X	X	X	X
Residential Building	D	D	D	D	X	D	X	X	X	X	X	X	X
Restaurant	X	D	P	P	D	D	X	X	A	A	X	X	D
Restricted Premises	X	X	X	D	X	X	X	X	X	X	X	X	X
Retirement Village	D	D	D	D	X	D	X	X	X	X	X	X	X
Road House	X	X	D	D	X	X	D	D	X	X	X	X	X
Roadside Stall	X	X	X	X	X	X	X	X	D	D	A	X	P
Rural Use	X	X	X	X	X	X	X	X	P	P	D	X	P
Salvage Yard	X	X	X	X	X	X	P	D	X	X	X	X	X
Service Station	X	X	D	D	X	X	D	D	X	X	X	X	X
Shop *AMD 165 GG 03/12/19*	X	D	X	P	X	X	X	X	X	X	X	X	X
Showroom *AMD 165 GG 03/12/19*	X	D	P	P	X	X	X	P	X	X	X	X	X
Single House	P	D	D	D	X	X	X	X	D	D	D	P	D
Smash Repair Station	X	X	X	X	X	X	D	X	X	X	X	X	X
Special Place of Assembly	X	X	X	X	D	D	X	X	X	X	X	X	X
Sports Ground	X	X	X	X	D	D	X	X	X	X	X	X	X
Stables	X	X	X	X	X	D	X	X	P	D	D	X	D
Stall – General	X	D	D	D	D	D	X	D	X	X	X	X	D
Storage Yard	X	X	X	X	X	X	P	D	X	X	X	X	X
Supermarket	X	X	X	P	X	X	X	X	X	X	X	X	X
Take-Away Food Outlet *AMD 165 GG 03/12/19*	X	D	D	D	X	X	X	X	X	X	X	X	X
Tavern *AMD 148 GG 28/10/16*	X	X	A	A	X	A	X	X	X	X	X	X	D
Telecommunications Infrastructure *AMD 165 GG 03/12/19*	X	D	D	D	D	D	D	D	D	D	A	X	D
Theatre	X	X	P	P	D	D	X	X	X	X	X	X	X
Trade Display	X	X	X	X	X	X	D	D	X	X	X	X	X
Transport Depot	X	X	X	X	X	X	P	P	X	X	X	X	X
Vehicle Sales/Hire Premises	X	X	D	D	X	X	P	P	X	X	X	X	X
Vehicle Wrecking	X	X	X	X	X	X	D	X	X	X	X	X	X
Veterinary Consulting Rooms	X	X	P	P	X	X	X	P	D	X	X	X	X
Veterinary Hospital	X	X	D	D	X	X	X	P	A	A	X	X	X
Video Hire	X	X	D	P	X	X	X	D	X	X	X	X	X
Warehouse	X	X	D	X	X	X	P	P	X	X	X	X	X
Winery	X	X	X	X	X	X	X	X	D	D	X	X	D
Woodyard	X	X	X	X	X	X	P	D	X	X	X	X	X

For Zones which have not been listed in this table refer to:

3.10 The Marina Zone
3.13 The Centre Zone
3.14 The Urban Development Zone
3.15 The Industrial Development Zone
3.22 The Special Use Zone.
3.23 The Rural Community Zone *AMD 17 GG 21/1/05*
3.25 The Smart Growth Community Zone *AMD 115 GG 23/7/13*

2. LAND USE DEFINITIONS

abattoir	means any land or buildings used for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products.
aged or dependent persons' dwelling	means a dwelling designed and used solely for the accommodation of aged or dependent persons.
amusement facility	means any land or buildings, open to the public, used for not more than two amusement machines where such use is incidental to the predominant use.
amusement parlour	means any land or building, open to the public, where the predominant use is amusement by means of amusement machines and where there are more than two amusement machines operating within the premises.
animal husbandry	means any land or buildings used for the breeding, keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat, or fur production), and other livestock in feedlots.
aquaculture	shall have the same meaning as given to the term in and for the purposes of the *Fish Resources Management Act 1994*.
art gallery	means any land or buildings used to display artworks which may be offered for sale.
auction room	means a room or rooms within a building in which goods are exposed or offered for sale by auction.
bakery	means any land or buildings used to make and/or display and sell bread and pastry products, and includes "hot bread" shops.
bank	means any land or building used for banking purposes.
beauty parlour	means any land or buildings used for beauty therapy purposes.
bed & breakfast *AMD 17 GG 21/1/05*	means any dwelling in which the resident of the dwelling provides accommodation on an overnight or short-term basis, usually to the travelling public, and may include the provision of meals for guests.
boat launching facility	means any land or building used to launch or retrieve boats into and from the water and may include a boat ramp or slip way.
camping ground	means any land used for the lodging of persons in tents or other temporary shelters for holiday purposes together with ancillary facilities.
caravan park	means the use of land for parking caravans and/or the erection, placement and the use of cabins, holiday cottages, tents and other temporary shelters, together with ancillary facilities, for the purpose of providing accommodation for holiday purposes to members of the public and may include permanent accommodation.
caretaker's dwelling	means a building used as a dwelling by a person having the care of the building, plant, equipment or grounds associated with an industry, business, office or recreation area carried on or existing on the same site.
car park	means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.
car wash	means any land or buildings used for mechanical vehicle washing. Such uses may or may not be associated with a service station and may include such other uses considered by local government to be ancillary to the predominant use of the land.
caretakers flat/house	means a building used as a dwelling by a person having the care of the building, plant, equipment or grounds associated with an industry, business, office, rural activity or recreation area carried on or existing on the same site.

cattery	means the use of an approved outbuilding constructed in accordance with the Health Act Model By-Laws Series 'A' Part One – General Sanitary Provisions (1927) for the purpose of keeping more than three (3) cats over the age of three (3) months.
child care centre	means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.
cinema	means any land or building containing a single screen where the public may view a motion picture.
cinema complex	means any land or building where the public may view a motion picture, and may include more than one cinema screen, and may include other minor and subsidiary amusements.
civic building	means premises designed used or intended to be used by any Federal, State or municipal government department, authority or body for the purpose of an office, hall or library, or a centre for cultural, recreational or social purposes, or for any other community service.
club (non-residential)	means premises used for the purpose of club premises by an incorporated club or incorporated association or other body of persons united by a common interest (whether those premises be licensed under the provisions of the *Liquor Act 1970* as amended or re-enacted or not) and which premises are not otherwise classified under the provisions of the Scheme.
concrete batching plant	means land and buildings used for the storage and mixing of the constituent elements of concrete and includes the parking, maintenance, mechanical repair and refuelling of concrete mixing vehicles used to deliver concrete batched at the premises.
consulting room *AMD 17 GG 21/1/05*	means a building used by not more than one health consultant at any one time for the investigation or treatment of human injuries or ailments and for general patient care.
convenience store *AMD 176 GG 10/05/19*	means premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300m^2 net lettable area.
corner store	means any land and building comprising a dwelling house attached to which is a shop not exceeding 100sq.m gross floor area offering only convenience goods for sale, operated as an additional use by a permanent resident of the dwelling.
costume hire *AMD 150 GG 27/04/18*	means an area land or building used for the hire or sale of costumes.
department store	means a shop which consists of a substantial number of different departments carrying a significant range of goods in each department.
display home centre	means one or more dwellings which are intended to be open for public inspection.
drive in theatre	means any land or buildings used to make provision for an audience to view the entertainment while seated in motor vehicles.
drive-through food outlet	means a take-away food outlet which includes the sale and serving of food direct to persons driving or seated in motor vehicles. The term may or may not include the preparation of food for sale and consumption within the building; or portion thereof.
dry cleaning premises	means any land or buildings used for the cleaning of garments and other fabrics by chemical processes.
education establishment	means a school, college, university, technical institute, academy or other educational centre, training centre or a lecture hall, but does not include premises intended or used to accommodate or deal with offenders or persons undergoing punishment.
equestrian activity	means any land or buildings used for the showing, competition or training of horses and includes a riding school.

extractive industry	see industry – extractive.
factory unit	means a building or structure, or a group of buildings or structures on one lot, in which are carried on two or more separate industries or storage areas not owned or managed by the same person, or in which provision is made for the carrying on of two or more separate industries or storage areas not owned or managed by the same person.
fuel depot	means any land or building used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail into the final user's vehicle of such fuel from the premises.
funeral parlour	means any land or buildings used to prepare and store bodies for burial or cremation and may include facilities to conduct memorial services.
general industry	refer industry – general.
hairdresser	means premises used for the cutting, styling and tending to customers hair and may include the sale of hair care products.
hardware store *AMD 117 GG 11/6/13*	means premises used for the display and sale of goods and products primarily of a hardware nature used for house, garden, and industrial trade purposes being primarily tools, implements, fittings, trade supply items, paints, equipment, appliances, construction materials, furnishings, garden improvement products, plants, outdoor furniture and the lake, and may include the incidental sale of food.
hazardous industry	refer industry – hazardous.
health studio	see "recreation centre".
hire service	means land and buildings used for the hire of goods and equipment and may include the display of some items of goods and equipment.
holiday accommodation *AMD 160 GG 25/1/19*	means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.
holiday house *AMD 160 GG 25/1/19*	means a single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast.
holiday village/resort	means composite holiday recreation development, incorporating a variety of holiday accommodation types, including caravan park, holiday cottages and motel units with directly associated facilities and services, and may include licensed premises under the *Liquor Act 1970-1976* (as amended).
home business – category 1	means an occupation carried on within a dwelling by a resident of the dwelling which: (a) does not entail the retail sale, display or hire of goods of any nature; (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood; (c) does not entail any substantial and/or inappropriate modification of the dwelling; (d) does not entail employment of any other person; (e) does not occupy an area greater than 20m^2 or where more than one resident is involved not cause the area used for home business within the dwelling to occupy an area greater than 30m^2; (f) does not display any advertising signage; (g) does not attract customers or regular and frequent deliveries of goods or equipment to the site; (h) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in any increase in the amount of vehicular traffic in the vicinity; (i) does not entail the presence, parking and garaging of a vehicle of more than 1.5 tonnes tare weight; (j) does not involve the servicing or repair for gain of motor vehicles;

	(k) notwithstanding the above, a Home Business Category 1 may entail the operation of a Family Day Care Centre as defined in the Community Services (Child Care) Regulations 1998.
home business – category 2	means an occupation carried on in a dwelling or on land around a dwelling by a resident of the dwelling which: (a) does not entail the retail sale, outdoor display or hire of goods of any nature; (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood; (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding; (d) entails the employment of no more than 1 person not a member of the occupier's household; (e) does not occupy an area greater than 30m^2; (f) does not have more than one advertisement sign and the sign displayed does not exceed 0.2 square metres in area; (g) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in a substantial increase in the amount of vehicular traffic in the vicinity; (h) does not involve the servicing or repair for gain of motor vehicles; and (i) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight.
home business – category 3	means a business, service, trade or similar activity carried on in a dwelling or on land around a dwelling by a resident of the dwelling which: (a) does not entail the retail sale, outdoor display or hire of goods of any nature; (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood; (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding; (d) entails employment of a maximum of 2 persons not members of the occupier's household. Local government may approve a greater number of employees, not exceeding 4 persons, subject to community consultation; (e) occupies an area not exceeding 50 square metres. Local government may approve; subject to community consultation; an area of up to 100 square metres, or one third of the floor area of the dwelling whichever is the lesser; (f) displays a sign describing the nature of the approved home occupation. The sign must not exceed 0.2 square metres, and a maximum 2 metres high; (g) will not result in traffic difficulties as a result of the inadequacy of on-site and off-site parking; (h) will not result in a substantial increase in the amount of vehicular traffic in the vicinity; (i) does not involve the servicing or repair for gain of motor vehicles; and (j) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight.
home office	means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the home occupation – (a) is solely within the dwelling; and (b) does not entail clients or customers travelling to and from the dwelling; and (c) does not involve the display of a sign on the premises; and (d) does not require any change to the external appearance of the dwelling.
hospital	means any land or buildings where people are admitted and lodged for medical treatment or care.

hotel	means any land or buildings used for the overnight accommodation of patrons and may include facilities for consumption of beverages or a restaurant, or a betting agency operated in accordance with the *Totalisator Agency Betting Board Act 1960*, or facilities for entertainment, but does not include a bed and breakfast facility, and which may be the subject of a hotel licence granted under the provisions of the *Liquor Licensing Act 1988*.
industry	means the carrying out of any process for and incidental to: (a) making, altering, repairing, ornamenting, painting, finishing, cleaning, packing, canning, adapting, breaking up or demolishing of any article or part of any article; (b) winning, processing or treatment of minerals; (c) generation of electricity or the production of gas; (d) the manufacture of edible goods; and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, or the wholesaling of, or the incidental sale of goods resulting from the process, and the use of land for the amenity of persons engaged in the process; but does not include: (i) the carrying out of agriculture; (ii) on-site work on buildings or land; and (iii) in the case of edible goods, the preparation of food for retail sale from the premises. (e) depots for bulk storage and distribution purposes.
industry – extractive	means the extraction of sand, gravel, clay, peat, soil, rock, stone, minerals or any similar substance from land, and includes the manufacture of products from those materials when the manufacture and storage is carried out on the land from which any of those materials is extracted or on land adjacent thereto.
industry – general	means an industry other than an extractive, rural, light, hazardous or service industry and which by virtue of its scale, intensity or nature, is regarded by local government as development which would be too obtrusive or detrimental to amenity and therefore inappropriate in zones other than the General Industrial Zone.
industry – hazardous	means an industry which, when in operation and when all measures proposed to minimise its impact on the locality have been employed (including measures to isolate the industry from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality, to human health, life or property, or to the biophysical environment. Examples of such industry include oil refineries and chemical plants but would generally exclude light, rural or service industries.
industry – light	means an industry: (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and (b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services.
industry – rural	means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop used for the servicing of plant or equipment used for rural purposes in the locality.

institutional building	means a building used or designed for use wholly or principally for the purpose of: (a) a hospital or sanitarium for the treatment of infectious or contagious diseases; (b) a penal or reformative institution; (c) a hospital for the treatment of the mentally handicapped; (d) any other similar use.
intensive agriculture	means any land or buildings used for trade or commercial purposes for the following: (a) the production of grapes, vegetables, flowers, exotic and native plants, fruit and nuts (including market gardens); or (b) the establishment and operation of plant and fruit nurseries; or (c) the development of land for irrigated fodder product and irrigated pasture (including turf farms).
kennels	means any land or buildings used for the boarding and breeding of domestic animals for remuneration where such premises are registered or required to be registered by the local government, and may include the sale of domestic animals.
landscape supplies	means any land or buildings used for the storage and sale of items such as woodchips, logs, rocks, sand, stone, paving slabs and other such materials intended for landscaping purposes.
laundromat	premises open to the public in which washing machines and clothes dryers are available for use and may include dry cleaning services.
laundry	premises used for the washing, drying and ironing of clothes, linen and other fabrics.
liquor store	means any land or buildings the subject of a liquor store licence granted under the provisions of the *Liquor Licensing Act 1988*.
lunch bar	means premises used as a take-away food outlet but within the hours of 6.00 am to 4.00 pm only.
marina	means premises at which berths or pens, and fuelling, servicing, repairing, storage (including storage on land) and other facilities for boats are provided, with or without the sale of boating gear and equipment, and includes all jetties, piers, embankments, quays and moorings appurtenant thereto and all offices and storerooms used in connection therewith.
marina filling station	means any land or buildings used for the storage and supply of liquid fuels and lubricants for marine craft, but in which no industry is carried on; but does not include a service station.
market garden	see "intensive agriculture".
market garden sales *AMD 17 GG 21/1/05*	means the sale or offering for sale of fresh fruit and vegetables from a lot which is predominantly used as a market garden.
market (retail) *AMD 52 GG 16/6/06*	means retail premises at which goods are sold from temporary stalls in individual bays leased to or otherwise occupied by independent stallholders.
mast or antenna *AMD 52 GG 16/6/06*	means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antenna on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.
medical centre *AMD 52 GG 16/6/06*	means premises accommodating two or more consulting rooms.
milk depot	means a depot to which milk is delivered for distribution to consumers, but in which milk is not processed or pasteurised.
motel	means premises used to accommodate patrons in a manner similar to an hotel but at which special provision is made for the accommodation of patrons with motor vehicles and which does not operate with an Hotel or Limited Hotel Licence, or a Cabaret Licence or a Tavern Licence or a Special Facility Licence.

motor vehicle repairs *AMD 52 GG 16/6/06*	means any land or buildings used for or in connection with electrical and mechanical repairs and overhauls to motor vehicles. The term includes repairs to tyres but does not include recapping or retreading of tyres, panel beating, spray painting or chassis reshaping.
night club	means any land or buildings used to provide entertainment and dancing and may include the provision of food and drink for consumption on the premises, but does not include the sale of packaged liquor or gaming and to which a licence under the provisions of the *Liquor Licensing Act 1988* may have been granted.
nursing home	means premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care.
office	means any premises used for the administration of clerical, technical, professional or other like business activities but does not include administration facilities which are required in association with a predominant use on site, and does not include consulting rooms or medical centres.
open air display	means the use of a site external to a building for the display and / or sale of goods or equipment.
park home	means a moveable dwelling, not being a vehicle as defined under the *Road Traffic Act 1974*, but constructed and maintained on its own chassis and wheels and capable of mobility at all times, although stabilised by jacks and provided with skirtings and being so designed and constructed as to permit independent occupancy for dwelling purposes.
park home park	means the use of land for the parking of park homes for the purpose of providing permanent accommodation, together with ancillary facilities.
pharmacy	premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.
piggery	shall have the same meaning given to the term in and for the purposes of the *Health Act 1911*.
place of assembly	means premises where the public assemble or go for any cultural, religious, recreational, sporting or other activity save that where the scale of development proposed is greater than can be reasonably accommodated in any area, the use shall be dealt with as a "Special Place of Assembly".
place of worship	includes buildings used primarily for the religious activities of a church, but does not include an institution for primary, secondary or higher education, or a residential training institution.
plant nursery	means land and/or buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include as an incidental use the retail sale of seeds, bulbs, seedlings, shrubs, trees and other nursery stock and additionally plant containers, fertilisers, soil conditioners, weedicides, pesticides sold in bags or other containers, garden implements, sprinklers and home reticulation equipment.
private recreation	means land used for parks, gardens, playgrounds, sports arenas, or other grounds for recreation which are not usually open to the public without charge.
public exhibition facility	means any premises used for the public display of materials, of an artistic, cultural or historical nature, or for educational purposes and includes a museum or art gallery and may include sales of such materials.
public utility	means any work or undertaking constructed or maintained by a public authority or municipality as may be required to provide water, sewerage, electricity, gas, drainage, communications, passenger transport or other similar services.

reception centre	means premises used for functions on formal or ceremonial occasions, but not for unhosted use for general entertainment purposes, and may include catering facilities.
recreation centre	means any premises used for physical exercise or sports including swimming, ice skating, ten pin bowling, cricket, tennis, squash, soccer, billiards and similar activities.
residential building *AMD 52 GG 16/6/06*	has the same meaning given to it in the Residential Design Codes.
resort	means any land or buildings used for the overnight or holiday accommodation of patrons in self-contained units or apartments and may include incidental on-site recreational facilities such as golf, swimming, bike riding, tennis, bowls, fishing, and may also include restaurants, shops and entertainment facilities, with all or most facilities usually being limited for the convenience of residents.
restaurant	means any premises where the predominant use is the preparation of food for sale and consumption within the building or portion thereof. The expression may include the sale of food for consumption off the premises, where local government is of the opinion that it is incidental to the business. The term may include an outdoor eating area which shall be treated as being within the building of the Restaurant. The expression excludes Drive Through Food Outlets.
restricted premises	means any premises used or designed to be used primarily 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 publications pursuant to the *Indecent Publications and Articles Act 1902* (as amended); or (b) materials, compounds, preparations or articles which are used or intended to be used primarily on or in connection with any form of sexual behaviour or activities.
retirement village	means any land or buildings used to accommodate aged persons and retirees together with ancillary facilities.
roadhouse	means any land or buildings used for the predominant purpose of a service station but incidentally including a restaurant and/or convenience store.
roadside stall	means a place, stand, vehicle or other thing which offers for sale to the general public, produce or any commodity which is grown or manufactured on the land or site, upon which the stall is located.
rural industry	see industry – rural.
rural use	means agriculture, horticulture and may include aquaculture, and includes the raising of livestock and the retail sale of the produce of the property where satisfactory access and parking can be provided, and provided that any processing of the produce prior to sale can take place on site.
salvage yard	means any land or buildings used for the storage and sale of materials salvaged from the erection, demolition, dismantling or renovating of, or fire or flood damage to structures including (but without limiting the generality of the foregoing) buildings, machinery, vehicles and boats.
service station *AMD 167 GG 9/10/18*	means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for – (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
shop	means premises where goods are kept exposed or offered for sale by retail. This interpretation excludes restricted premises, but may include a bakery.

showroom	means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of local government.
smash repair station	means land and buildings used for, or in connection with, smash repairs including panel beating, spray painting, chassis reshaping, application and sanding down of motor vehicle body filler.
special place of assembly	means premises used for a sports stadium, racecourse, showground, fun fair, multi-purpose sporting recreational complex, or other amusements. These uses require special siting to provide for large numbers of spectators, car parking, landscaping and protection of amenity.
stables	means any land, building or structure used for the housing, keeping and feeding of horses, asses and mules and associated incidental activities.
stall – general	means a place, stand, vehicle or other thing where goods are exposed or offered for sale by retail, and being distinguished from a shop in that it is not permanently housed in a place that is structurally part of a building and of which the stallholder has exclusive possession.
storage yard *AMD 17 GG 21/1/05*	means any land or buildings used for the storage of goods, equipment, plant or materials.
take-away food outlet	means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but excludes Drive Through Food Outlet.
tavern	means any land or buildings wherein the primary use is the consumption of beverages and may include a restaurant or facilities for entertainment and to which a licence may have been granted under the provisions of the *Liquor Licensing Act 1988*.
telecommunications infrastructure	means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.
theatre	means any land or building where the public may view a theatrical production.
trade display	means the use of any land or building for the moderate and controlled display of trade goods and equipment for advertisement as approved by the local government.
transport depot	means any land or building designed and used, or which is adapted for use for one or more of the following purposes: (a) for the parking or garaging of more than one commercial vehicle; (b) for the transfer of goods or passengers from one vehicle to another vehicle; and may include the maintenance, mechanical repair or refuelling of the vehicles referred to in (a) or (b) above but does not include any of the functions defined under Smash Repair Station.
vehicle sales/hire premises	means any land or buildings used for the display, sale or hire of new or second-hand vehicles, motorcycles, boats or caravans, or any one of more of them, together with ancillary uses such as the servicing of such goods or the sale of spare parts.
vehicle wrecking	means any land or buildings used for the storage, breaking up or dismantling of motor vehicles and includes the sale of second-hand motor vehicle accessories and spare parts.

veterinary consulting rooms	means a building in which one or more veterinary surgeons or veterinarians treat the minor ailments of domestic animals and household pets as patients. No animal undergoing treatment may remain on the premises overnight.
veterinary hospital	means the use of any land or buildings for the treatment of minor or major ailments of animals, and includes the accommodation of animals for periods longer than overnight.
warehouse	means premises used for storage of goods and may include the carrying out of commercial transactions involving the sale of such goods by wholesale.
winery	means any land or buildings used for the production and/or sale to the public of viticulture produce.
woodyard *AMD 17 GG 21/1/05*	means any land on which wood is stored, sawn, or cut.

CITY OF WANNEROO

SCHEME AMENDMENT NO. 232 OF DISTRICT PLANNING SCHEME NO. 2

SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Advertising period: 13 November 2025 to 2 January 2026)

Position	Number of Submissions
Support	-
Object	-
Comment	1
Total	1

No.	Submission	Administration Comment
Parking		
1	I am concerned that there are a lot of shops not too far away. Creating a new business / restaurant close by could negatively impact if cars are parked all over the place during busy seasons. The design does not indicate sufficient parking.	The proposed Amendment does not introduce any new development on the site, nor does it alter the existing parking arrangements. The intent of the amendment is solely to modify the Scheme to allow land uses that were already previously permitted on the site, rather than to intensify development or increase parking demand beyond what has historically been contemplated.

Strategic Land Use Planning & Environment

Cr Smith declared a financial interest in Item PS02-04/26 due to having worked for the school neighbouring the property.

The Director Planning and Sustainability declared an impartiality interest in Item PS02-04/26 due to previously being employed by the consultancy firm that prepared the scheme amendment, and having a family member who attends a school that is nearby the subject site.

Cr Smith left the meeting, the time being 7:30PM.

PS02-04/26 Amendment No. 234 of the District Planning Scheme No. 2 - Proposed Rezoning of 50 Salerno Drive, Mindarie

File Ref: 54343 – 26/123536
Responsible Officer: Director Planning & Sustainability
Attachments: 15

Changes to Report and Additional Information Arising from Agenda Briefing

Response to questions taken on notice at the Agenda Briefing are provided below:

Question - Crash data comparison. The traffic report references crash data for the subject intersection. Could you please confirm how this compares to crash data at other intersections across the City, and whether there is an established methodology or industry standard used to rate or rank intersection performance based on crash history.

Crash history data referenced in the traffic report has been sourced from the publicly available Main Roads Western Australia (**MRWA**) Intersection Crash Ranking Dashboard, which provides a consistent, state-wide framework for comparing intersection crash performance.

In comparison to other intersections across the City of Wanneroo (the **City**) and the State, the subject intersections perform as follows:

- Anchorage Drive / Salerno Drive is ranked 6,411th state-wide, with one recorded crash.
- Quinns Road / Tapping Way / Salerno Drive is ranked 1,915th state-wide, with seven reported crashes.

By way of comparison, other intersections within the City which are similar in nature and in close proximity to schools include:

- Graceful Boulevard / Turnstone Street, ranked 1,729th state-wide with eight reported crashes.
- Kingsway / Carripan Road, ranked 3,445th with three reported crashes.
- Westport Parade / Carripan Road, ranked 6,411th with one reported crash.

Historically, based on the 2020–2024 dataset, the Quinns Road / Salerno Drive intersection ranked equal 48th within the City, alongside 21 other intersections. While the most recent (2021–2025) analysis has not yet been finalised, this provides indicative context for the relative performance of the intersection.

In terms of methodology, the City applies both MRWA crash ranking data and the City-adopted Road Safety Management Plan 2024–2030 to assess and prioritise safety improvement works. The Road Safety Management Plan identifies right-angle, run-off-road, and right-turn-through crashes as those most likely to result in fatal or serious injury and therefore prioritises locations with these crash types when considering investment and funding applications.

Intersection performance is further assessed against established Black Spot funding criteria, which represent recognised State and Federal industry standards:

- Federal Black Spot funding requires a minimum of three casualty crashes within five years at an intersection (or 0.2 casualty crashes per kilometre per year), a benefit–cost ratio (**BCR**) greater than 2, and delivery within two years.
- State Black Spot funding requires a minimum of five crashes within five years at an intersection (or two crashes per kilometre per year), a BCR greater than 1, and allows delivery within three years. Intersections that do not meet the minimum crash threshold may still be supported where an independent Road Safety Inspection identifies a demonstrable safety concern.

Both subject intersections were upgraded as part of the recent works associated with the Quinns Education Precinct. Under current criteria, the Quinns Road / Salerno Drive intersection would qualify for both Federal and State Black Spot funding, however there are higher-priority locations within the City currently being progressed for treatment. The Anchorage Drive / Salerno Drive intersection does not meet the minimum criteria for Black Spot funding.

Overall, while the crash data indicates that the subject intersections experience recorded incidents, their performance is consistent with, or better than, a number of comparable intersections across the City, and they are considered within an established, consistent framework when prioritising safety improvements.

Question - R60 development yield. Could you please confirm the anticipated development yield under an R60 coding for the subject site, including any assumptions applied.

Should the subject site be considered for rezoning with an R60 coding, the anticipated development yield is estimated at approximately 115 lots, compared to an indicative yield of 55 lots under the currently proposed R40 coding.

This estimate is based on the total site area, with standard planning deductions applied, including an allowance of 25 percent for road reserves and 12 percent for public open space and drainage infrastructure. The remaining developable area has then been divided by the minimum average lot size of 150m^2, consistent with the requirements of the Residential Design Codes.

The above yield estimate is indicative only and would be subject to further refinement through detailed subdivision design and assessment at the relevant statutory approval stages.

Issue

To consider the submissions received during the public advertising period for the proposal to amend District Planning Scheme No. 2 (**DPS2**) by rezoning a portion of Lot 507 (50) Salerno Drive, Mindarie (**subject lot**), from Private Community Purposes to Residential.

Applicant	CLE Town Planning
Owner	Anglican School Commission Inc
Location	Lot 507 (No. 50) Salerno Drive, Mindarie
Site Area	3.2490 Hectares
MRS Zoning	Urban
DPS2 Zoning	Private Community Purposes

Background

On 23 July 2025, CLE Town Planning, on behalf of the landowner, lodged Amendment No.234 seeking to rezone a portion of the subject land from 'Private Community Purposes' to 'Residential' with a proposed density of R40.

At its meeting on 9 September 2025, Council resolved to initiate the amendment for advertising as a Standard Amendment on the basis that it is consistent with the Metropolitan Region Scheme (**MRS**). The amendment was referred to the Environmental Protection Authority (**EPA**), which determined that the proposal did not require formal environmental assessment.

The amendment was subsequently approved for advertising by the Department of Planning, Lands and Heritage (**DPLH**) and advertised for a period of 42 days, extended due to the holiday period, between 11 December 2025 and 29 January 2026 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**).

The full Council resolution is provided at **Attachment 1**.

Detail

Site

The subject site is approximately 3.25 hectares in size and is bounded by Salerno Drive to the west, Quinns Road to the north, Marmion Avenue to the east, and Quinns Baptist College to the south.

The land is under common ownership with the adjoining Peter Moyes Anglican Community School but has not been developed for educational purposes and currently contains scattered vegetation.

A plan showing the location of the subject site is included as **Attachment 2**.

Proposal

The proposal seeks to amend DPS2 by:

1. Rezoning a portion of the subject lot (2.75 hectares) from 'Private Community Purpose' to 'Residential'. The remaining southwestern 0.49 hectare portion of the lot is intended to be retained as 'Private Community Purpose'.
2. It is proposed that the area subject to be rezoned to 'Residential' with a proposed residential density of R40.
3. Amend the Scheme Map accordingly.

The retained land ensures that the school maintains an opportunity for future expansion or associated uses, while the rezoning reflects that the broader site is no longer required for that purpose.

An indicative concept plan suggests a potential yield of approximately 55 dwellings.

Attachment 3 contains the amendment plan showing the existing zoning and proposed zoning. The Applicant's report has been included as **Attachment 4**.

Consultation

Public Consultation

In accordance with the Council's decision, the amendment was referred to the EPA for comment. On 21 November 2025, the EPA advised the City that the scheme amendment did not warrant an environmental assessment. Pursuant to section 83A of the *Planning and Development Act 2005*, the DPLH advised that the draft District Planning Scheme No. 2 Amendment No. 234 was approved for advertising in accordance with the Regulations.

A 42-day public advertising period, plus an additional seven days due to the advertising falling within the excluded holiday period, was carried out between 11 December 2025 and 29 January 2026 by way of on-site signs, advertisement in the local newspaper, a notice in Council offices and the City's website, and letters to the affected and nearby landowners.

The City received seven submissions from public consultation, all objecting to the proposal.

Key concerns raised in the submissions received include:

- Increased traffic volumes;
- Appropriateness to remove the existing bushland;
- Appropriateness of the proposed Residential zone, in lieu of commercial development or community development; and
- Department of Housing and Works objected on the basis that the site would be better utilised at a higher density.

A summary of the submissions received, and Administration's responses are included in **Attachment 5**. The main issues raised have been discussed in further detail in the 'Comment' section below.

Referrals/Consultation with Government/Service Agencies

Department of Fire and Emergency Services (**DFES**)

DFES advised that the submitted Bushfire Management Plan (**BMP**) did not demonstrate compliance with *State Planning Policy 3.7 (***SPP 3.7**) for the following reasons:

- Insufficient justification for vegetation management assumptions;
- Inability to validate Bushfire Attack Level (**BAL**) ratings;
- Reliance on vegetation management outside landowner control; and
- Lack of demonstrated compliance with siting and design requirements.

A revised BMP was submitted by the applicant addressing these matters.

A full copy of DFES' advice is provided at **Attachment 7.**

Administration acknowledges DFES concerns, however, considers that the issues raised relate to the level of detail provided at the scheme amendment stage rather than representing a fundamental constraint to development.

Given the site's largely cleared condition, urban context, and ability to refine subdivision design, including lot layout, access and asset protection zones, Administration is satisfied that there is a clear pathway to achieving compliance with SPP 3.7 at subdivision stage.

Main Roads WA

The subject site directly abuts Marmion Avenue, which is designated as an 'Other Regional Road' under the MRS and is managed by MRWA.

MRWA has no objection subject to:

- No direct vehicular access to Marmion Avenue; and
- Future reclassification of Marmion Avenue under the MRS.

These matters do not affect the amendment and will be addressed separately either through the subdivision process or through a separate amendment driven by the State Government.

A full copy of MRWA comments is included as **Attachment 10**.

Department of Education

The Department of Education raised no objection in principle but noted:

- The Mindarie Senior College oval is not publicly accessible; and
- Mindarie Primary School is currently operating above capacity.

Administration acknowledges that the school oval for Mindarie College is private and not available for public use.

Notwithstanding this, any future subdivision of the subject land will be required to provide a minimum of 10% public open space to service the proposed development.

It is also noted that the suburb of Mindarie is currently serviced by approximately 8.1% local public open space. When broader assets, including foreshore reserves and regional open space, are considered, this increases to approximately 13%, demonstrating a high level of overall provision.

Administration notes the Department of Education's (**DoE**) comments regarding the potential for additional residential lots to increase demand for local schools. While this concern is acknowledged, Administration considers that the pressure on school capacity is not generated by this amendment, but rather forms part of a wider and ongoing trend of population growth and housing demand across the Perth Metropolitan Area.

Forecast.ID population data for the Mindarie–Tamala Park area demonstrates that population growth is already occurring independently of this proposal, driven by broader demographic trends and the metropolitan housing shortage. The current and forecast population is outlined below:

Forecast Year	2021	2026	2031	2036
Population	8,150	9,316	9,929	10,000

The above data clearly illustrates that the local population is projected to increase irrespective of this amendment. As such, demand for school places will continue to grow over time, and the DoE will be required to monitor and respond to this demand through its regular forward-planning processes. This amendment does not create new population pressure; rather, it facilitates accommodating a portion of the already-forecast growth within an established urban area.

A full copy of DoE's comments are included as **Attachment 11**.

Overall, the proposed rezoning is consistent with broader strategic objectives to respond to the housing crisis through responsible infill development. It aligns with forecast population growth trends and does not, in itself, generate school capacity issues beyond those already anticipated for the locality.

Servicing

No objections were raised by servicing authorities. Servicing requirements will be addressed at subdivision stage.

The full responses from Western Power and the Water Corporation are included in this report as **Attachments 13 and 14**, respectively.

Comment

Traffic and Parking

Traffic Volumes

Multiple submissions were received raising concerns about traffic impacts in the area, specifically relating to the additional vehicle movements generated by future residential development and the potential for this to exacerbate existing congestion during school pick-up and drop-off periods.

The Traffic Impact Assessment (**TIA**) (**Attachment 15**) estimates approximately 440 vehicle movements per day and 44 movements during peak hour, which is considered a moderate impact under Western Australian Planning Commission (**WAPC**) guidelines.

The City's Traffic Services team has reviewed the assessment and advises that the impact on the surrounding network is acceptable.

Importantly, the current 'Private Community Purposes' zoning would allow for potential expansion of the adjoining school, which could generate a greater impact at peak period than the proposed residential development as they would directly align with the peak periods of the surrounding schools.

Residential development would result in a more distributed traffic profile and a lower peak impact on the network.

Access will be via Salerno Drive and Quinns Road, with no access to Marmion Avenue. The surrounding road network has been upgraded and is considered capable of accommodating the proposal.

Appropriateness of the Proposed Zoning and Density

Submissions were received which questioned whether the subject site would be better suited as commercial land, others suggested that the proposed R40 code was too low and the land would be better suited to a R60 code.

The subject site is located within the Urban zone under the MRS and represents a logical infill opportunity within an established suburb now that the proponent has determined that the current 'Private Community Purpose' zone for the whole site is no longer required for school purposes.

The proposal aligns with strategic objectives to increase housing supply and make efficient use of serviced land.

Commercial zoning is not supported as it would conflict with *State Planning Policy 4.2 – Activity Centres* (**SPP 4.2**), and undermine the established activity centre hierarchy, particularly given the proximity of the Quinns Village Neighbourhood Centre and Clarkson Secondary Centre.

The proposed R40 density is consistent with *Local Planning Policy 3.1: Local Housing Strategy* (**LPP 3.1**), which supports medium density development within proximity to activity centres.

While a higher density could be contemplated, R40 provides an appropriate balance, responding to traffic considerations and maintaining compatibility with the surrounding R20 residential character.

Removal of Bushland

Public submissions raised concern regarding potential loss of native vegetation as a result of the proposed rezoning. The subject site contains areas of the Cottesloe Vegetation Complex – Central and South, which is identified by the City as a High Priority complex for retention. This classification reflects that, while more than 30% of the original extent remains at a regional scale, less than 30% remains locally and less than 30% is currently protected.

The City considers that the location of future public open space (**POS**) should prioritise opportunities for tree retention, particularly in the north-eastern and south-eastern portions of the site where remnant vegetation may be present. This vegetation is also likely to provide habitat values, including potential foraging habitat for Carnaby's Cockatoo.

While some vegetation removal is likely to occur to facilitate future development, it is anticipated that retention outcomes can be achieved through the strategic location of public open space and subdivision design. In particular, the north-eastern and south-eastern portions of the site present opportunities to retain remnant vegetation and habitat values.

The subdivision stage will provide the appropriate mechanism to secure these outcomes through detailed design and conditions of approval, including requirements for vegetation retention, management, and rehabilitation where appropriate.

It is also noted that, under the current 'Private Community Purposes' zoning, the site could accommodate an expansion of the existing school, which requires 8% landscaping, as per the DPS2 Schedule 6 requirements. Such development potential could also result in removal of vegetation.
Based on the above considerations, it is concluded that vegetation impacts can be appropriately managed through a future subdivision process, should the land be rezoned to Residential.

Conclusion

The proposed amendment represents a logical and orderly infill opportunity within an established urban area.

The amendment is consistent with the City's strategic planning framework and will contribute to housing supply while maintaining an appropriate level of amenity.

All issues raised through consultation, including traffic, vegetation, bushfire risk and infrastructure, can be appropriately addressed at subsequent stages of the planning process.

Statutory Compliance

Amendment No. 234 has been processed in accordance with the provisions of the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*

In accordance with *Regulations 50(2)* and *50(3)* of the Regulations, The City is required to consider all submissions received in respect to Amendment No. 234 and must resolve to either:

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

Further, pursuant to *Regulation 53(1)*, within 21 days of the passing of a resolution, the City must provide the WAPC with the advertised proposed amendment with a schedule of submissions and the City's response to those submissions, together with particulars of any modifications recommended to the amendment.

Administration recommends that Council adopts Amendment No. 234 in accordance with *Regulation 50(3)(a)*.

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	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 proposal has been considered against *Local Planning Policy 3.1 – Local Housing Strategy* and *State Planning Policy 4.2 – Activity Centres.*

Financial Implications

The proposal has been considered against *Local Planning Policy 3.1 – Local Housing Strategy* and *State Planning Policy 4.2 – Activity Centres.*

Voting Requirements

Simple Majority

Moved Cr V Nguyen, Seconded Cr Rowe

That Council:-

1. **Pursuant to Regulation 50(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, CONSIDERS the submissions received in respect of Amendment No. 234 to District Planning Scheme No. 2;**

2. **Pursuant to Regulation 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* SUPPORTS Amendment No. 234 to District Planning Scheme No. 2;**

3. **AUTHORISES the Mayor and the Chief Executive Officer to SIGN and SEAL the Amendment No. 234 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;**

4. **Pursuant to Regulation 53 of the *Planning and Development (Local Planning Schemes) Regulations 2015* PROVIDES the advertised Amendment No. 234 to the City of Wanneroo District Planning Scheme No. 2 to the Western Australian Planning Commission together with the schedule of submissions and the City's response and recommendations; and**

5. **DIRECTS administration to advise submitters of its decision.**

CARRIED
9/3

For the motion: **Mayor Aitken, Cr Coetzee, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr V Nguyen and Cr Wright**

Against the motion: **Cr Bedworth, Cr Berry and Cr Huntley**

Attachments:

1.	*Attachment 1 - Council Resolution*	*26/94422*
2.	*Attachment 2 - Location Plan*	*26/94425*
3.	*Attachment 3 - Proposed Zoning Amendments*	*26/94426*
4.	*Attachment 4 - Planning Report*	*26/94427*
5.	*Attachment 5 - Summary of Submissions*	*26/94429*
6.	*Attachment 6 - Bushfire Management Plan*	*26/94435*
7.	*Attachment 7 - DFES Comments*	*26/94442*
8.	*Attachment 8 - Bushfire Consultant Advice*	*26/94445*
9.	*Attachment 9 - Amended Bushfire Management Plan*	*26/94447*
10.	*Attachment 10 - Main Roads WA Comments*	*26/94449*
11.	*Attachment 11 - Department of Educations Comments*	*26/94455*
12.	*Attachment 12 - Concept Plan*	*26/94451*
13.	*Attachment 13 - Western Power Comments*	*26/94459*
14.	*Attachment 14 - Water Coporations Comments*	*26/94461*
15.	*Attachment 15 - Traffic Impact Assessment*	*26/94462*

City of Wanneroo

PROPOSED AMENDMENT NO. 234 TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2 – LOT 507 SALERNO DRIVE, MINDARIE

I refer to the abovementioned amendment to District Planning Scheme No. 2 and wish to advise that Council considered this matter at its meeting on 23 September 2025 and resolved as follows:

That Council:-

1. **Pursuant to Section 75 of the *Planning and Development Act 2005* ADOPTS Amendment No. 234 to District Planning Scheme No. 2 to allow the partial rezoning from 'Private Community Purposes' to 'Residential' at Lot 507 (50) Salerno Drive, Mindarie and amends the Residential Density Code to R40.**
2. **Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES that Amendment No. 234 to District Planning Scheme No. 2 is a Standard Amendment for the following reasons:**
    a) **The Amendment that is consistent with the region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.**
3. **Pursuant to Section 81 of the Planning and Development Act 2005 REFERS Amendment No. 234 to District Planning Scheme No. 2 to the Environmental Protection Authority; and**
4. **Subject to approval from Environmental Protection Authority:**
    a) **NOTIFIES the Western Australian Planning Commission of its intent to advertise Amendment No. 234 to District Planning Scheme No. 2 pursuant to Regulation 47(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**
    b) **ADVERTISES Amendment No. 234 to District Planning Scheme No. 2 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*.**

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CLE Town Planning + Design





LEGEND

- Amendment Area

REGION SCHEME RESERVES (MRS)

- Other regional roads

REGION SCHEME ZONES

- Residential
- Commercial
- Private Community Purposes

OTHER CATEGORIES

- R20 Codes

0 20 40 60 80 100m

3853-06-01 03.07.2025 1:2,500 @ A4 only

N

PROPOSED DISTRICT PLANNING SCHEME NO.2

50 (Lot 507) Salerno Drive, Mindarie

DISTRICT PLANNING SCHEME NO. 2

AMENDMENT NO. 234

August 2025

CLE Town Planning + Design

Title	City of Wanneroo District Planning Scheme No. 2 - Amendment No. 234
Prepared for	Tomahawk Property
Date	7 August 2025
Status	Final
Prepared by	CLE Town Planning + Design
CLE reference	3853Rep2A

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PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO.2 - AMENDMENT NO. 234

RESOLVED that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above local planning scheme by rezoning Part Lot 507 Salerno Drive, Mindarie from 'Private Community Purposes' to 'Residential' with a density code of R40, as shown on the Scheme (Amendment) Map.

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

- The Amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- The Amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The Amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of Council Resolution……

.....

(Chief Executive Officer)

Dated this ……. day of …… 20……

CLE Town Planning + Design





LEGEND

Amendment Area

REGION SCHEME RESERVES (MRS)

Other regional roads

REGION SCHEME ZONES

Residential

Commercial

Private Community Purposes

OTHER CATEGORIES

R40 Codes

0 20 40 60 80 100m

3853-06-01 03.07.2025 1:2,500 @ A4 only

N

PROPOSED DISTRICT PLANNING SCHEME NO.2

50 (Lot 507) Salerno Drive, Mindarie

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* because it is:

- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of WAPC Resolution.....

.....

(Secretary)

Dated this ..... day of ..... 20.....

SCHEME AMENDMENT REPORT

AMENDMENT NO. 234

To District Planning Scheme No. 2

August 2025

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1.0 INTRODUCTION & BACKGROUND

1.1 Project Overview

This Amendment to the City of Wanneroo's ('the City') District Planning Scheme No. 2 ('DPS 2') has been prepared by CLE Town Planning + Design on behalf of Tomahawk Property, and is applicable to a portion of Lot 507 (50) Salerno Drive, Mindarie ('Lot 507'). The site is owned by the Anglican Schools Commission (Inc) trading as Aglischools.

The Amendment seeks to rezone 2.75ha of the site from 'Private Community Purposes' to 'Residential', with a density code of R40. The remaining 0.5ha of the site is proposed to remain 'Private Community Purposes' and does not form part of this Amendment.

The rezoning will facilitate appropriately located infill within the City and presents a logical and seamless extension of the established Mindarie community. With excellent access to a range of schools, parks, shopping centres and public transport the site is an ideal location to support the delivery of sensitivity located residential development. The Amendment will also facilitate a much-needed increase in housing supply and assist the City with achieving its urban infill targets established under the State planning framework.

Further detail on the Amendment is provided in the following report and accompanying appendices.

1.2 The Site

The Amendment area (or 'site') is comprised of 2.75ha of Lot 507, which is 3.25ha in total area. The site is located at the intersection of Marmion Avenue and Quinns Road, with frontage to a local road network on Salerno Drive.

The site features generally undulating topography, with natural ground levels ranging from approximately 46 metres Australian Height Datum ('AHD') in the southwest to 31 metres AHD in the north-eastern corner. The site is currently vacant and contains areas of remnant vegetation.

The site is subject to an easement in favour of the Water Corporation for the purposes of water, sewerage and drainage. The easement burden relates to a gravity sewer along the eastern boundary of the site and a separate water main running east-west within the Quinns Road reserve. These easement areas can be accommodated as part of future design.

A 0.1m Pedestrian Access Way ('spite strip') exists along the eastern boundary of the site adjacent to Marmion Avenue. The spite strip acts as an access restriction to prevent vehicle access directly onto Marmion Avenue.

The Certificate of Title details the site as Lot 507 on Deposited Plan PO23457, Volume 2162 and Folio 168.



Figure 1: Site Plan (Source: Nearmap)

1.3 Site Context & Location

The land subject to the Amendment is located in the City of Wanneroo local government area, approximately 1.5km north of the Clarkson Secondary Centre, 9.5km north-west of the Joondalup Strategic Metropolitan Centre and 34km north-west of the Perth CBD.

The subject area is bound by Quinns Road to the north, Marmion Avenue to the east, an educational establishment (Quinns Baptist College) to the south and Salerno Drive to the west. North of Salerno Drive is the Quinns Village Shopping Centre, which contains an IGA, pharmacy, post office, newsagency, liquor store, service station and several other specialty retail tenancies. Immediately north-west of the site is Gumblossom Recreation Park, which is approximately 13.4ha in area and provides excellent access to a variety of passive and active public open space for the Amendment area.

West of Salerno Drive is Peter Moyes Anglican Community School ('PMACS'), which is owned and operated by the Anglican Schools Commission (Inc) trading as Aglischools. The subject site was previously earmarked for an expansion of PMACS. However, the entirety of the site is no longer considered necessary for further expansion of the school, with the existing PMACS already accommodating sufficient Kindergarten to Year 12 facilities to meet anticipated demand.

More broadly, Mindarie College is located approximately 350m south-west of the site, which includes a publicly accessible oval providing further opportunities for active recreation in the immediate vicinity. The balance of land in proximity to the site is predominantly zoned 'Residential' with a density code of R20.

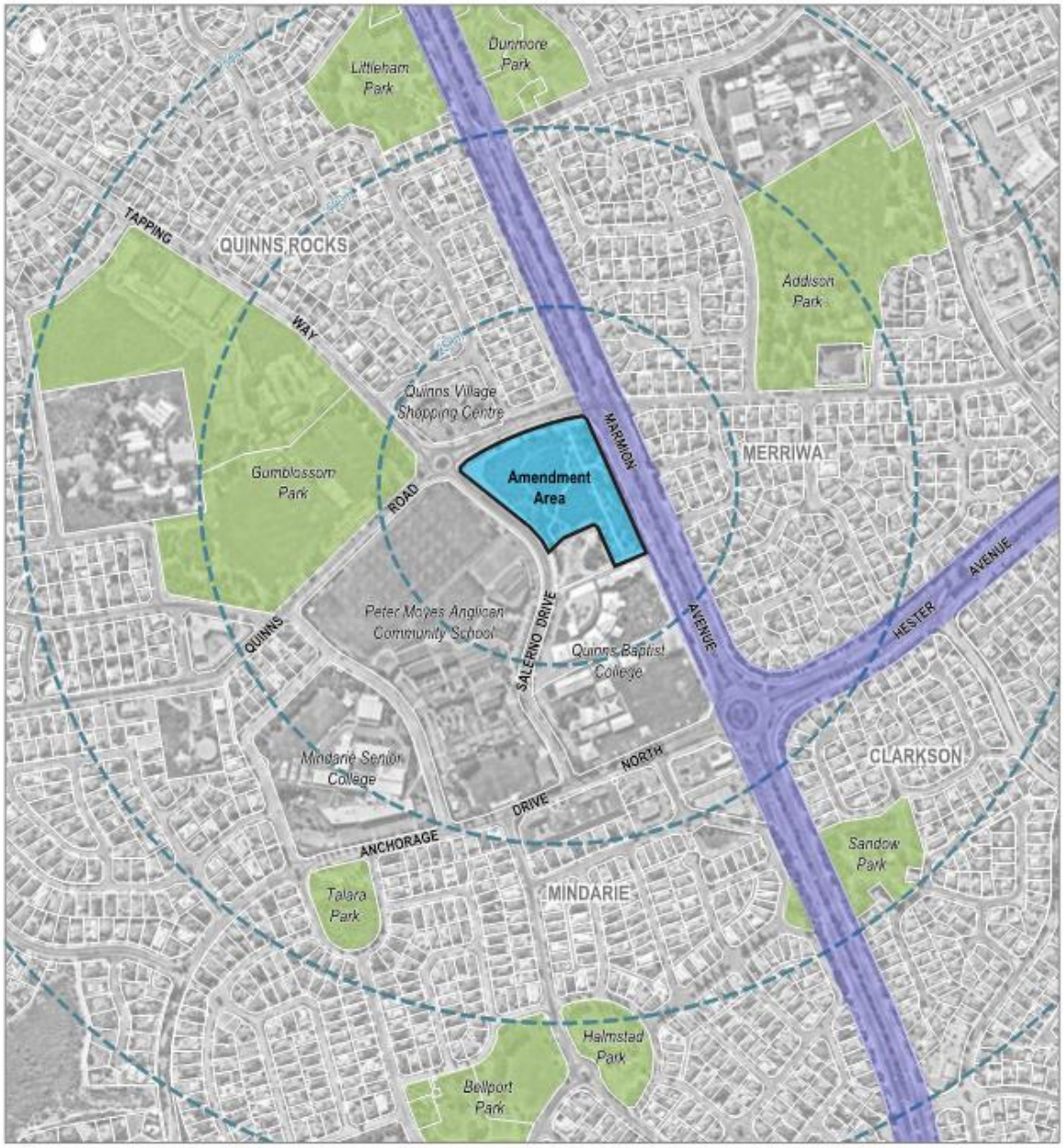


Figure 2: Context Plan (Source: Nearmap)

1.4 Pre-Lodgement Advice

As part of the pre-lodgement consultation process, two meetings were held with the City's officers to inform the preparation of the Amendment—initially on 11 September 2024, and more recently on 17 June 2025.

The City was generally supportive of the proposed rezoning of the site to 'Residential' with a density coding of R40, subject to the Amendment demonstrating consistency with Local Planning Policy 3.1: Housing Strategy and the preparation of technical reports to confirm the site's suitability for residential development. In particular, the City requested attention be paid to addressing traffic from the project to demonstrate it would not result in adverse impacts on the surrounding road network. These matters are addressed below and in the supporting technical appendices.

2.0 PROPOSED AMENDMENT

2.1 Amendment Overview

The Amendment seeks to rezone a 2.75ha portion of Lot 507 under the City's DPS 2 from 'Private Community Purposes' to 'Residential' with a density code of R40.

The purpose of the Amendment is to facilitate future subdivision and development of the land for residential purposes. The remaining 0.5ha in the southwestern corner of the site will be retained as 'Private Community Purposes' for future use associated with PMACS, and consistent with the City's DPS 2.

This Amendment request and the accompanying technical reports demonstrate that the site is well suited to support a rezoning to 'Residential R40', which will facilitate much needed housing supply within an otherwise established area.

The amendment proposes to modify the DPS 2 scheme map to reflect the new zone boundaries and density code. The existing and proposed DPS 2 zoning are illustrated in **Figure 3** and **Figure 4** below.

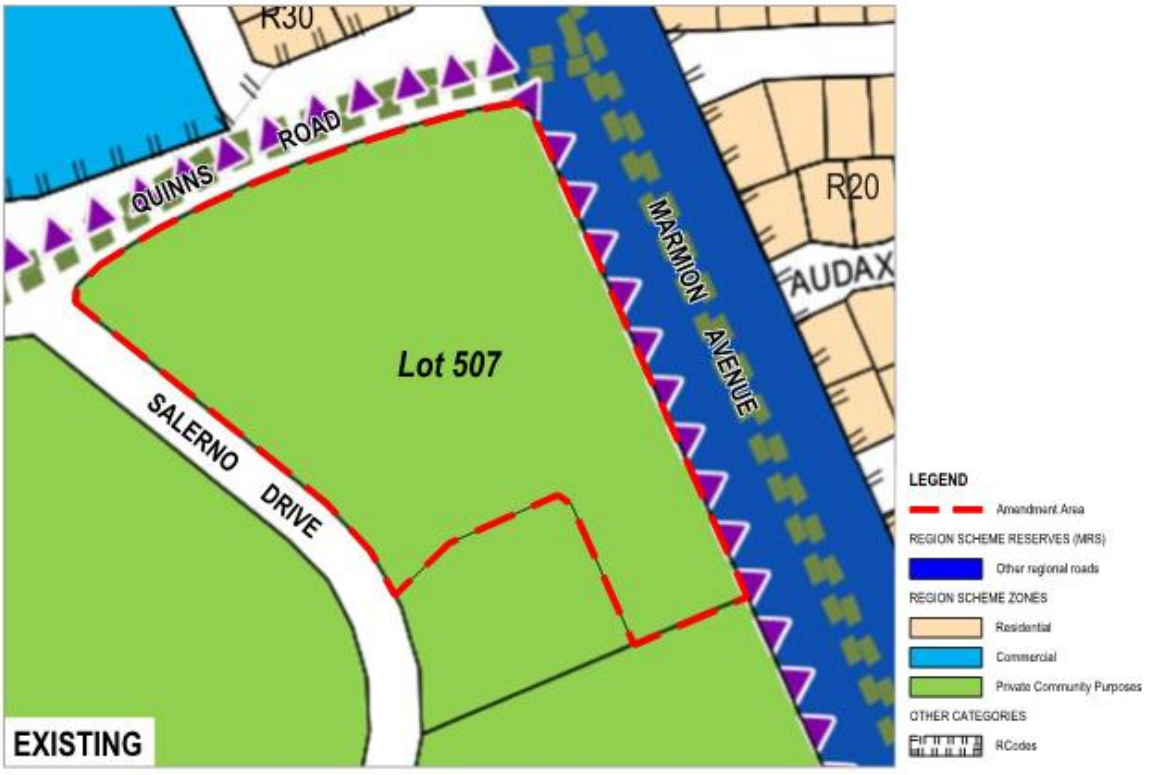


Figure 3: Existing DPS 2 Zoning (Source: DPLH)



Figure 4: Proposed DPS 2 Zoning (Source: DPLH)

2.2 Type of Amendment (Standard)

Part 5, Clause 34(i) of the *Planning and Development (Local Planning Scheme) Regulations 2015* ('the Regulations') states that a local scheme amendment is defined as 'standard' if the amendment is Consistent with:

- Any local planning strategy for the locality.
- The region planning scheme.
- Poses minimal impact on land in the area which is not subject to the amendment.
- Does not result in any significant environmental, social, economic or governance impacts.

This Amendment responds to the requirements of the City's draft Local Planning Strategy. The Amendment aims to increase housing supply, encourage infill and promote the efficient use of otherwise underutilised land in a well serviced area to meet the needs of the growing population. The Amendment is also entirely consistent with the 'Urban' zoning of the land under the Metropolitan Region Scheme ('MRS').

As outlined in further detail below, the Amendment does not have any impact on the land and its surrounds nor does is result in any significant environmental, social, economic or governance impacts to the locality. Rather, the Amendment will facilitate future residential development to support the City in achieving its infill dwelling target set out in the North-West Sub-regional Planning Framework, whilst delivering a range of social and economic benefits through a sensitivity located expansion of the Mindarie community.

It is therefore requested that the City confirm that the Amendment will be defined as 'standard' and will be processed in accordance with the procedures set out in Part 5; Division 4 of the Regulations.

3.0 PLANNING CONTEXT

3.1 Strategic Planning Framework

North-West Sub-regional Planning Framework

The *Perth and Peel @ 3.5 million and Beyond* ('the Frameworks') suite of policies forms the spatial framework and strategic plan for the Perth and Peel regions. Its purpose is to establish a blueprint for supporting a population of 3.5 million people by 2050 through the implementation of four sub-regional planning frameworks.

Land within the City of Wanneroo and the adjoining City of Joondalup is subject to the North-West Sub-regional Planning Framework. The sub-region is forecast to increase in population to approximately 740,000 people by 2050. Most of this growth is anticipated to occur within the City of Wanneroo, given the availability of undeveloped 'Urban' zoned land and continued demand for coastal living.

Whilst the City is expected to see continued greenfield growth into the future to support the Frameworks and its Connected City model, urban infill dwelling targets are also established for all local government areas. The City has an infill dwelling target of 27,920 dwellings by 2050 to accommodate a further 61,430 residents. Urban infill is considered critical to the growth of the Perth and Peel regions in appropriately located areas to maximise the use of existing infrastructure and economies of scale for provision of transport and service infrastructure, in addition to supporting established local economies. The Frameworks identify the site as 'Urban undeveloped'.

The sites classification as 'Urban Undeveloped', in addition to its proximity to existing shops, public open space, community infrastructure and public transport makes it ideal for residential development and to support the City's infill targets.



Figure 5: The Frameworks Extract, Plan 2: Consolidated urban form (Source: DPLH)

Draft Local Planning Strategy

The City has prepared a draft Local Planning Strategy ('the Strategy') which was endorsed by Council on 27 May 2025, subject to modifications, and is currently under consideration by the Western Australian Planning Commission ('WAPC').

The Strategy map identifies the site as being within an 'Existing Urban' area and does not identify the site within any specific 'Planning Areas'. The Strategy responds to the State Planning Framework, including the Sub-Regional Framework, by supporting urban consolidation, increasing housing supply and promoting the efficient use of underutilised land through greenfield and infill development.

The proposed Amendment supports the broader objectives of the Strategy by delivering well-located residential development close to existing services, including educational and retail services, and public open space, which are all within a 400m walkable catchment of the site. The site is favourably located adjacent to the Quinns Village Neighbourhood Shopping Centre, which caters to the day-to-day shopping needs of the locality and supports a range of local businesses. PMACS, Quinns Baptist School, Mindarie Secondary College and Gumblossom Park are also all adjacent to the site, providing convenient access to a range of social and community infrastructure.

The Strategy outlines a place-based approach to development, where housing is delivered to meet the needs of a growing population and diverse community. The Strategy supports a focus on amending DPS 2 in the short term to increase the rate of infill in existing suburbs to maximise existing infrastructure and amenities. The proposed Amendment will contribute to a more consolidated and connected suburban neighbourhood and support the existing Mindarie community.

Ultimately, the Amendment will facilitate future development of the site to meet the objectives of the Strategy by supporting strategically located and coordinated infill that will enhance the local community.

3.2 Statutory Planning Framework

Metropolitan Region Scheme

The site is zoned 'Urban' under the MRS, reflecting its identification under the Frameworks as 'Urban Undeveloped'. The Urban zone seeks to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities. The Amendment is entirely consistent with the sites current zoning under the MRS.



Figure 6: Metropolitan Region Scheme Map Extract (Source: DPLH)

District Planning Scheme No. 2

The Amendment area is currently zoned 'Private Community Purposes' in the City's DPS 2, reflecting the historical intent for the site to be developed to support expansion of PMACS, or other uses typically compatible with the education industry. The objectives of the 'Private Community Purposes' zone are to:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *To integrate private recreation areas with public recreation areas wherever possible.*
- *To separate potentially noisy engine sports from incompatible uses.*
- *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

The zone is intended to accommodate a range of typically intensive and large-scale forms of development, including not only private schools but also private recreation facilities. DPS 2 includes the following land uses that can be considered within the zone subject to development approval: education establishment, exhibition centre, hospital, hotel, place of worship and reception centre. As set out throughout this report, the Amendment will facilitate a less intensive from of development that is both sympathetic to, and in keeping with its location.



Figure 7: District Planning Scheme No.2 Existing and Proposed Zoning (Source: DPLH)

The purpose of the Amendment seeks to rezone 2.75ha of the site to 'Residential' with a density code of R40. The objectives of the residential zone are to:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

A Concept Plan has been prepared, refer **Figure 8**, to demonstrate one way in which the site could be developed for residential purposes, noting this would be determined at subdivision stage consistent with the objectives of the zone. The Plan demonstrates how the site can be developed to support a small residential enclave that is integrated with the surrounding land uses. The Concept Plan suggests that residential development of the site could yield approximately 55 dwellings. Development of the site for Residential purposes is consistent with the objectives of the 'Residential' zone.



Figure 8: Concept Plan (Source: Tomahawk Property)

Local Planning Policy 3.1: Local Housing Strategy

The City's Local Planning Policy 3.1: Local Housing Strategy ('LPP 3.1') seeks to provide a framework to guide the planning and development of increased housing density in existing suburbs within the City. The objectives of the policy are:

1. *To address State government policy to increase housing density within the existing urban footprint of the metropolitan region and meet State Government infill housing targets;*
2. *To address housing affordability within the City by providing a variety of housing stock;*
3. *To better utilise existing infrastructure and amenities in existing suburbs by providing additional dwellings in close proximity; and*
4. *To promote higher density development in appropriate locations.*

LPP 3.1 is set out in two parts, being 'Part 1: Housing Precincts' and 'Part 2: Other Infill Development'. The Amendment area is not located within an identified 'Housing Precinct' and is therefore subject to the criteria within Part 2 of the policy.

Part 2: Other Infill Development requires a proposal to demonstrate the following:

1. How the proposal meets the planning requirements detailed in Table 1 (refer below); and
2. How the proposal supports the objectives and recommendations of LPP 3.1.

An assessment against the relevant criteria is set out below.

Table 1: Criteria for other Infill Development & Increased Density

No.	Criterion Detail	Policy Application	Applicant Comment
1.	Easy Access / Close proximity to Activity Centres	This criterion has been applied based on walkable distances as follows: a. R60 within 400m from an edge of an Activity Centre excluding Local Centres. b. R40 between 401m and 800m from an edge of Activity Centre excluding Local Centres.	The subject site is approximately 30m-260m from the Quinns Village Neighbourhood Centre and is therefore suitable for development at an R40 density Code with easy access provided to an Activity Centre. Noting the surrounding area comprises a predominantly lower density suburban character and there is access to a range of schools and open space more suitable to family household typologies, development at a compact R60 density is not considered suitable in the context of this site.
2.	Easy Access / Close proximity to public transport with priority towards rail nodes and bus interchanges.	This criterion has been applied based on walkable distances as follows: a. R80 within 250m from the entry of a rail station and R60 between 401m and 800m from the entry of a rail station. b. R60 within 250m of a high frequency bus route designated stops ('High Frequency Bus Routes') are defined as having a minimum of 4 services per hour during peak periods.	The Amendment is not seeking to rezone the land to R60 or higher and therefore this clause is not applicable.

The Amendment satisfies the criteria for a Residential zoning with a supporting R40 density code with regard for the site's location and access to Activity Centre's and other supporting amenities.

LPP 3.1 also requires confirmation regarding the sites access to service infrastructure, consideration of potential traffic impacts and a Concept Plan to demonstrate how the site may potentially be developed. These matters are addressed elsewhere within this report and demonstrate the site is suitable for being rezoned for residential purposes.

In summary, the Amendment is consistent with the objectives of LPP 3.1, as it provides for additional housing density within the City's exiting urban footprint and provides for an increase in housing supply to support housing affordability. The R40 density is appropriate and will allow for a range of medium density dwelling typologies to be delivered with block sizes ranging from 180m² (minimum lot size) to 439m² (non-subvisible R40 coded lot) to support the prevailing market conditions.

4.0 TECHNICAL INFORMATION

4.1 Traffic

A Traffic Impact Assessment ('TIA') was prepared by PJA Transport Consultants to support the proposed Amendment, which is included as **Attachment 1**. The assessment was undertaken in accordance with the WAPC's *Transport Impact Assessment Guidelines – Volume 2: Planning Schemes, Structure Plans and Activity Centre Plans*.

The TIA confirms that the site is well-suited for infill residential development, benefiting from high-quality access to existing pedestrian and cycling networks, as well as established bus services that connect to key local amenities, including Clarkson and Butler train stations and surrounding activity centres.

Importantly, the TIA concludes that redeveloping the site for residential purposes would result in lower overall traffic volumes in the area. This is compared to development of the site for educational purposes, as historically intended and envisaged under the sites current DPS 2 zoning. In particular, residential development generates significantly lower peak hour traffic, with vehicle trips distributed more evenly throughout the day.

Based on the proposed concept plan, a 55-dwelling residential development would generate approximately 440 vehicle trips per day, with around 45 vehicle trips during the AM peak period and 55 vehicle trips during the PM peak period. This equates to an estimated traffic increase of approximately 3.6% on Quinns Road and Marmion Avenue, and 6.0% on Salerno Drive. In accordance with the WAPC's TIA guidelines, traffic increases of less than 10% are not expected to have a material impact on the surrounding road network.

Overall, rezoning the site to 'Residential' represents a more sympathetic use of the site from a traffic generation perspective than what is currently envisaged by DPS 2, and will result in no adverse impacts on the surrounding road network.

4.2 Environmental

An assessment of the existing vegetation type and condition was undertaken by PGV Environmental to confirm the suitability of rezoning the site to 'Residential', noting it's already zoned for a range of intensive forms of development in accordance with the 'Private Community Purposes' zone. The report is included as **Attachment 2**.

The investigations concluded the following:

- The main vegetation type on the site is a native Parrot Bush, which is common in proximity to the City's coastline. Parrot Bush is not part of any state or Commonwealth listed Threatened Ecological Community.
- The condition of the Parrot Bush ranges from 'good' to 'very good'.
- There is very little possibility that any threatened plant species would occur on the site as few threatened species grow in Parrot Bush vegetation.
- The Parrot Bush on the site does have foraging value for Carnaby's Black Cockatoo. There are no roosting or breeding habitat trees on the site.
- If more than 1ha of the Parrot Bush is required to be cleared a referral to the Commonwealth Department of Climate Change, Energy, the Environment and Water may be required. This is a separate referral process to the DPS 2 Amendment.

The assessment concluded that the presence of remnant native vegetation on the site does not present a constraint to development at the State level. It is also noted that the current DPS 2 zoning already allows for more intensive development irrespective of this rezoning proposal.

Should future, more detailed on-site assessments indicate that a Commonwealth referral is required, this is a separate approval process that can be progressed independently of the DPS 2 Amendment. Preliminary advice indicates that, if a referral was required, it is likely that a full environmental assessment would not be necessary.

4.3 Engineering

An Engineering and Servicing report has been prepared by Porter Consulting Engineers to demonstrate the site can support a rezoning to 'Residential' with a supporting density code of R40, to satisfy the requirements of the City's LPP 3.1. The report is included as **Attachment 3** and can be summarised as follows:

Siteworks

Clearing works will be required across the lot and organic materials removed from the site. Topsoil is expected to be around 150mm deep across the areas with existing vegetation, which shall be removed and disposed of off-site.

Due to existing presence of medium strength limestone across the site at approximately 1.2m below natural ground level, the volume of cut across the site will be limited. It is anticipated that the site will follow the natural fall across the site from south to north, with clean fill used to support the required grades, where required.

Sewer

Water Corporation records show an existing gravity sewer network within the proposed Amendment area. The gravity sewer extension will be constructed to Water Corporation standard and handed over to Water Corporation on completion of the works. Water Corporation advice confirms that an extension of the network can facilitate the proposed development.

Water Supply

The Amendment area can be provided with reticulated water with an existing potable water supply in the western verge of Salerno Drive. Advice received from Water Corporation confirms that an extension of the existing network is available.

Power Supply

A power supply can be provided via connection to the existing underground high voltage infrastructure in the southern verge of Quinns Road, which is the expected point of supply. The proposed development of the site for residential purposes is expected to require a power demand of approximately 200kVA, which is anticipated can be provided from the existing Western Power system.

Gas

Existing ATCO Gas infrastructure is present within the western verge of Salerno Drive. It is anticipated that an extension of the existing gas service will be extended throughout the site.

4.4 Bushfire

The site is currently mapped as bushfire prone due to its undeveloped state. However, the site is already zoned 'Private Community Purposes', which allows for a range of intensive land uses. As such, the Amendment is not considered to result in an intensification of development or land use greater than what is already permitted under the existing DPS 2 zoning. Therefore, application of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* is not applicable.

Nonetheless, to ensure a comprehensive assessment, a Bushfire Report has been prepared by Bushfire Prone Planning in support of the Amendment, which is included as **Attachment 4**. The report confirms that the site can be developed in a manner that complies with bushfire planning requirements, and that all proposed lots will achieve a post-development Bushfire Attack Level ('BAL') rating of BAL-29 or lower.

5.0 CONCLUSION

This Amendment to the City of Wanneroo's District Planning Scheme No. 2 seeks to rezone 2.75ha of Lot 507 (50) Salerno Drive, Mindarie from 'Private Community Purposes' to 'Residential 40'.

The Amendment follows a decision of the Anglican Schools Commission (Inc) trading as Anglischools that the land is not required for expansion of Peter Moyes Anglican Community School, with the existing school facilities sufficient to accommodate current and future demand.

The Amendment will support sensitivity located infill development that is in-keeping with the character and context of Mindarie, and is considered appropriate given the established urban context of the surrounding area and access to existing services and amenities. The Amendment aligns with the objectives of the state and local planning framework, including the North-West Sub-regional Planning Framework, the City's draft Local Planning Strategy and Local Planning Policy 3.1: Local Housing Strategy.

A range of technical reports have been prepared in support of the Amendment along with an indicative Concept Plan, further demonstrating that the site is suitable for residential development that will seamlessly integrate with the surrounding area.

We therefore respectively request that the proposed Amendment be supported, for the reasons outlined in this report.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 234

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

Amending Part Lot 507 (50) Salerno Drive, Mindarie from 'Private Community Purposes' to 'Residential' with a density code of R40, as shown on the Scheme (Amendment) Map.

CLE Town Planning + Design





LEGEND

Amendment Area

REGION SCHEME RESERVES (MRS)

Other regional roads

REGION SCHEME ZONES

Residential

Commercial

Private Community Purposes

OTHER CATEGORIES

R40 Codes

0 20 40 60 80 100m

3853-06-01 03.07.2025 1:2,500 @ A4 only

N

PROPOSED DISTRICT PLANNING SCHEME NO.2

50 (Lot 507) Salerno Drive, Mindarie

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year]

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], proceed to advertise this amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....

DELEGATED UNDER S.16 OF

PD ACT 2005

DATE .....

Approval Granted

.....

MINISTER FOR PLANNING

DATE .....

ATTACHMENT 1

Traffic Impact Assessment (PJA)

The Anglican School Commission Incorporated

Lot 507 (#50) Salerno Drive, Mindarie

District Planning Scheme No.2 Amendment

July 2025

Project Code: 09265

Version	Date	Main Contributor	Issued by	Approved by
A - Draft	27 June 2025	Gary Soo	Tanya Moran	Tanya Moran
B- Final	01 July 2025	Tanya Moran	Tanya Moran	Tanya Moran

Prepared for

Tom Carmody
Director
The Anglican School Commission Incorporated
c/o Tomahawk Property
8/355 Stirling Highway
Claremont WA
6010

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1 Introduction

1.1 Background

Tomahawk Property, on behalf of The Anglican School Commission Incorporated, has commissioned PJA Australia Pty Ltd to prepare this Transport Impact Assessment (TIA) in relation to the proposed development site located on Lot 507 (#50) Salerno Drive in Mindarie, Western Australia. The site sits under the jurisdiction of City of Wanneroo.

Specifically, this TIA has been prepared to accompany a proposed amendment to the current City of Wanneroo's District Planning Scheme No.2 (DPS2). The DPS2 amendment proposes a portion of the land be rezoned from its current designation as 'Private Community Purposes' which could be yet another school in the area, to instead be rezoned 'Residential'.

This assessment has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 2 – Planning Schemes, Structure Plans & Activity Centre Plans (2016)*, which is the most appropriate level of TIA for a proposed DPS2 Amendment.

Under the WAPC Guidelines for TIAs, a DPS2 Amendment requires a 'broad brush' assessment of the impacts of the development. Accordingly, this scheme amendment report sets out recommendations suitable for the current rezoning planning process and subject to the DPS2 amendment being ultimately supported by WAPC.

The scope of this 'broad-brush' TIA has been developed in consultation with City of Wanneroo and the agreements on content and scope of assessments have been fully adhered to within this report.

The potential yield of the development site (the Site) in terms of developable land use, is expected to be:

- Residential Lots = 55 residential lots
- Community School = 5,001m^2 (area not included in this application, see below).

The location of the Site in relation to the immediate surrounding road network is shown on **Figure 1-1**. It should be noted that this proposed DPS2 Amendment is looking to rezone the land area designated for residential lots only while the land area that is already designated for Community School will remain unchanged as 'Private Community Purposes' and therefore as agreed with the City of Wanneroo, does not need to form a part of this TIA.

It is also noted that typically any residential development less than 100 dwellings would only require a Traffic Impact Statement (TIS) due to its anticipated 'moderate impact' as defined within the

WAPC Guidelines. This scheme amendment proposal is well below 100 dwellings (~55 dwellings) and therefore would traditionally require a TIS as it will not have a 'high' impact, but for the purposes of this document, we have called the report a TIA as is noted for district level scheme amendments.

Figure 1-1: Site Location



Base map source: Nearmap

1.2 Summary of TIA

In accordance with the WAPC Guidelines, this report sets out the details of the proposed DPS2 scheme amendment, the key transport issues and impacts related to the development of the Site from a residential traffic generation perspective including the current level of accessibility by road, public transport, cycle and on foot.

This TIA identifies where the level of accessibility and infrastructure is acceptable and where it is found to be deficient, sets recommendations to improve these areas to a suitable level where required and appropriate for this future development.

1.3 Regional and Local Policy Context

Metropolitan Region Scheme (MRS)

The Site area is currently zoned 'Urban' under the MRS and is located immediately west of Marmion Avenue, a 'Other regional roads', surrounded by land currently zoned as 'Urban'. The *Mindarie Senior College* to the west of the Site is zoned as 'Public purposes – high school'.

Figure 1-2: MRS Zone



Source: Department of Planning, Lands and Heritage PlanWA Map Viewer

City of Wanneroo District Planning Scheme No.2

Under the provisions of the DPS2 the site area is currently zoned as 'Private Community Purposes'. To the south of Site, there is the existing *Quinns Baptist College* and *Peter Moyes Anglican Community School*, both which are zoned as 'Private Community Purposes'. The parcel of land adjacent to the *Peter Moyes Anglican Community School* is zoned as 'Public Purposes (High School)' and is in use as *Mindarie Senior College*.

The parcel of land to the north of *Mindarie Senior College* is zoned as 'Mixed Use' and is used for *Quinns Medical Health Hub*.

The parcel of land to the north of the Site is zoned as 'Commercial' and is used for *Quinns Village Shopping Centre*.

The majority of the land surrounding the Site is predominantly zoned as 'Residential'. **Figure 1-3** illustrates the DPS2 area zoning.

Figure 1-3: City of Wanneroo District Planning Scheme No.2



Source: City of Wanneroo

2 Existing Situation

2.1 Existing Site Context and Land Uses

The Site is located at the southwest corner of the intersection of Marmion Avenue / Quinns Road within City of Wanneroo jurisdiction. The Site is currently vacant and approximately 3.25ha in area. It is adjacent to *Quinns Baptist College, Peter Moyes Anglican Community School* and *Quinns Village Shopping Centre*. Other than that, the Site is predominantly surrounded by residential area.

While the Site could be developed as a school, the rezoning proposal to residential would in fact decrease the peak hour and daily number of vehicular trips that would be generated on the road network. As such the rezoning to residential, a less intense traffic generating land use, is seen as a positive outcome for the area.

2.2 Existing Road Network

A TIA for Scheme Amendment or Structure Plan usually require assessing the existing road network within a minimum of 2.0 kilometres from the site boundaries. However, given the small scale of the Site and the very low yield, the impact of the proposed DPS2 amendment is minimal in the context of other uses in the surrounds. As such, the extent of the assessment for the road network adjacent to the Site are:

- Marmion Avenue
- Quinns Road
- Salerno Drive.

The characteristics of the adjacent road network fronting the Site is summarised in **Table 2-1**. The road hierarchy, speed classification and Restricted Access Vehicles (RAV) Network mappings for the adjacent road network are shown in **Figure 2-1**, **Figure 2-2** and **Figure 2-3**.

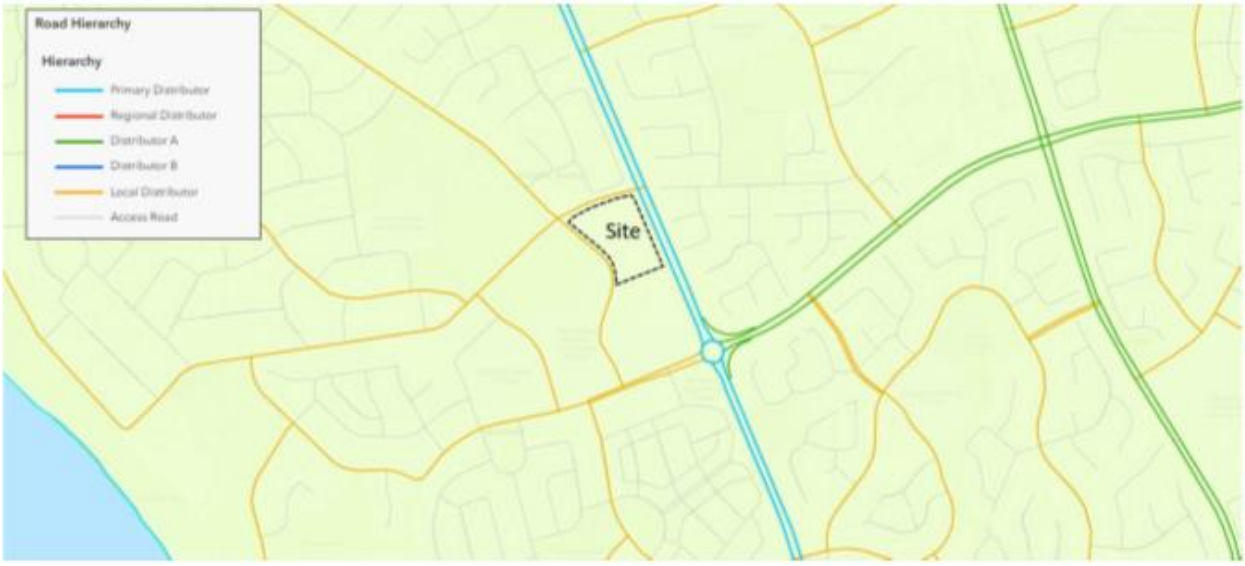
Table 2-1: Existing Road Network Characteristics

Road	Marmion Avenue	Quinns Road	Salerno Drive
Jurisdiction	Main Roads WA	City of Wanneroo	City of Wanneroo
Road Hierarchy	Primary Distributor	Local Distributor	Local Distributor
Carriageway	Four-lane Two-Way median divided dual carriageway	Median divided carriageway	Undivided single carriageway, median divided around the bend
Pavement Width	7m wide on each direction	**Eastbound** 6.6m wide two-lane carriageway **Westbound** 4.3m wide single lane carriageway	7.4m wide carriageway
Pathway	**West** 2.5m concrete shared path **East** 2m red asphalt cycle lane	**North** 2.5m concrete shared path **South** 1.5m pedestrian path	2m concrete shared path on both sides
Cycle Facilities	1.5m wide on-street bike lanes on both directions	2.5m concrete shared path	2m concrete shared path on both sides
Parking Facilities	None	None	Embayed parking on both sides
Posted Speed Limit	70 km/h	Default 50 km/h for built up areas, subject to 40 km/h school zone	Default 50 km/h for built up areas, subject to 40 km/h school zone
RAV Network	NA	NA	NA
Existing Traffic Volumes	41,350 vehicles per day[1]	12,000 vehicles per day[1]	3,578 vehicles per day[2]

[1] Estimated based on intersection of Marmion Avenue / Quinns Road SCATS data (19/06/23 – 23/06/23)

[2] Based on traffic count provided by City of Wanneroo (19/05/23 – 29/05/23)

Figure 2-1: Main Roads WA Road Hierarchy



Source: Main Roads WA Road Information Mapping System

Figure 2-2: Main Roads WA Speed Classifications



Source: Main Roads WA Road Information Mapping System

Figure 2-3: Existing RAV Network



Source: Main Roads WA RAV Network Mapping System

2.3 Existing Key Intersections

The following key intersections, providing access to the wider road network, adjacent to the Site are as follows:

- Marmion Avenue / Quinns Road
- Quinns Road / Salerno Drive / Tapping Way.

Figure 2-4: Existing Key Intersections into Site



Base map source: Nearmap

2.4 Existing Pedestrian / Cycle Networks

Existing pedestrian / cycle networks are illustrated in **Figure 2-5.** In the vicinity of the Site, there is at least one shared path on one side of the key surrounding roads of Marmion Avenue, Quinns Road and Salerno Drive. There are also on-street bike lanes along Marmion Avenue in both directions of travel which take cyclists through the Quinns Road signalised intersection.

The Palermo Court cul-de-sac to the east of the intersection of Marmion Avenue / Quinns Road also has a 2m wide concrete shared path on one side of the road that forms part of the Perth (Joondalup and Stirling) Bike Map. This connects with the concrete shared path along Baltimore Parade then further onto Hester Avenue which then finally connects to the Kwinana Freeway Principal Shared Path (PSP).

The Kwinana Freeway PSP runs north-south on the western side of the Freeway and is accessible via Hester Avenue. The PSP provides convenient and easy cycling access to Clarkson Train Station to the south, Romeo Road to the north, and destinations further afield.

Figure 2-5: Existing pedestrian / cycle networks



Source: Department of Transport

2.5 Existing Public Transport

Bus Service 480

The existing bus route within close vicinity of the Site includes the 480, which operates on Quinns Road and Salerno Drive and provides a link between Quinns Rocks and Clarkson Station, including *Quinns Village Shopping Centre* and *Ocean Keys Shopping Centre* in the south. Bus stops in each direction on Salerno Drive are located approximately 240m walking distance south of the proposed

southern intersection into the Site. This is highly conducive to walking and an approximate five-minute walk from every lot within the Site.

The frequency of service 480 is 20-30 minute intervals during peak periods and then hourly during off peak periods. The existing bus route map is shown in **Figure 2-7**.

Figure 2-6: Bus Service 480 Route Map



Source: Public Transport Authority

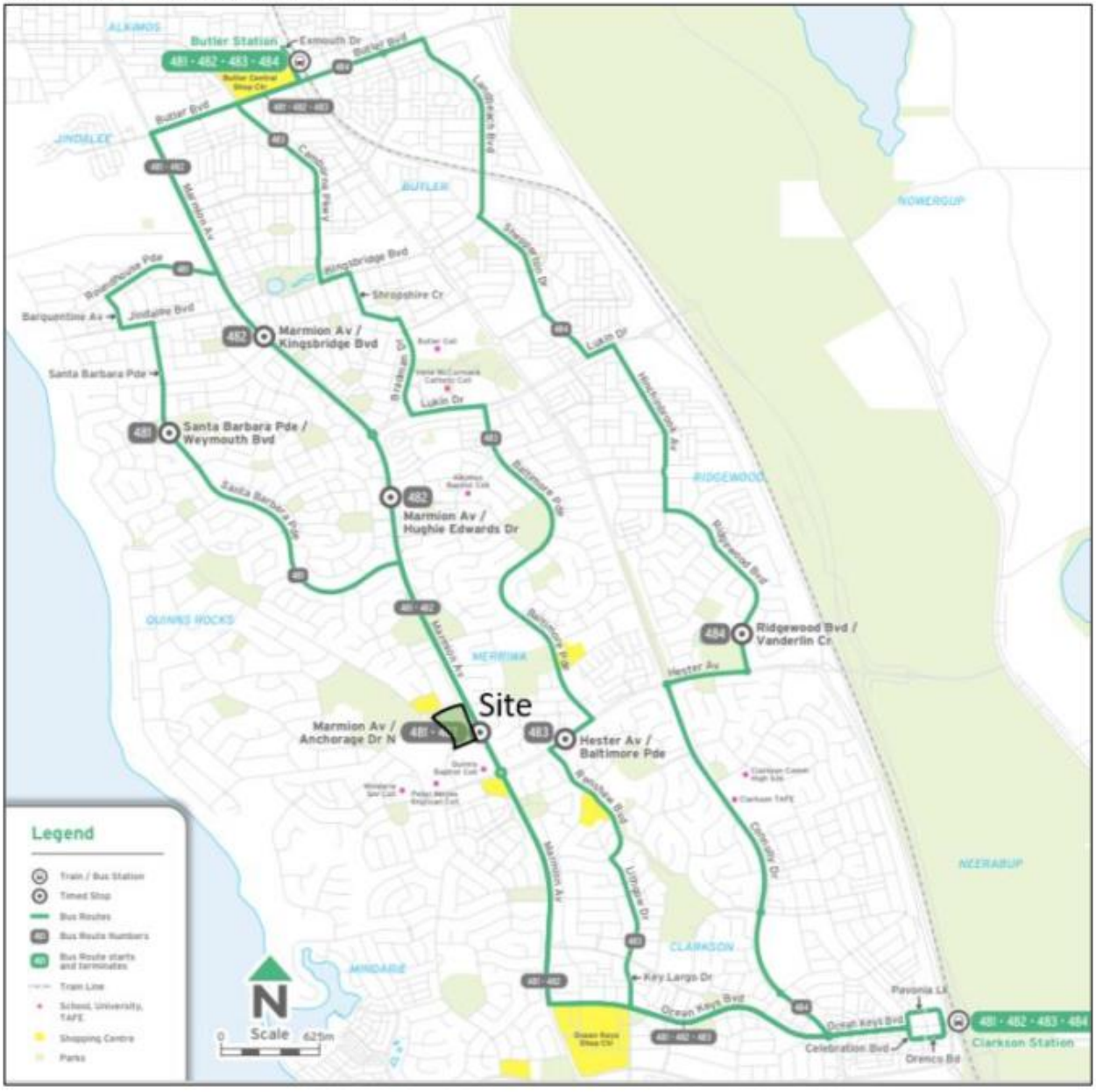
Bus Service 481 & 482

The existing bus routes 481 and 482 operates on Marmion Avenue and provides a link between Butler Station and Clarkson Station, including *Quinns Beach Primary School*, *Butler District Centre* and *Butler Shopping Centre* in the north, and *Ocean Keys Shopping Centre* in the south. Bus stops in each direction on Marmion Avenue are located to the south of Quinns Road, adjacent to the Site. The bus stops are approximately 600m walking distance from the centre of the Sited via Salerno

Drive and Quinns Road, a distance which is an approximate nine minute walk by 75% of the site, with the majority of the site located within a 10 minute walk of this service.

The frequency of service 481 and 482 during the week (Mon to Fri) is at an excellent 10-15 minute interval in the peak periods and then hourly during off-peak periods. The existing bus route map is shown in **Figure 2-7**.

Figure 2-7: Bus Service 481& 482 Route Map



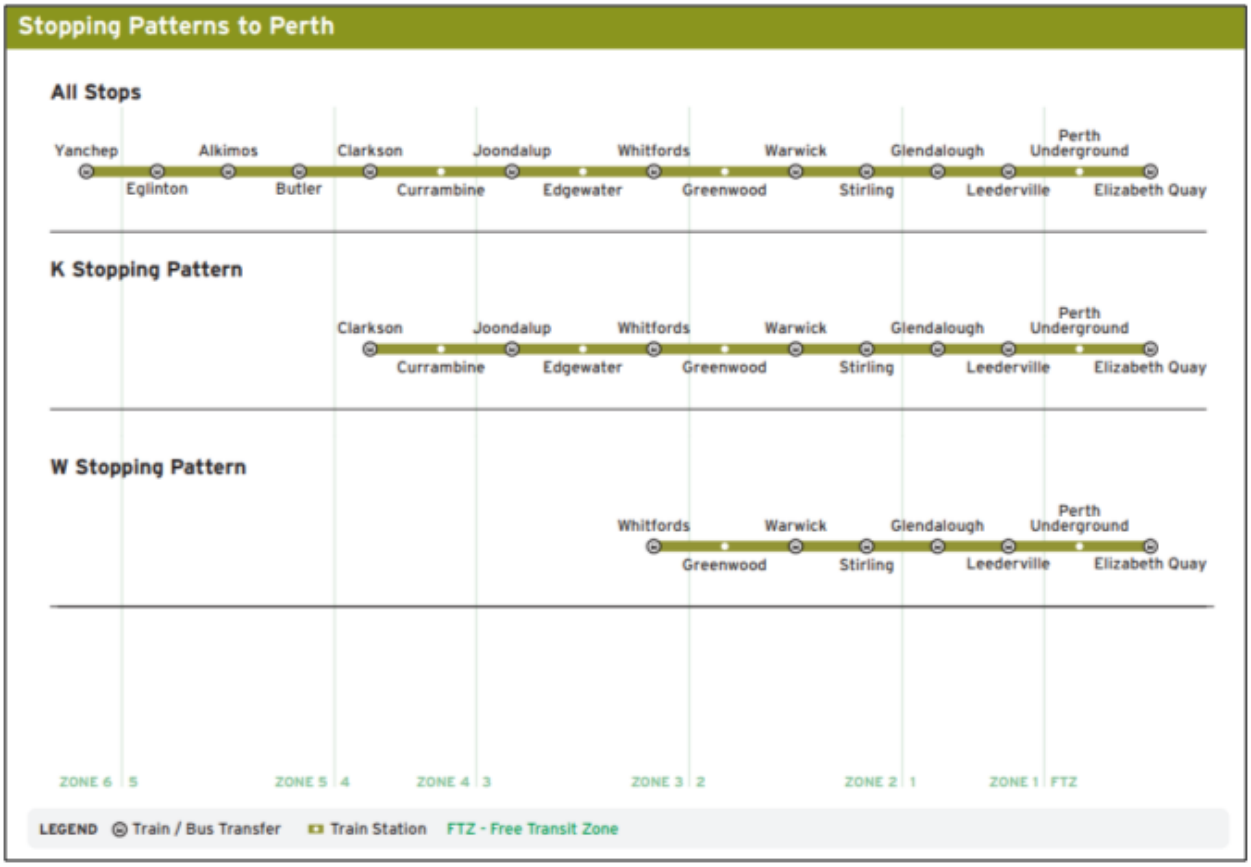
Source: Public Transport Authority

Rail Services

Clarkson Station and Butler Station are accessible via bus services 481 and 482 and provides access to the Yanchep Line and additional bus services 471, 474, 479, 480, 483, 484, 485, 486, 487 and 488.

During the week, the Yanchep line carries passenger rail services between Perth city and stations in between, stopping at Clarkson and Butler Station at intervals of approximately 10 minutes during the peak periods and every 15 to 30 minutes during the remainder of the day.

Figure 2-8: Stopping Pattern on the Yanchep to Perth



Source: Public Transport Authority

2.6 Crash Assessment

A search of the Main Roads WA Reporting Centre for crash data surrounding the site was undertaken. This search covered all recorded traffic accidents for the most recently available five-year reporting period between 1 January 2020 and 31 December 2024.

Marmion Avenue / Quinns Road

A total of 25 reported crashes have occurred at the intersection of Marmion Avenue / Quinns Road in the past five-year period as shown in **Figure 2-9**. Of the 25 crashes, 3 involved a 'right-turn factor' ('right-turn angle' and 'right-turn thru'), 21 involved 'Rear End' type crash and 1 involved a hitting object. 10 crashes resulted in medical treatment being required, including 5 which required hospital treatment.

Most of these 'Rear End' crashes were due to vehicles not stopping on time at the traffic signals while the crashes involved 'right-turn factor' are due to vehicles violating red light.

Figure 2-9: Crash Statistics – Marmion Avenue / Quinns Road – Traffic Signal Controlled Intersection



Source: Main Roads Crash Map

Quinns Road / Salerno Drive / Tapping Way

A total of 7 recorded crashes have occurred at the intersection of Quinns Road / Salerno Drive / Tapping Way in the past five-year period as shown in **Figure 2-10**. Of the 7 crashes, 4 involved a 'right-turn factor' and 3 involved 'Rear End' type crash. 3 crashes resulted in medical treatment being required, including 1 which required hospital treatment.

Figure 2-10: Crash Statistics – Quinns Road / Salerno Drive / Tapping Way – Roundabout



Source: Main Roads Crash Map

Quinns Road

A total of 4 recorded crashes have occurred along Quinns Road, between Marmion Avenue and Salerno Drive in the past five-year period as shown in **Figure 2-11**. All of these crashes involved 'right-turn factor' while 2 crashes resulted in medical treatment being required.

All of these crashes occurred at Quinns Village Shopping Centre driveway due to vehicles failing to give way to through traffic on Quinns Road.

Figure 2-11: Crash Statistics - Quinns Road, between Marmion Avenue and Salerno Drive



Source: Main Roads Crash Map

Salerno Drive

Interestingly, only a total of 2 recorded crashes have occurred along Salerno Drive, between Quinns Road and Anchorage Drive North in the past five-year period as shown in **Figure 2-12**. All of these crashes involved side-swipe from the same direction that resulted in properties damage only.

These crashes occurred along the section of Salerno Drive with embayed parking as vehicles exited parking and were overtaken.

Figure 2-12: Crash Statistics – Salerno Drive, between Quinns Road and Anchorage Drive North



Source: Main Roads Crash Map

On the basis of the above property damage only crash records on Salerno Drive, the scheme amendment proposal would actually remove some of the on-street car parking.

3 Proposed Amendment

3.1 Private Community Purposes to Residential Rezoning

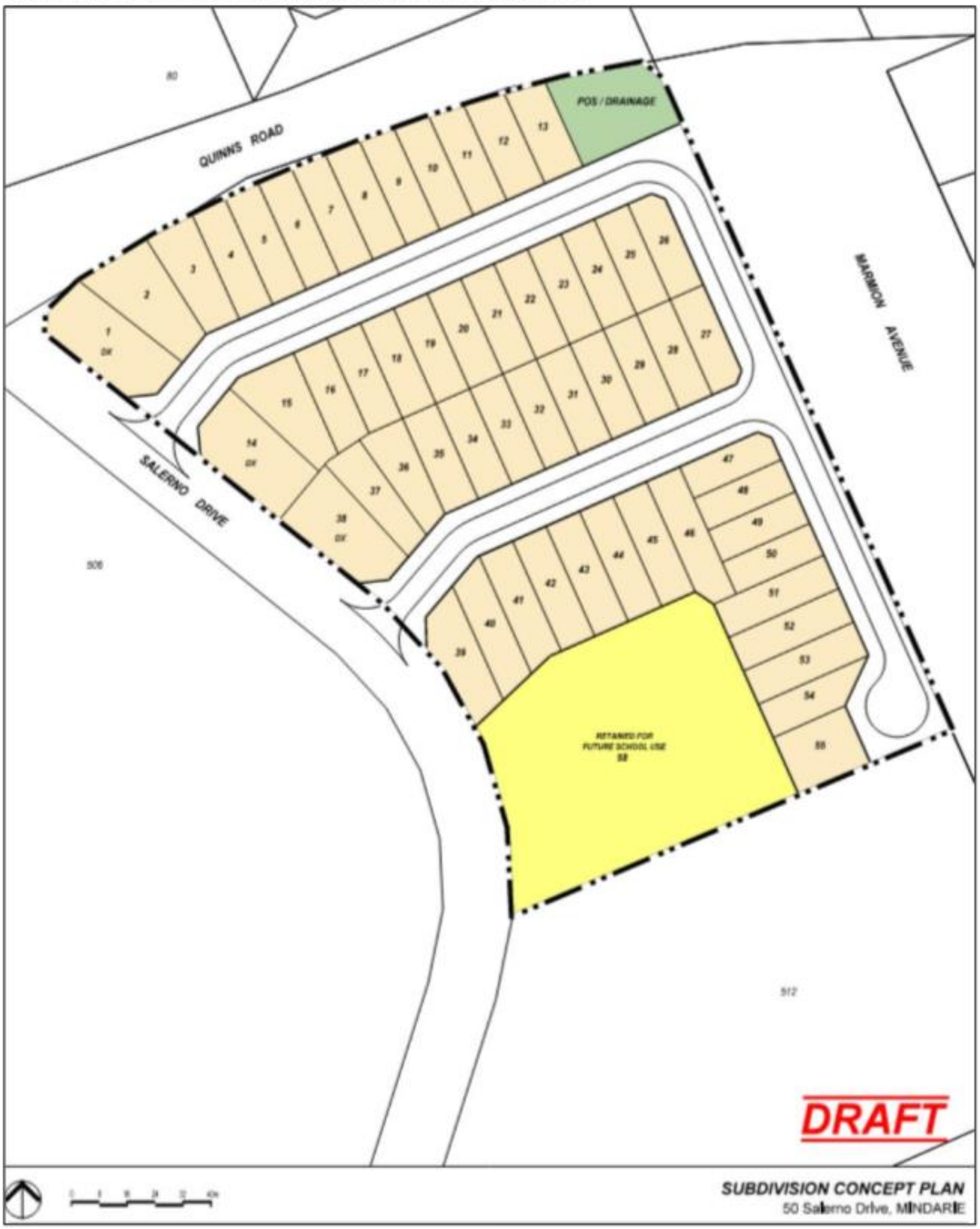
The Site area is currently zoned 'Urban' under the MRS. Under the provisions of the City of Wanneroo DPS2, the site area is currently zoned as 'Private Community Purposes'.

The DPS2 amendment proposes most of the Site to be rezoned from its current designation as 'Private Community Purposes' to 'Residential' for green titled residential subdivision, in line with a R40 residential density.

The subdivision concept plan as shown in Figure 3-1 (full plan attached in Appendix A) currently proposes 55 residential lots and the remaining ~5,000m^2 of the land to remain as 'Private Community Purposes'.

Proposed Amendment

Figure 3-1: Proposed DPS2 Amendment and Residential Subdivision



Source: Tomahawk Property, July 2025

3.2 Internal Road Network

The proposed DPS2 amendment (for residential subdivision) will continue to be developed in line with guidance in *Liveable Neighbourhoods Guidelines 2009 (LN09)* with reviews of sustainable transport modes (public transport, walking and cycling) and high-quality cycling facilities, footpaths, street trees etc to facilitate and encourage non-car modes as practically possible.

The proposed internal road network for the Site will form two intersections along Salerno Drive to the south of the intersection of Quinns Road / Salerno Drive / Tapping Way roundabout. The proposed internal road network is proposed to be all Access Street D type streets, with road reserve widths of 15m and 13m respectively, as shown in **Figure 3-2**.

Figure 3-2: Concept Road Hierarchy and Road Reserve



Source: Tomahawk Property, July 2025

3.3 Road Cross Sections

As shown in **Figure 3-2,** there will only be Local Access Streets across the Site, originating from the proposed access intersections along Salerno Drive. These will feature road reserves of between 13m to 15m wide where volumes are up to 1,000 vehicles per day with at least one 1.5m footpath on one side of the roads as per *City of Wanneroo's Pathways Policy 2024* and *LN09*.

A summary of the proposed streets is set out in **Table 3-1**Table 3-1.

Table 3-1: Proposed Streets

Road	Road Reserve	Location Description	Liveable Streets Road Type
Local Access Streets	13m Road Reserve	Most streets providing access to properties	Based on Access Street D (likely 5.5m - 6m wide pavement, 4.5m wide verges on both sides, 1.8m minimum footpath on at least one side)
	15m Road Reserve	Most streets providing access to properties with no through road	

The street types have been reviewed based on the LN09. This specifies the following for Access Streets and Laneways:

Table 3-2: Liveable Neighbourhoods, Element 2 - Road Specifications

Street Type	Max Design Speed / Target Operating Speed (km/hr)	Indicative Volume (vehicles per day)	Indicative Street Reserve Width (m)	Indicative Road Pavement Width (m)
Small Town Centre Street or Access Street D – Narrow, Yield or Give Way Street	50 / 30	<1000	10 to 14.2	5.5 to 6

The Access Street D roads (Narrow Yield or Give Way Streets) will have a 5.5m to 6.0m wide carriageway, as well as at least one footpath of at least 1.8m width.

3.4 Intersection Controls

Due to the low volume and low speed residential nature of the internal roads within the Site, the internal roads are proposed to be two-lane two-way single carriageway. The internal roads are expected to only have to accommodate vehicle volumes of up to 500 vehicles per day.

All intersections within the Site are intended to be constructed as priority-controlled T-intersections, where three street approaches meet. All intersections will require signage (Give Way or Stop) on the approaches to the intersection.

3.5 Pedestrian and Cyclist Access

Pedestrian and cyclist access has not yet been fully defined on the internal concept plan, however it should be provided generally in accordance with the requirements of the guidance for LN09 as discussed in **Section 3.3**. The internal road network should have at least one 1.8m wide footpath

on one side of the street that connects to already excellent existing pedestrian and cyclist network along Salerno Drive and the wider network.

3.6 Pedestrian Crossing Thresholds

As the internal road network within the Site are to have relatively low volumes of traffic, with a maximum of up to 50 two-way vehicle trips within the AM or PM peak hour, it is considered that none of the proposed roads within the site would be particularly difficult for pedestrians and cyclists to cross.

This is in line with Table 3 of the *WA Transport Impact Assessment Guidelines Volume 2,* which has been reproduced below. This states that for a two-lane undivided road, which is what is proposed for the internal road network, the ability of most pedestrians to cross would only be affected if there are more than 1,100 vehicles per **hour**. As such, the proposed internal road network will provide an acceptable environment for pedestrians to cross an undivided road.

Table 3-3: Traffic Volumes Affecting Pedestrian Crossing Amenity

Road cross-section	Traffic volume affecting ability of pedestrians to cross (vehicles per hour – two-way)
2 lane undivided	1,100 vph
2 lane divided (or with pedestrian refuse islands)	2,800 vph
4 lane undivided (without pedestrian refuge islands)	700 vph
4 lane divided (or with pedestrian refuge islands)	1,600 vph

3.7 Safe Walk/Cycle to School Assessment

As discussed previously, the Site is bounded to the south by *Peter Moyes Anglican Community School* and *Quinns Baptist College*. The *Quinns Rocks Primary School* is approximately 820m walk distance to the east of the Site.

The entrances to the *Peter Moyes Anglican Community School* and *Quinns Baptist College* are accessible off Salerno Drive. The internal road network proposes at least one 1.8m wide footpath on one side of the roads and these footpaths will connect to the existing concrete shared paths along both sides of Salerno Drive which provide convenient walk / cycle path to these schools.

As shown in **Figure 2-5,** there are shared paths along Mindarie Drive, Ainger Road, White Road and Rees Drive that provide walk / cycle paths to *Quinns Rocks Primary School*.

4 Changes to External Transport Network

Given the excellent pedestrian / cycle network which already exists and the number/frequency of bus routes around the Site, the proposed DPS2 amendment does not need to propose any changes to the road / pedestrian / cycle networks and public transport services. The key road infrastructure to be constructed to support the DPS2 amendment would be the two intersections along Salerno Drive to access the Site.

4.1 Salerno Drive Intersection Control

The proposed internal road network will form two intersections along Salerno Drive. The northern intersection is proposed to be a full movement intersection while the southern intersection is proposed to be a Left-In/Left Out intersection due to the existing raised median at the proposed location of the intersection.

Northern Intersection

Preliminary desktop review of the northern intersection in 2D is shown in **Figure 4-1**. This has indicated that for an exiting vehicle from the minor street, there is likely to be approximately 120m Stopping Intersection Sight Distance (SISD) looking to the left (south) and 48m SISD looking to the right (north).

The northern intersection is located at section of Salerno Drive that has an uphill grade of approximately 8% from the roundabout at Quinns Road to the south. While Salerno Drive has a default speed limit of 50 km/h for built up area, the vehicle operating speed for the west approach from the roundabout at Quinns Road is expected to be much lower than 50 km/h due to the roundabout. As shown in **Figure 4-1,** the roundabout has a 12m curve radius. Referring to *Austroads Guide to Road Design Part 3: Geometric Design 2016*, this road design is conducive to a vehicle speed travelling at approximately 22 km/h.

Based on the above and with reference to *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersection 2023*, the required and available SISD for the proposed northern intersection complies and is summarised in **Table 4-1**.

Figure 4-1: Northern Intersection Available SISD



Base map source: Nearmap

Table 4-1: Required SISD for proposed Northern Intersection

Direction	Operating Speed	Grade	SISD Required	SISD Available	Compliance
Looking right (to roundabout)	22 km/h	+ 8%	35m	48m	**Complies**
Looking left (to schools)	50 km/h	- 8%	105m	120m	**Complies**

The table above shows that the northern intersection complies with the required SISD.

Southern Intersection

Preliminary desktop review of the southern intersection in 2D is shown in **Figure 4-2**. This has indicated that for an exiting vehicle from the minor street, there is likely to be approximately 100m SISD looking to the left (south) and 98m SISD looking to the right (north).

The southern intersection is proposed to be located at section of Salerno Drive with a raised median. It has an uphill grade of approximately 4% from the north and it is generally flat from the south. The required and available SISD for the northern intersection is summarised in **Table 4-2**.

Figure 4-2: Southern Intersection Available SISD



Base map source: Nearmap

Table 4-2: Required SISD for proposed Southern Intersection

Direction	Operating Speed	Grade	SISD Required	SISD Available	Compliance
Looking right (to roundabout)	50 km/h	+ 4%	94m	98m	**Complies**
Looking left (to schools)	50 km/h	- 1%	99m	100m	**Complies**

The table above shows that the southern intersection complies with the required SISD.

4.2 Salerno Drive Embayed Parking Bays

There are currently embayed parking bays on both sides of Salerno Drive fronting the Site. Consultation with the City for the purposes of this scheme amendment report, has noted that the

bays were likely installed by the City a long time ago (based on aerial imagery) and the City would consider removal of these bays as is required to service the intended development of the land.

As the parking bays are currently available for use with no land use development to its east, the City has noted it is currently being used by parents/carers for school pick up / set down. Based on a preliminary assessment (see **Figure 4-3**), 11 of these on-street bays on the east side of Salerno Drive, adjacent to Site will need removal to construct the two intersections that are necessary to support development of the Site. A further assessment of seven of the bays between the two new proposed intersections would require a further assessment at subdivision stages to maintain unobstructed required SISD discussed above.

It is noted that given the only two property damage only type crashes recorded on Salerno Drive in the last 5 years were associated with overtaking manoeuvres of on-street parking vehicles, a removal of some spaces currently on both sides of Salerno Drive may assist an improved crash outcome. This is to be further reviewed at subdivision stages, following the sites rezoning to Residential.

Figure 4-3: Embayed Parking Bays to be assessed for removal



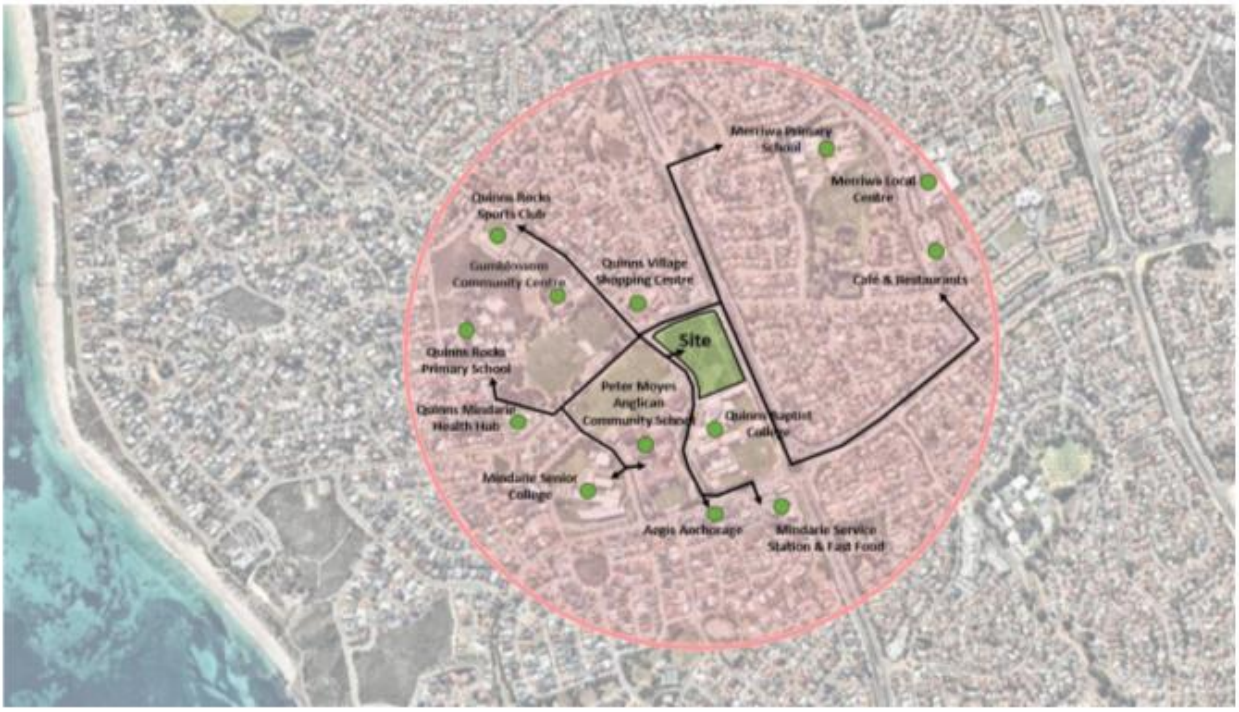
Source: Tomahawk Property, June 2025

5 Integration with Surrounding Areas

5.1 Trip Attractors/Generators Within 800 Metres

The major trip attractors and generators within 800m of the Site are shown in **Figure 5-1**. These trip attractors and generators can be readily accessed via the extensive road and pedestrian / cycle networks around the Site.

Figure 5-1: Surrounding Trip Generators / Attractors



Base map source: Nearmap

5.2 Proposed Changes to Land Uses Within 800 Metres

The Site is the only large vacant lot in the surrounding area where the other lots are mostly developed. With reference to DPS2, there is currently no known proposed changes to land uses within 800m of the Site.

5.3 Adequacy / Deficiencies in External Transport Networks

The Site is well located in relation to the existing local and primary state road network which connects to the wider road network, such as Marmion Avenue and Mitchell Freeway further to the east. The road network also comprises of shared path or footpath that provide linkages to the adjacent trip generators and attractors, bus stops, and the PSP along Mitchell Freeway.

The Site also has excellent public transport within proximity. There are three bus routes, 480, 481 and 482 that service Marmion Avenue and Salerno Drive within 600m walking distance from the Site. Thus, the external road network around the Site is adequate.

6 Analysis of Internal / External Networks

6.1 Proposed Traffic Generation

The traffic generation rates in **Table 6-1,** sourced from the WAPC Guidelines, have been used to calculate an estimate of the traffic generated in the AM and PM peak periods by the proposed residential land use.

Table 6-1: WAPC Trip Generation Rates – Residential

Land Use	Units	Daily	AM In	AM Out	PM In	PM Out
Residential	Per Dwelling	8	0.2	0.6	0.5	0.3

Table 6-2 summarises the trip volumes derived from the adopted generation rates.

Table 6-2: Proposed Development Traffic Generation

Land Use	Units	Daily	AM In	AM Out	PM In	PM Out
Residential	~55 Dwelling	440 veh/day	12 veh/h	33 veh/h	38 veh/h	17 veh/h

6.2 Proposed DPS2 Amendment Traffic Impact

As shown in **Table 6-2**, the proposed DPS2 amendment is expected to generate some 440 vehicles per day (two-way) and 44 vehicles per hour (two-way) in a typical peak. **Table 6-3** shows the increase in external road network traffic due to proposed DPS2 amendment development traffic based on the traffic counts reported in **Section 2.2**. As discussed in WAPC TIA Guidelines, a development that generates less than 100 vehicles per hour is considered moderate impact. Besides that, an increase in traffic of less than 10% on existing road is not likely to have material impact.

As demonstrated in **Table 6-2**, the increase in traffic on Quinns Road and Marmion Avenue is lower than 10%, namely some 3.6% of the existing traffic. Regarding traffic to/from Salerno Drive, the northern intersection can operate as a full-movement and the southern intersection is likely a be Left-In/Left-Out (due to a solid median), meaning a portion of the Site generated trips will travel north towards Quinns Road and a portion will travel south toward Anchorage Drive North. As such, this will result to increase in traffic along Salerno Drive to be 6.0% to 6.3%. This suggests that based on WAPC Guidelines no specific intersection modelling assessment is required around the Site.

Besides that and as noted earlier, the proposed DPS2 amendment to residential will generate significantly lower trips than the approved zoning of 'Private Community Purposes' as that allows for another school use to be developed at the Site instead.

Table 6-3: Increase in Traffic Due to Proposed DPS2 Amendment

Road	Recorded Daily Traffic	Proposed DPS2 Amendment Traffic	Increase in Traffic %
Salerno Drive north	3,578 vehicles per day	225 vehicles per day	6.3%
Salerno Drive south	3,578 vehicles per day	215 vehicles per day	6.0%
Quinns Road	12,000 vehicles per day	440 vehicles per day	3.6%
Marmion Avenue	41,350 vehicles per day	440 vehicles per day	1.0%
Anchorage Drive North	5,445 vehicles per day	215 vehicles per day	3.9%

6.3 Existing External Traffic Issues

While the proposed DPS2 amendment is not expected to have material impact on the existing road network, it has been noted from the City that the existing wider road network does experience significant queuing during peak periods on Anchorage Drive North at the approach to Marmion Avenue. Due to the concentrated number of schools in the area, Salerno Drive fronting the existing schools, will experience some typical school related congestions for an acute short period (~15mins typically before and after school ending time) which is typical of most school streets. City of Wanneroo are aware of this and have installed a bollard median along Salerno Drive fronting the schools (much further south of the Site) to prevent any u-turning behaviour, especially during a school pick-up period. Outside of the school peak periods and on non-school days, Salerno Drive performs satisfactorily given it is carrying low volumes of daily traffic.

The City of Wanneroo advised that they had previously engaged WSP to investigate feasible road improvement options in the wider area to help improve the traffic capacity/flow of the surrounding road network, although this study was not able to be provided for this development TIA. The City advised that they had improved the intersection capacity of Anchorage Drive North / Salerno Drive by constructing a left-turn and right-turn pockets to help improve traffic flow.

7 Conclusion

Based on the findings and discussions presented within this report, the following traffic and transport conclusions are made:

1. The Site is currently zoned as 'Urban' under Metropolitan Regional Scheme and as 'Private Community Purposes' under City of Wanneroo's District Planning Scheme No.2.
2. The proposed District Planning Scheme No.2 Amendment intends to rezone a large portion of the Site from 'Private Community Purposes' to 'Residential'.
3. While the Site could be developed as yet another school in the area, the rezoning proposal to residential in fact decreases the peak hour and daily number of vehicular trips that would be generated on the road network. As such the rezoning to residential, a less intense traffic generating land use, is seen as a positive outcome for the area.
4. The subject site is well serviced by existing bus routes on all frontage roads, which are no more than 600m from the site.
5. The subject site is adjacent to an extensive shared path network that provide linkages to bus stops, train stations and the Mitchell Freeway PSP. Protected crossings are available at Quinns Street intersection to assist cross Marmion Avenue. A continuous path is also available from Quinns Street to the north and Anchorage Drive North to the south, to access the Marmion Avenue bus stops.
6. The proposed internal road network should be designed in accordance with *Liveable Neighbourhood Guidelines 2009* and *City of Wanneroo's Pathway Policy 2024*.
7. The two proposed intersections off Salerno Drive into the Site have sufficient Safe Intersection Sight Distance along both directions of travel. The northern intersection is proposed to be a full movement priority-controlled intersection and is expected to operate satisfactorily under the traffic volumes recorded, while the southern intersection is proposed to be a Left-In/Left-Out due to the existing raised median at the location of the intersection. Both intersections will operate well under assessed volumes.
8. There is likely to be a loss of 11 on-street parking bays on the eastern side of Salerno Drive, adjacent to Site to construct the two new proposed intersections. A further assessment of seven of the bays between the two new proposed intersections would require a further assessment at subdivision stages to maintain unobstructed required SISD discussed in this report.
9. The site traffic generated by the proposed District Planning Scheme No.2 Amendment is in the order of 440 vehicles per day or 44 vehicles per hour in the AM and PM peaks. The increase in traffic on surrounding immediate road network is expected to be as low as 3.6%.

10. Therefore, the impact of the lower number of trips to be generated by the Proposed District Planning Scheme No.2 Amendment is expected be indeed 'moderate' and will not have material impact to the road network.

Appendix A Subdivision Concept Plan



DRAFT

SUBDIVISION CONCEPT PLAN
50 Salerno Drive, MINDARIE

Appendix B TIA Checklist

Item	Provided	Comments/Proposals
Introduction / Background	Y	
Structure Plan Proposal		
Regional context	Y	
Proposed land uses	Y	
Table of land uses and quantities	Y	
Major attractors / generators	Y	
Specific issues	Y	
Existing Situation		
Existing land uses within structure plan	Y	
Existing land uses within 800m of structure plan area	Y	
Existing road network within structure plan area	Y	
Existing pedestrian / cycle network within structure plan area	Y	
Existing public transport services within structure plan area	Y	
Existing road network within 2 (or 5) km of structure plan area	Y	
Traffic flows on roads within structure plan area (PM and/or AM peak hours)	Y	
Existing pedestrian / cycle networks within 800m of structure plan area.	Y	
Existing public transport services within 800m of structure plan area.	Y	
Proposed Internal Transport Networks		
Changes / additions to existing road network or proposed new road network	Y	
Road reservation widths	Y	
Road cross-sections & speed limits	Y	
Intersection controls	Y	
Pedestrian / cycle networks and crossing facilities	Y	
Changes to External Transport Networks		
Road network	Y	
Intersection controls	Y	
Pedestrian/cycle networks and crossing facilities	Y	
Public transport services	Y	

Integration with surrounding area		
Trip attractors / generators within 800 metres	Y	
proposed changes to land uses within 800 metres	Y	
travel desire lines from development to these attractors/ generators	Y	
adequacy of external transport networks	Y	
deficiencies in external transport networks	Y	
remedial measures to address deficiencies	Y	
Analysis of internal transport networks		
assessment years	Y	
time periods	Y	
Structure plan generated traffic	Y	
Extraneous (through) traffic	Y	
Design traffic flows (that is, total traffic)	Y	
Road cross-sections	Y	
Intersection controls	Y	
Access strategy	Y	
Pedestrian / cycle networks	Y	
Safe routes to schools	Y	
Pedestrian permeability & efficiency	Y	
Access to public transport	Y	
Analysis of external transport networks		
Extent of analysis	Y	
Base flows for assessment year(s)	Y	
Total traffic flows	Y	
Road cross-sections	Y	
Intersection layouts and controls	Y	
Pedestrian / cycle networks	Y	
Conclusions	Y	

The Anglican School Commission Incorporated c/o Tomahawk Property	35	Lot 507 (#50) Salerno Drive, Mindarie District Planning Scheme No.2 Amendment

ATTACHMENT 2

Vegetation Assessment (PGV Environmental)

pgv ENVIRONMENTAL

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Mob +61 0 427 005 226
Email paul@pgv.net.au
Suite 3, 67 Howe Street
Osborne Park WA 6017
ABN 44 981 725 498
Knightside Nominees Pty Ltd

13 September 2024

Sam Butler

Tomahawk Property
PO Box 36
Cottesloe WA 6911

Dear Sam,

RE: Lot 507 Salerno Drive, Mindarie – Vegetation Assessment

Following is our vegetation assessment of Lot 507 Salerno Drive, Mindarie, with regards to the site's future development potential.

1 Site Description

Lot 507 Salerno Drive, Mindarie (the site) is 3.2490ha in size and is located at the south-west corner of Marmion Avenue and Quinn's Road. The site contains native vegetation, some cleared areas and several tracks and firebreaks (Plate 1). The site is bounded by Quinns Baptist College to the south, Peter Moyes Anglican Community School and playing fields to the west, Marmion Ave and residential to the east, residential and commercial shops to the north.

Plate 1: Aerial Photograph 2024 (Landgate Map Viewer Plus)



The native vegetation on the site does not appear to have been cleared since at least 1965, the oldest available aerial photograph on-line. The various tracks around the perimeter and internal on the site have been created over a number of years.

The southern portion of the site was initially partially cleared in 2011 and appears to have had some material dumped on it. Further clearing occurred in 2018 and may have been to remove the dumped material (Plate 3). Soil investigations of this area may be worthwhile.

Plate 2: Aerial Photograph August 2011 (Landgate Map Viewer Plus)



Plate 3: Aerial Photograph January 2018 (Landgate Map Viewer Plus)



2 Vegetation Type and Condition

PGV Environmental undertook a site inspection on 9 September 2024 to assess the vegetation type and condition and the likelihood of conservation significant flora and fauna occurring on site.

The main vegetation type on the site is a native *Banksia sessilis* (Parrot Bush) Open Heath (Plate 4). This vegetation type occurs in the northern two-thirds of the site. Parrot Bush is common close to the coast in the City of Wanneroo on shallows soils with some outcropping limestone.

The condition of the Parrot Bush vegetation ranges from Good to Very Good.

Plate 4: *Banksia sessilis* (Parrot Bush) Open Heath



The vegetation east of the north-south firebreak is a native *Spyridium globulosum* Shrubland and is in Degraded condition with abundant weed presence (Plate 5).

Plate 5: *Spyridium globulosum* Shrubland



Some native wattles (*Acacia cyclops*) have regenerated in a part of the cleared southern portion.

A few shrubs of *Melaleuca huegelii* (Chenille Honeymyrtle) were recorded close to the southern cleared area (Plate 6).

Plate 6: *Melaleuca huegelii* (Chenille Honeymyrtle) Plants



3 Conservation Significant Flora and Vegetation

3.1 Flora

PGV Environmental considers that there is very little possibility that any Threatened plant species would occur on the site as there are very few Threatened plant species that grow in Parrot Bush vegetation in the City of Wanneroo, and the site is very small.

3.2 Vegetation

The Parrot Bush and *Spyridium globulosum* vegetation types are not part of any Threatened Ecological Community (TEC) at State or Commonwealth level.

The site does not have any Banksia or Tuart trees. Therefore, the Commonwealth listed Banksia Woodlands of the Swan Coastal Plain TEC and Tuart Woodlands and Forests of the Swan Coastal Plain TEC do not occur on the site.

The presence of *Melaleuca huegelii* (Chenille Honeymyrtle) has the potential for the recently EPBC Act listed Honeymyrtle Shrubland on Limestone Ridges of the Swan Coastal Plain Bioregion TEC occurring on site. The minimum patch size for the Honeymyrtle Shrubland TEC is only 100m^2. The size of the *Melaleuca huegelii* shrubs on the site is around 100m^2. However, PGV Environmental does not consider the *Melaleuca huegelii* shrubs on the site are indicative of the TEC as they are not located on typical landform where the Honeymyrtle Shrubland TEC occurs which is on the top of tall limestone ridges. There is also a lack of understorey ground cover of herbs, which is a key diagnostic criteria of the TEC.

4 Fauna

The *Banksia sessilis* (Parrot Bush) on the site have foraging value for Carnaby's Black Cockatoos. The amount of foraging habitat is estimated to be around 1ha.

5 Environmental Approvals

5.1 State Level

The site is zoned Urban in the Metropolitan Region Scheme and Private Community Purposes under the City of Wanneroo Local Planning Scheme No. 2. The Amendment to rezone the site in the Local Planning Scheme will be required to be referred to the EPA under Section 48A of the *Environmental Protection Act 1986* (EP Act).

Clearing native vegetation requires a clearing permit unless an exemption applies. A subdivision approval to develop the site would provide a Schedule 6 exemption if there was a condition of subdivision that required the clearing of vegetation to fulfil the condition. The standard engineering condition that requires cut and fill would be such a condition.

5.2 Commonwealth Level

Any clearing of vegetation that has the potential to have a significant impact on a Matter of National Environmental Significance (MNES) listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) must be referred to the Commonwealth Minister for a determination whether an assessment is required.

The MNES relevant to development of the site is Carnaby's Black Cockatoos.

According to the Black Cockatoo Referral Guidelines a significant impact could be any of the following:

- Clearing of more than 1ha of quality foraging habitat;
- Clearing of one or more actual or potential breeding habitat trees; and
- Clearing or disturbance to a known roost site.

The amount of foraging habitat on the site is estimated to be around 1.0ha. There are no potential roosting or breeding habitat trees. If the amount of foraging habitat to be cleared for development is 1ha or more, then the clearing would be considered to have a significant impact and a referral would be recommended.

6 Summary

The remnant native vegetation on the site should not pose a constraint at State level for future development. A clearing permit should not be required if the site is to be subdivided for development.

The Parrot Bush vegetation on the site provides Carnaby's Black Cockatoo foraging habitat and may pose a constraint to development if the extent on site is 1ha or more, and all of the vegetation needs to be cleared for development. In that case, a referral under the Commonwealth EPBC Act may need to be made.

PGV Environmental considers that if a referral to clear the vegetation on the site were to be made, a full assessment by the Commonwealth environment agency is highly unlikely to be required. However, each case is treated on its own merits by the Commonwealth.

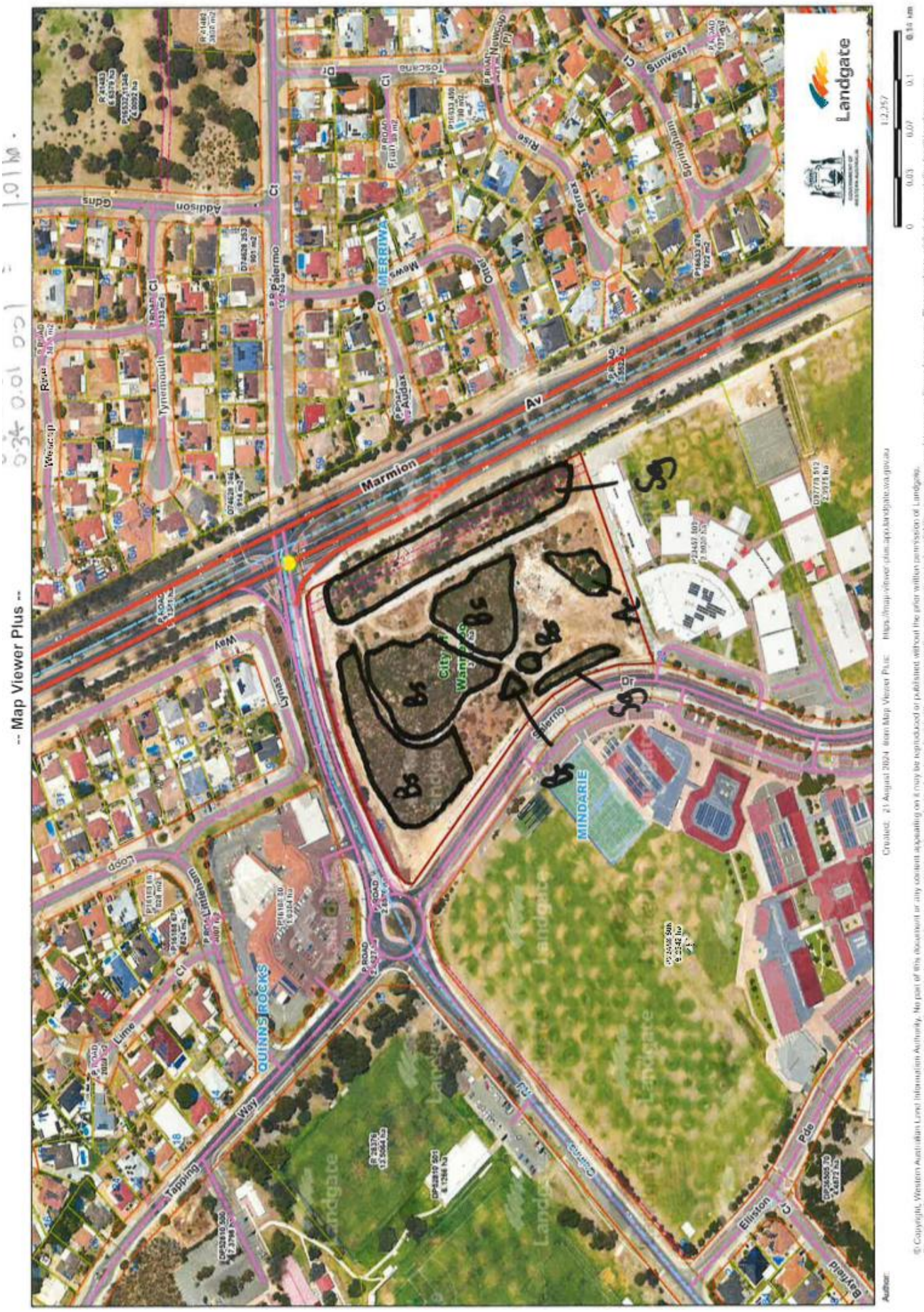
If a full assessment were required, an approval is highly likely to be granted.

Please contact me if you would like to discuss any aspects of this advice.

Yours sincerely



Paul van der Moezel
Managing Director


-- Map Viewer Plus --
Landgate
Marmion Av
MINDARIE
QUINNS ROCKS
MERRIWA
Addison Gdns
Tapping Way
Ellisson Cl
Baythorn Pde
Lime Loop
Tynemouth Rise
Wedgetail Cl
Sunvest Cl
Springhurst Terrace
Tuscana Dr
Palermo Dr
Lynass Way
Outer Mews
Rise
Fruit
Newcastle Pl
Palermo Pl
Audax Pl
Author:
Created: 21 August 2024 from Map Viewer Plus
https://map-viewer-plus.app.landgate.wa.gov.au
1:2,257
0 0.03 0.07 0.1 0.14 km
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ATTACHMENT 3

Engineering and Servicing Report (Porter Consulting Engineers)

Porter
Consulting Engineers

ENGINEERING SERVICING REPORT

LOT 507 (#50) SALERNO DRIVE, MINDARIE

Porter

REPORT PREPARED FOR

TOMAHAWK PROPERTY

Prepared by	**Porter Consulting Engineers**
Postal address	PO Box 1036 Canning Bridge WA 6153
Phone	(08) 9315 9955
Email	office@portereng.com.au

Date	1 July 2025
Our reference	R43.25
Job Number	25-06-069
Checked	BH

HISTORY AND STATUS OF THE DOCUMENT

Revision	Date issued	Author	Issued to	Revision type
Rev A	1/07/2025	R Thomson	Tomahawk Properties	Initial Issue
Rev B	1/07/2025	B Harris	Tomahawk Properties	2nd Issue – updated WCWA advice

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1.0 INTRODUCTION

Porter Consulting Engineers has been engaged to provide engineering servicing advice for the proposed subdivision at Lot 507 (#50) Salerno Drive, Mindarie. The site is situated within the locality of the City of Wanneroo. Refer to the site location plan shown in *Figure 1* below.



Figure 1 – Lot Location Plan, Lot 507 Salerno Drive bound in Red

The site is bound by road reserve to the east, north and west. An existing school is situated to the south.

1.1 Planning & Easements

The site is currently zoned for Private Community Purposes. A rezoning application is expected to be submitted for the proposed residential subdivision.

The proposed development involves the construction of 55 residential green title lots, with the balance of the lot being retained for future school use. Refer to the proposed subdivision layout presented in **Attachment A**.

There are two existing service easements present within the lot boundary that have been documented on the topographical survey provided by BE Surveys. These are shown in *Figure 2* below.

The existing Water Corporation sewer easement is 5m wide. It runs centrally over the existing DN300 sewer present within the site, approximately 9m off the eastern boundary, as shown in red in *Figure 2* below. Based on the current proposed layout, this easement is expected to be extinguished when located within the proposed road reserve but is generally still maintain within the public open space. The road reserve boundary may require further review to ensure the sewer remains on a minimum 3.1m alignment for part of the development.

The second easement is located along the northern boundary, as shown in blue in *Figure 2* below, in favour of Water Corporation for the existing 375mm water trunk main situated within Quinns Road. It appears the water main is set back 7m from the lot boundary in some locations, which would not typically require an easement of 2m into the lot boundary. The Water Corporation has since confirmed that the easement is no longer required and can be removed through Structure plan or subdivision process.

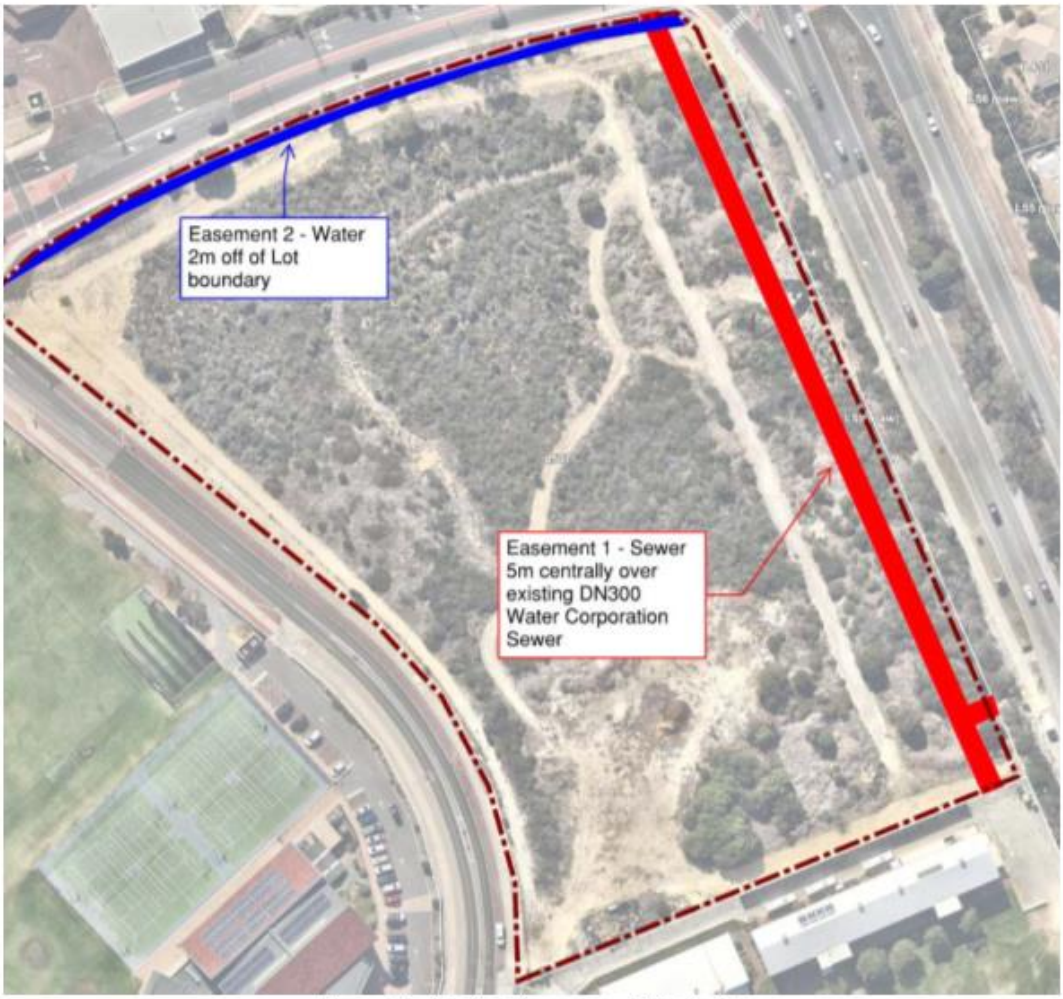


Figure 2 – Existing Easements within the Lot

2.0 LANDFORM

The latest aerial imaging[1] and street view mapping shows the site is covered in medium to dense vegetation with some cleared tracks through the vegetated area.

An existing survey of the site[2] across the site shows the site high in the south of RL45m, falling to a low of around RL30m in the north. The average grade across the site is around 6.3% or 1 in 15.

Preliminary geotechnical investigations carried out by Douglas Partners show soils on site to be sands over limestone. Limestone was typically present at depths ranging from 0.5m to over 3m across the site. Where limestone was encountered, the average depth to rock was 1.2m. The rock strength on site is characterised as medium, meaning excavations will require plant similar to a 30-tonne excavator with rock breaker or rock wheels.

Infiltration testing found high rates of permeability on site, at over 20m per day at the proposed basin location.

Existing records show the groundwater table at 1m AHD or 29m below existing ground levels. Groundwater is not expected to be present on site.

3.0 SERVICING INVESTIGATION

The servicing investigation is based on a desktop investigation and preliminary geotechnical advice. The information should be updated as site-specific information is available. Refer to the plan presented in **Attachment B** showing existing services known in the vicinity of the site.

3.1 Siteworks

Clearing works will be required across the lot, and organic materials will be removed from the site. Topsoil is expected to be around 150mm deep across the areas with vegetation across the site. This shall be removed and disposed of off-site.

Construction works for the subdivision should consider scheduling deliveries to the site outside of peak traffic times for the adjoining school.

3.2 Earthworks and Retaining Walls

Due to the presence of medium-strength limestone on site at around 1.2m below existing ground levels, the volume of cut across the site will be limited. It is expected that the design will follow the existing fall from the south to the north and allow for imported clean fill in the southern boundary to achieve the required grades across the site to suit the development layout.

It is expected that limestone block retaining walls will be constructed between lot boundaries as required.

[1] Nearmaps Imaging dated 10 May 2025

[2] BE Surveys, 13524B Rev B, 04 September 2024

Where excavations are required within the limestone ground material, allowances should be made for a 30-tonne excavator with a rock breaker.

The existing limestone rock material excavated from the site may be reused as clean fill within the lot boundary or road subgrade locations, provided it is crushed following the relevant earthworks specification.

3.3 Wastewater

Water Corporation records show that an existing gravity sewer network is present within the proposed subdivision Lot. Initial Water Corporation advice received confirms that an extension of this network can facilitate the proposed development. Refer to the email advice received, presented in **Attachment C.**

The gravity sewer extension will be constructed under Water Corporation standards and handed over to Water Corporation as their asset on completion of the works. The extension proposed will likely be a DN150 sewer and constructed at a minimum grade to reduce the extent of rock-breaking works required. The connections to the existing DN300 sewer will be fitted with boundary traps.

The existing sewer located within the proposed subdivision will be protected during and on completion of works. The sewer pit levels will be adjusted to suit the new pavement levels, and no retaining walls shall be constructed within the sewer easement. Any proposed retaining walls located along the sewer easement boundary shall be designed to ensure that there is no loading on the existing pipe and that Water Corporation can access the pipe in future for maintenance works.

Further discussions are required with the school to determine if an additional sewer connection point is required for the expansion area. The connection point for this may impact the proposed lot configuration as consideration will need to be given as to how sewer is extended to this lot, either through proposed Lot 55 or the existing school site. Easements would be required to protect this sewer extension if required.

3.4 Water Supply

Water Corporation records show an existing potable water supply in the western verge of Salerno Drive. Initial advice received from Water Corporation shows that an extension of the existing network is available. Refer to the advice received in **Attachment C**. It is likely that the water mains extension would simply be a 100mm water main extension looped through the site.

A small section of water main is shown crossing into the proposed POS site in the north east corner of the site. It is likely the WCWA will want this section of water main protected in an easement or reserve or may consider relocation. As it impacts the POS area, it is not expected to have any impact on the development of the site.

3.5 Stormwater

A proposed pit and pipe network will be constructed to service the proposed subdivision under local authority requirements. The pit and pipe network will discharge stormwater to the proposed drainage basin area situated in the northern boundary of the lot, adjacent to Lot 13. The stormwater

system will be designed to ensure that no stormwater discharges to the MRWA road reserve for the 1 in 100-year critical event.

3.6 Power

The Western Power Network Capacity Mapping Tool shows that the overall capacity in the Mindarie suburb is low, with less than 5MVA capacity remaining in the network for the foreseeable future, as shown in *Figure 3* below. It is recommended that the Development Information Planning (DIP) request be submitted as early as possible to determine if there are any wider network upgrades required to facilitate the proposed subdivision.

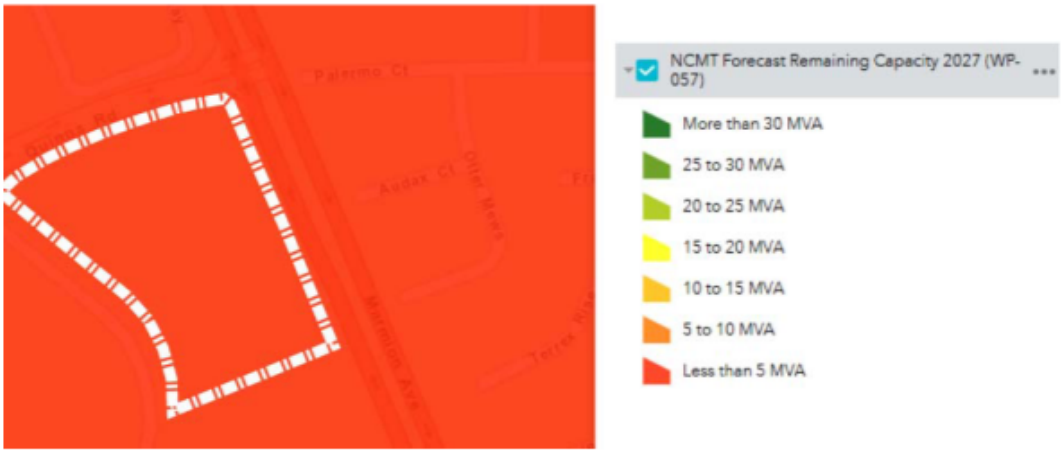


Figure 3 – Western Power Network Capacity Mapping Tool, Site bound in white

Western Power network mapping shows the existing underground high voltage (HV) infrastructure in the southern verge of Quinns Road. It is expected that this will be the point of supply for the proposed subdivision.

The proposed residential development is expected to require a power demand of approximately 200kVA which is expected to be able to be provided from the existing system. An extension of the HV network will supply a proposed transformer, placed in a suitable location on site. This transformer will then permit the underground low voltage (LV) network to distribute to the residential lots and street lighting network.

The power plan shows a HV cable very close to the northern boundary and in some areas crossing the boundary. Whilst this is diagrammatic, the location of this HV cable would need to be confirmed and considered if this is alternatively the purpose of the 2m easement along Quinns Drive. This Cable location is shown in **Attachment D.**

3.7 Communications

Before You Dig mapping shows existing NBN communication infrastructure present in the northern verge of Quinns Road and eastern verge of Marmion Ave and the southwest boundary of the site at Salerno Drive. It is expected that an extension of this existing network will be required throughout the proposed subdivision to service the residential lots.

3.8 Mobile Communications

There are two existing mobile communication antennae located within 0.5km of the site, as shown in *Figure 4* below. It is expected that these will provide the required servicing for the future upgrades proposed.

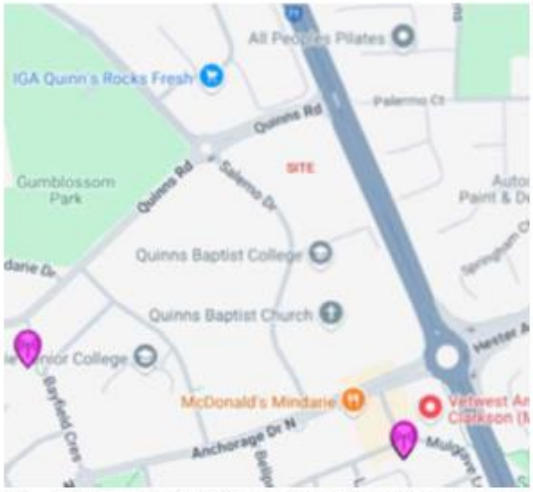


Figure 4 – Existing Mobile Communication Antenna (magenta)

Figures 5a and 5b below show Telstra's 4G AND 5G network coverage.



Figure 5a – 4G coverage (Green)



Figure 5b – 5G coverage (purple)

The Site is covered by 4G and 5G services.

3.9 Gas

Existing ATCO Gas infrastructure is present on the western verge of Salerno Drive and

It is expected that an extension of this medium-pressure natural gas service will be extended throughout the site at ATCO Gas' expense to service the proposed residential subdivision, provided common trenching is provided.

ATCO Gas records show an existing high pressure gas main situated in the western verge of Marmion Ave. Any excavation works within 15m of this service will require approval from ATCO gas. This is not expected to be an issue given the height difference between the Marmion Street verge and the site.

3.10 Road, Access and Parking

Marimion Avenue is a Main Roads Western Australia (MRWA) controlled road. Therefore, direct access from this road would require their approval. However, given the elevation difference, no direct access is required. A residential road running parallel to Marmion Street is proposed and this may require some form of crash barrier to be installed due to level difference between the two road reserves.

It is expected that the subdivision will require a noise impact assessment to determine if any noise remediation in the form of noise walls or quiet house design is required to comply with current planning requirements.

The proposed road access and intersections on Salerno Drive will require relocation of an existing street light and removal of 12 on-street parking bays. Approval from Western Power and the local authority will be required for these works.

The footpath grades within the site are expected to exceed the requirements for disability compliant access due to the cut and fill requirements across the site. This is not uncommon in areas of steep topography. Further discussions are required with the local authority to confirm that this is agreeable.

It is understood a separate traffic impact review is being undertaken for the site that will address road access and traffic impacts.

4.0 CONCLUSIONS

No servicing issues were found that would prevent this lot from being re-zoned to suit a residential subdivision.

There are several design issues associated with the development that will require further investigation and resolution as the design progresses. The risks identified are summarised below:

1. Earthworks and retaining wall design to be progressed, ensuring no retaining walls are constructed within the existing sewer easements and no loading of retaining walls impacts existing services.
2. The Design Information Package (DIP) to be submitted early to Western Power to determine the extent of any off-site infrastructure upgrades required to facilitate the development.
3. Further discussions are required with the local authority to confirm suitable footpath grades for the development as part of design process
4. Review the existing Water Corporation sewer and easement alignment in comparison with the proposed subdivision layout. A slight adjustment of the proposed boundaries to lots 26 and 27 may be required.
5. Discussions to be held with WCWA to either relocate or protect the existing small section of 200mm water in the north east corner of the site, if it is found to be within the proposed POS lot.
6. Location of HV cabling along Quinns Road and review as to whether the 2m easement is not water related but intended to protect the HV cabling
7. Further discussions are required with the local authority regarding the removal of on-street parking on Salerno Drive to facilitate the proposed road access.
8. Discussions required with the school site to determine if an additional sewer service connection will be required for the future school lot.

The identified issues need to be resolved as the project evolves, but are not considered restrictive to the proposed residential development of this site.

APPENDIX A - PROPOSED SUBDIVISION LAYOUT



0 8 16 24 32 40m

SUBDIVISION CONCEPT PLAN

50 Salerno Drive, MINDARIE

E:
Data supplied by SE SURVEYS
al Photography supplied by LANDGATE (capture date - Sept2023)
s and dimensions shown are subject
al survey calculations and servicing requirements.

LEGEND

- SUBJECT LOT BOUNDARY
- PROPOSED R40 LOTS
- PROPOSED POS / DRAINAGE

Tomahawk Property Pty Ltd	:	CLIENT
A3@1:000	:	SCALE
23 JUNE 2025	:	DATE
SOS-DC-002	:	PLAN No
D	:	REVISION

TOMAHAWK PROPERTY

APPENDIX B - EXISTING SERVICES PLAN


EXISTING GROUND CONTOUR
EXISTING GROUND SPOT LEVEL
EXISTING BANK
SITEWORKS BOUNDARY
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING ROAD/ KERB
EXISTING PATH
EXISTING SEWER MAIN
EXISTING SEWER PRESSURE MAIN
EXISTING DRAINAGE PIPE
EXISTING WATER MAIN
EXISTING POWER LINE
EXISTING HIGH VOLTAGE POWER LINE
EXISTING OVERHEAD POWER LINE AND POLE
EXISTING TELECOMMUNICATIONS
EXISTING GAS LINE
EXISTING ABANDONED GAS LINE
EXISTING HIGH PRESSURE GAS LINE
EXISTING VEGETATION
EXISTING TREE
SALERNO DRIVE
HARRIS AVENUE
AIDAN CT
NOTE
CONTRACTOR SHALL PROTECT EXISTING HIGH PRESSURE GAS MAIN AT ALL TIMES. CONTRACTOR TO CONTACT ATCO PRIOR TO WORKS COMMENCING
WORKS WITHIN 10M OF THE CRITICAL ASSET AND YOU WILL NEED TO FILL OUT THE ATCO GAS CRITICAL ASSET NOTIFICATION WEB FORM VIA THIS LINK: CRITICAL ASSET NOTIFICATION REQUEST TO OBTAIN A CRITICAL ASSET NOTIFICATION NUMBER
NO MECHANICAL EXCAVATION IS PERMITTED WITHIN 1M OF THE CRITICAL ASSETS
ATCO SPOTTER MAY BE REQUIRED: PROVISIONAL SUM ALLOWED FOR IN THE CONTRACT
0m 10 20 30m
1:500
WAPC: TB
LOT 507 (50) SALERNO DRIVE
COPYRIGHT
Porter
THE ANGLICAN SCHOOL
EXISTING SERVICES PLAN
25-5-69/800
A

APPENDIX C - WATER CORPORATION ADVICE

Brad Harris

From: Matt Calabro <Matt.Calabro@watercorporation.com.au>
Sent: Tuesday, 1 July 2025 3:10 PM
To: Brad Harris
Subject: RE: SF0010631 - 507, Salermo Drive, Mindarie

Hi Brad,

I believe the Easement was for the Water Main but at some point it's either been relocated or the road has been widened.

When you submit the Structure plan or subdivision to us for referral, we can go through the process of lifting it or transferring it over as it is no longer required.

Regards,

Matt Calabro
Senior Advisor – Land Use Planning
Development Services

I'm shaping WA's water future

WATER CORPORATION



In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

From: Brad Harris <brad@portereng.com.au>
Sent: Tuesday, 1 July 2025 2:34 PM
To: Matt Calabro <Matt.Calabro@watercorporation.com.au>
Cc: Rachel Thomson <rachel@portereng.com.au>; Jarryd Treacy <jarryd@portereng.com.au>
Subject: RE: SF0010631 - 507, Salermo Drive, Mindarie

Hi Matt – on the northern boundary to Quinns RD – there is a 2m easement which we understand is for WCWA for a water easement.

The 375mm water main is located well away into the road reserve and wondering what this easement is for as it will impact the development – and currently I cant see what the purpose is for. Do you have any more details?

Regards

Brad Harris | Managing Director

Porter Consulting Engineers
58 Kishorn Road | Mt Pleasant | WA 6153
PO Box 1036 | Canning Bridge | WA 6153
T: (08) 9315 9955 | **M:** 0413 614 111

Porter Consulting Engineers

website | vCard | map | email

From: Matt Calabro <Matt.Calabro@watercorporation.com.au>
Sent: Tuesday, 1 July 2025 9:18 AM
To: Brad Harris <brad@portereng.com.au>
Subject: SF0010631 - 507, Salermo Drive, Mindarie

Hi Brad,

I've been looking into your service feasibility request for the development at Lot 507 Salerno Drive, Mindarie.

Yes, Water and Sewer are available by extension to the proposed development.

If you have any other questions, please let me know.

Regards,

Matt Calabro
Senior Advisor – Land Use Planning
Development Services

I'm shaping *WA's water future*

WATER CORPORATION

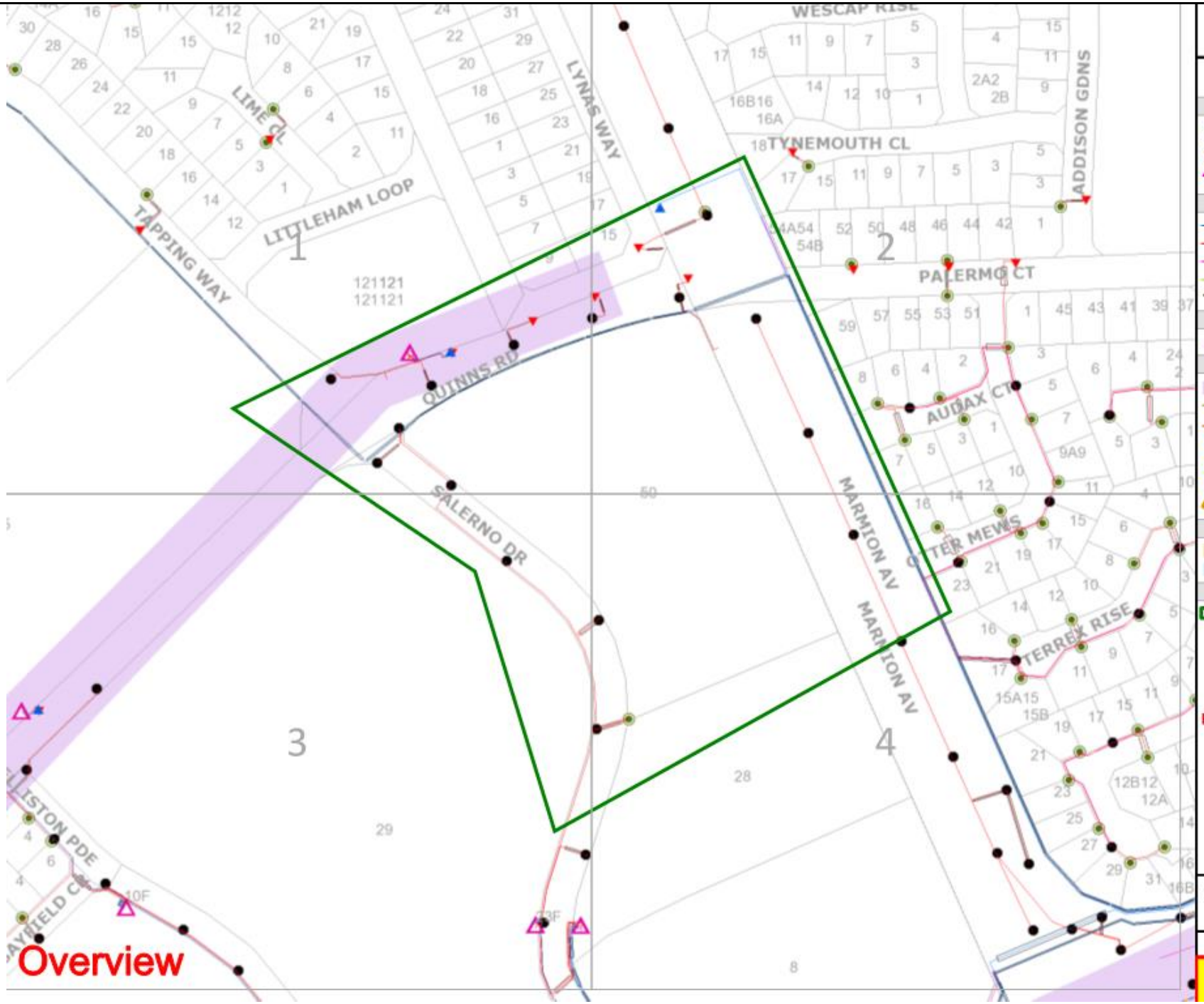


In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

The Water Corporation respects individuals' privacy. Please see our privacy notice at What about my privacy

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APPENDIX D - WESTERN POWER HV CABLE



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing
- Ring Main Ur
- LV Distributio Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Terminatio

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- Pillar
- Transformer site
- HV Terminatio
- LV Terminatio

State Underground Power Projec

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to covershee**

Privately owned cables NOT SHOW (including house services)

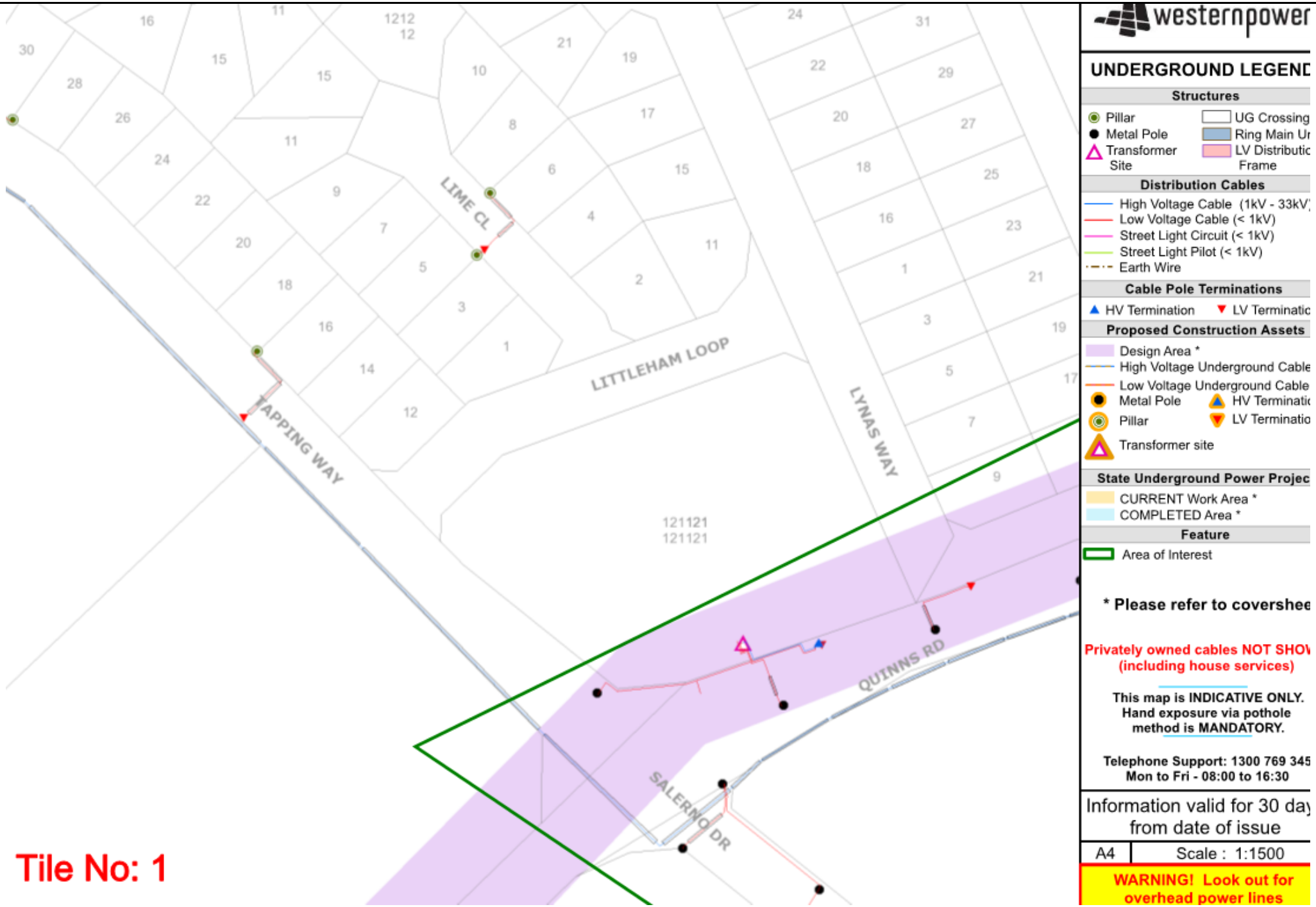
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Telephone Support: 1300 769 345 Mon to Fri - 08:00 to 16:30

Information valid for 30 day from date of issue

A4 | Scale : 1:3075

WARNING! Look out for overhead power lines



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing
- Ring Main Ur
- LV Distributic Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Terminatic

Proposed Construction Assets

- Design Area *
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- Pillar
- LV Terminatio
- Transformer site

State Underground Power Projec

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to covershee**

Privately owned cables NOT SHOW (including house services)

This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Telephone Support: 1300 769 345 Mon to Fri - 08:00 to 16:30

Information valid for 30 day from date of issue

A4	Scale : 1:1500

WARNING! Look out for overhead power lines

ATTACHMENT 4

Bushfire Report (Bushfire Prone Planning)

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 507 (#50) Salerno Drive Mindarie

Site visit: Yes ☑ No ☐

Date of site visit (if applicable): Day 30 Month June Year 2025

Report author or reviewer: Kathy Nastov

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☑

If accredited please provide the following.

BPAD accreditation number: 27794 Accreditation expiry: Month August Year 2025

Bushfire management plan version number: #250617 v1.0

Bushfire management plan date: Day 2 Month July Year 2025

Client/business name: Proponent: Tom Carmody (Tomahawk Property)

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		✔
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?		✔

Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		✔
Strategic planning proposal (including rezoning applications)		✔
High risk land-use		✔
Vulnerable land-use		✔

None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Proposed subdivision of Lot 507 Salerno Drive.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer K. Nastov Date 15/07/2025

BUSHFIRE PRONE PLANNING

50 Salerno Drive Mindarie

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guide

Lot 507 (#50) Salerno Drive Mindarie

City of Wanneroo

Subdivision Application

2 July 2025

Job Reference No: 250617

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 166 551 784 | ABN: 139 166 551 784

SUITE 11, 36 JOHNSON STREET
GUILDFORD WA 6055

PO BOX 388
GUILDFORD WA 6935

08 6477 1144 | admin@bushfireprone.com.au

BUSHFIRE PRONE PLANNING

DOCUMENT CONTROL

PREPARATION		
Reviewed:	Kathy Nastov (BPAD Level 3 No. 27794)	
Author:	Elissa Edward (BPAD Level 1 No. 61931)	

VERSION HISTORY		
Version	Status/Details	Date
1.0	Original	2 July 2025
-	-	

DISTRIBUTION					
Destination		Version	No. Copies	Hard Copy	Electronic Copy
Person	Email				
Tom Carmody	tcarmody@tomahawkproperty.com.au	1.0		☐	☒
Kristy McKay	kmckay@tomahawkproperty.com.au	1.0		☐	☒

Limitations: *The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.*

This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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STATEMENT OF PURPOSE – THE 'PLANNING' BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7	November 2024

The Stated Intent of SPP 3.7 is to *implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 for additional information.

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	Lot 507 (#50) Salerno Drive Mindarie	
Applicable Local Government	City of Wanneroo	
Proponent	Tom Carmody of Tomahawk Property	
Entity Commissioning Production of the BMP	Tomahawk Property	
THE PLANNING PROPOSAL STAGE AND TYPE		
Subdivision Applications and Structure Plans where the lot layout is known	☑	Proposed lot division that is subject to bushfire planning requirements.
DESCRIPTION		
Number of Additional Lots Created	Existing lot(s) = 1 / Proposed lot(s) = 57	

This Bushfire Management Plan has been prepared to facilitate the development of the subject land into a combination of land uses including:

- 55 Residential lots
- 1 POS/Drainage lot
- 1 lot "Retained for future school use"



0 8 16 24 32 40m

SUBDIVISION CONCEPT PLAN

50 Salerno Drive, MINDARIE

E:
Data supplied by SE SURVEYS
al Photography supplied by LANDGATE (capture date - Sept2023)
s and dimensions shown are subject
al survey calculations and servicing requirements.

LEGEND

- SUBJECT LOT BOUNDARY
- PROPOSED R40 LOTS
- PROPOSED POS / DRAINAGE

Tomahawk Property Pty Ltd	:	CLIENT
A3@1:000	:	SCALE
23 JUNE 2025	:	DATE
SOS-DC-002	:	PLAN No
D	:	REVISION

TOMAHAWK PROPERTY



Proposed Subdivision

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- Proposed Lots
- Drainage
- Retained for Future School Use
- Proposed Roads

0 15 30 45 60 75

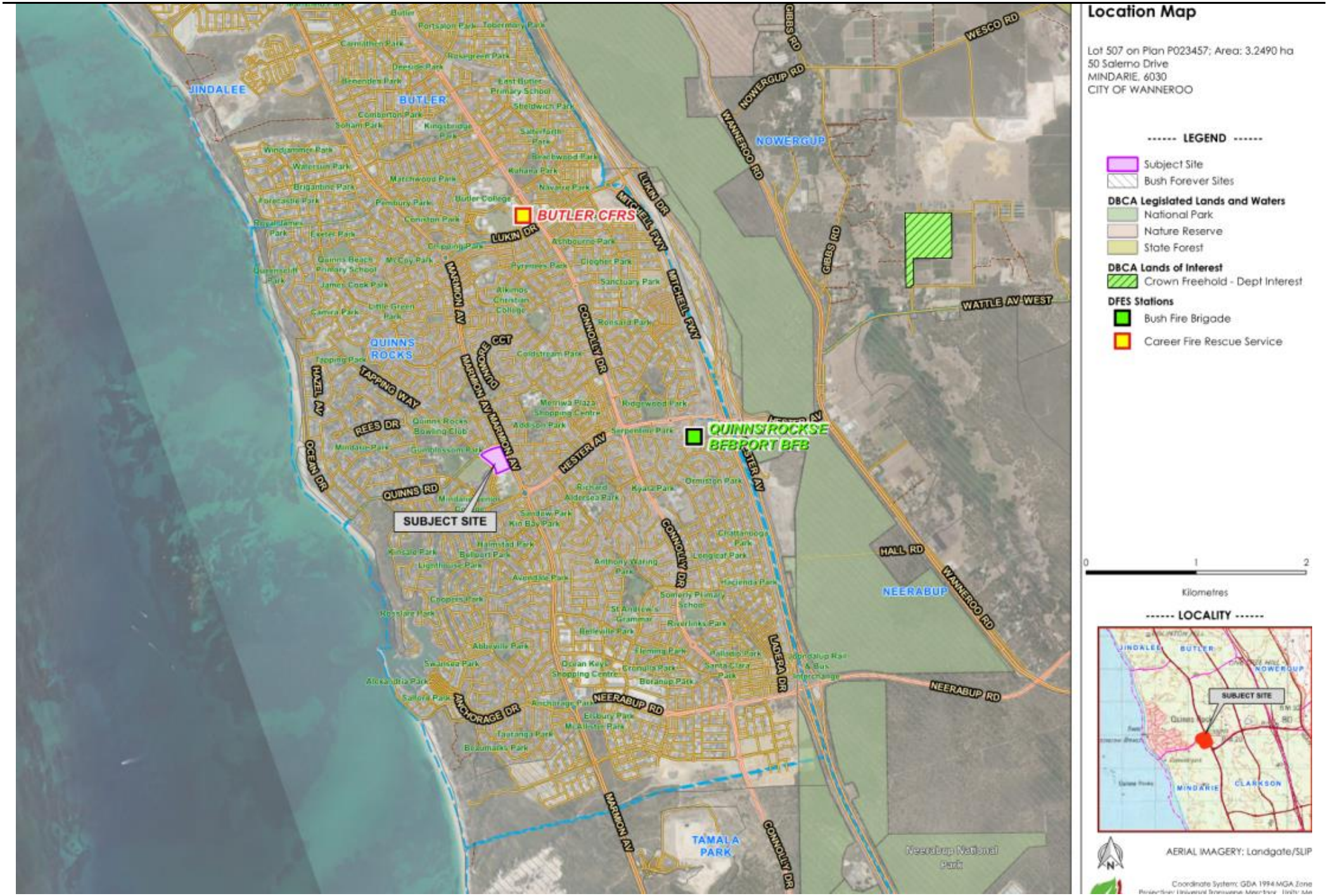
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone


Location Map
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Bush Forever Sites
DBCA Legislated Lands and Waters
National Park
Nature Reserve
State Forest
DBCA Lands of Interest
Crown Freehold - Dept Interest
DFES Stations
Bush Fire Brigade
Career Fire Rescue Service
BUTLER CFRS
QUINNS ROCKS BFB
PORT BFB
SUBJECT SITE
JINDALEE
BUTLER
NOWERGUP
QUINNS ROCKS
NEERABUP
TAMALA PARK
Neerabup National Park
WESCO RD
NOWERGUP RD
WANNEROO RD
GIBBS RD
LUKIN DR
MITCHELL FWY
MARMION AV
CONNOLLY DR
TAPPING WAY
REES DR
HAZEL AV
OCEAN DR
QUINNS RD
HESTER AV
HALL RD
NEERABUP RD
LADERA DR
ANCHORAGE DR
WATTLE AV WEST
0 1 2
Kilometres
------ LOCALITY ------
AERIAL IMAGERY: Landgate/SLIP

1.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

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 (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

(a) is fully or partially enclosed; and

(b) has at least one wall of solid material and a roof of solid material; and

(c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

1.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING APPLICATION IS TO BE SUBMITTED TO WAPC FOR DETERMINATION

For the proposed subdivision, WAPC is the decision maker.

Determination will be made under the Planning and Development Act 2005, its relevant subsidiary legislation and associated State Planning Policies.

As the subject site is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), due regard must be given to State Planning Policy 3.7 Bushfire.

1.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistences between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. *(Source: Explanatory Note SPP 3.7, DPLH, 25/11/24)*

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

	SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7	APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	Yes
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	No
	AND	
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	Yes
	Result in an increase of visitors, residents or employees; or	Yes
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
	AND	
3	THE PLANNING PROPOSAL IS A:	
	(Source: SPP 3.7, Part 4) A subdivision application that has or will have the subject site exposed to a Bushfire Attack Level (BAL) rating above BAL-LOW.	

1.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
  - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
  - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS	
Identification of the Relevant Instrument	No indication of applicability from the local government authority.

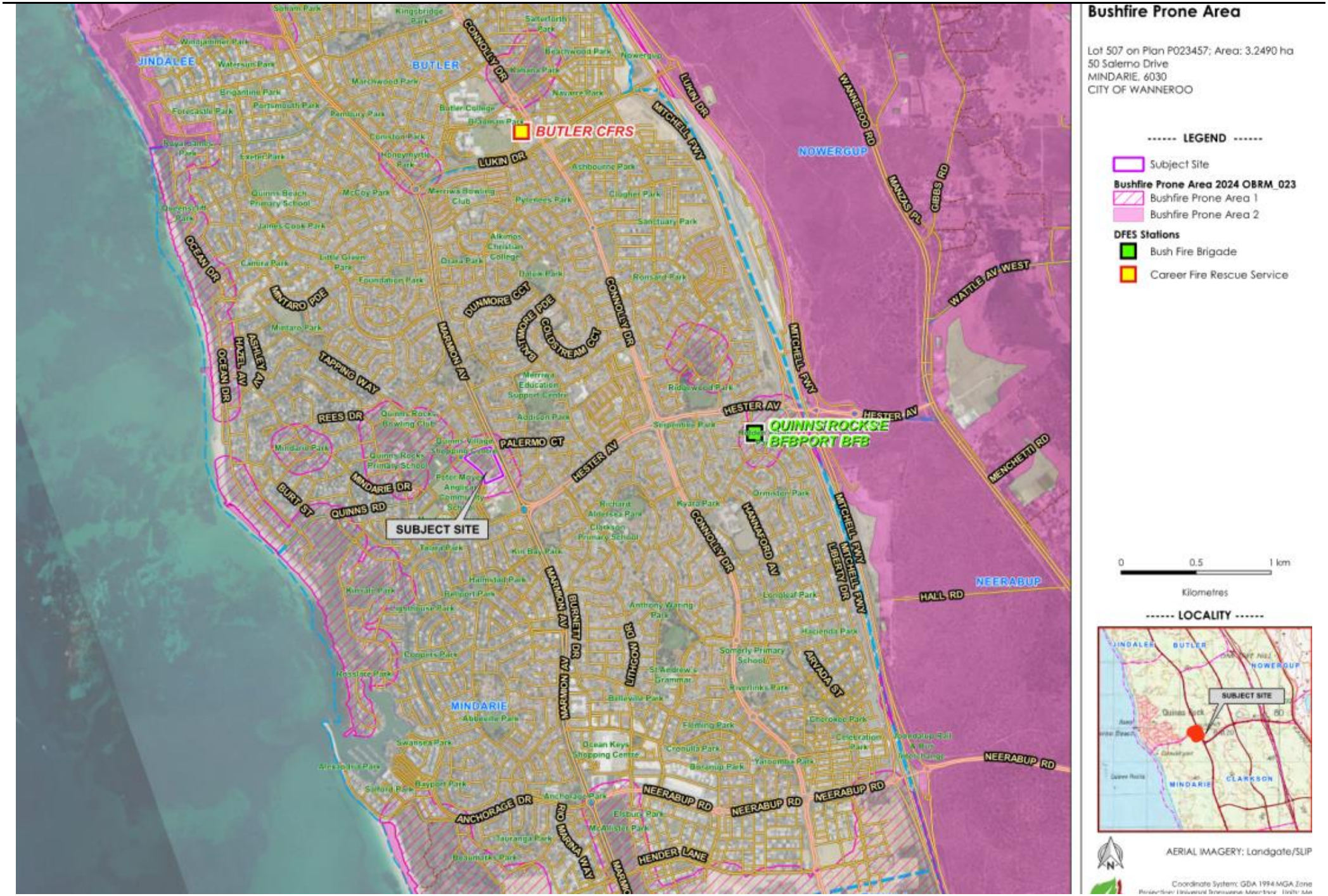
1.2.4 Identified Exemptions

EXPLANATORY INFORMATION

The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as:

- Evidence they have been considered when relevant; and
- Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal.

EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	No
(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that: • Are not designated as bushfire prone; • Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and • does not restrict vehicular access/egress to any existing or future habitable building.	No
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	No
(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where: • The application does not result in an increase of occupants onsite; and/or • There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.	No
Assessment Supporting Details: Nil exemptions identified. However, the primary bushfire prone vegetation (on the subject site) which results in classification as Bushfire Prone Area 1, is proposed to be entirely removed for the subdivision. Refer to Figure 1.4.	


Bushfire Prone Area
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Bushfire Prone Area 2024 OBRM_023
Bushfire Prone Area 1
Bushfire Prone Area 2
DFES Stations
Bush Fire Brigade
Career Fire Rescue Service
BUTLER CFRS
QUINNS ROCKS BFBPORT BFB
SUBJECT SITE
JINDALEE
BUTLER
NOWERGUP
MINDARIE
NEERABUP
CLARKSON
0 0.5 1 km
Kilometres
------ LOCALITY ------
AERIAL IMAGERY: Landgate/SLIP

1.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS 'PLANNING' BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT'S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓ Excluding E1	✓	✓ Excluding E1
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	-
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

1.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal.

They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.

RELEVANT DOCUMENTS

Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	No	N/A	N/A	N/A	-
Implications for the BMP: No known or identified prior bushfire management plans exist for the site (this document only).					
Preliminary bushfire advice (may include a BAL contour map)	No	No	No	N/A	-
Bushfire Emergency Plan	No	No	No	N/A	-
Bushfire Risk Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	Yes	Yes	No	Yes	*Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024.*
Refer to Section 2.1 for details.					
Landscape Management Plan	No	No	No	N/A	-
Refer to Section 2.3 for details.					
Revegetation Plan	Yes	No	Yes	No	-
Refer to Section 2.3 for details.					

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2), State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these polices is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the ***Environmental Protection Act 1986*** (EP Act) and requires a clearing permit under the ***Environmental Protection (Clearing of Native Vegetation) Regulations 2004*** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The ***Department of Water and Environmental Regulation*** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to Native vegetation clearing permits | Western Australian Government, the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable). The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.	Yes - Partly
Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024. Conclusions made in the PGV report regarding the implications for vegetation clearing should be considered separately from the implications determined in this Bushfire Management Plan.	
The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy. When applicable, this information is presented on the following pages of this BMP.	Yes - Fully

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied				Further Action Required by Proponent
			WA Govt. Agency Dataset (ID)		Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report	
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	Unlikely	No	☐	DBCA-	☐	☐	None
RAMSAR Sites (wetlands of international importance)	Unlikely	No	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	Unknown	Unknown	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	Data not available - confirm with relevant agency
Threatened Ecological Communities	Unknown	Unknown		DBCA-038	☐	☐	Data not available - confirm with relevant agency
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	Unlikely	No	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	Unlikely	No	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	Unlikely	No	☒	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	Unlikely	No	☒	DWER-070	☐	☐	None

2.2 Response of the Planning Proposal to Protection of Native Vegetation

The protection of native vegetation is to be prioritised by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation (BMP Manual, November 2024 DPLH).

SOLUTIONS APPLIED TO MINIMISE NATIVE VEGETATION REMOVAL / MODIFICATION	
Clearing and/or modification of native vegetation is proposed and necessary.	Yes
Proposed Clearing: The entire subject site (entirety of Lot 507) is proposed by the proponent to be cleared of all native vegetation. Refer to Figure 3.1.1 *Classified Vegetation & Topography Map (Post Development)*. The proposed clearing for the development will involve the removal of vegetation in areas designated for urban infrastructure, including residential lots, roads, public open space areas and any utility easements. The clearing will occur in already partially disturbed or modified by prior land use. All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Proposed Modification: Refer to Figure 3.1.1. *Classified Vegetation & Topography Map (Post Development)* and Section 2.3.1 and Appendix A1.2 for justification details supporting the change. This Bushfire Management Plan gives consideration for the following key elements: (1) Landscaping initiatives - this will involve planting low-fuel species that align with bushfire risk management objectives where applicable. (2) The potential introduction of bushfire hazards as a result of potential re-vegetation located within POS/Drainage depicted in Figures 1.2 and 3.1.1 (depicted as "Area 11 Excluded"). It is assumed for the purposes of assessment that these areas will be planted to comprise low-fuel species (or non-vegetated) and receive maintenance to achieve s2.2.3.2 requirements of AS3959-2018. Refer to Section 2.3.1 and Appendix A1.2 of this report for justification. Demonstration of why the planning proposal cannot be re-designed or re-located to avoid clearing and/or modifying native vegetation: Not applicable.	
Conservation Response	
The proposal reserves native vegetation for conservation, recreation or environmental protection purpose. These can include ecological linkage, local natural area, waterway, or foreshore area or wetland buffer.	No
Siting / Design / Construction Responses	
Reduction in the proposed intensification of land use or development potential.	N/A
Containing or clustering areas of intensification of land use to reduce clearing requirements.	N/A
Consideration of locating proposed development to have greater initial vegetation separation distances from bushfire hazards by utilising non-vegetated interfaces.	N/A
Modification or redesign of the proposed areas of intensification of land use to avoid areas with high environmental, biodiversity or conservation values.	N/A
The proposal has applied a reduction in the intensification of land use or development potential (e.g. reduced lot yield or smaller building footprints), to ensure the retention of greater areas of native vegetation while achieving the required vegetation separation distances to limit exposure to unacceptable levels of potential bushfire impact.	N/A

The proposal situates required non-vegetated elements (e.g. footpaths, paved areas, roads, parking, open drainage channels, and major services delivery installed in common corridors), between bushfire hazards and elements at risk – to effectively achieve required vegetation separation distances with less vegetation clearing and/or modification.	N/A
The proposal applies building envelopes, and these have located to minimise the requirement to clear and/or modify native vegetation.	N/A
The proposal utilises the clustering habitable buildings to reduce requirements for native vegetation clearing and/or modification.	N/A
The proposal aligns roads and pathways to work around trees and other vegetation, preserving their ecological values.	N/A
The proposal establishes requirements for the construction of building(s) to satisfy the requirements corresponding to higher BAL ratings to ensure a reduced vegetation separation distance requirement.	N/A

2.3 Vegetation Management Plans with Implications for the BMP

EXPLANATORY INFORMATION

This section identifies the area(s) of land (supporting vegetation), within or near the subject site (i.e. onsite or offsite) to which one or more of the following scenarios and their corresponding management actions applies.

If none of these scenarios is relevant to the subject planning proposal, this is stated.

1. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A LOW BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design (including the modification and/or establishment of plants/shrubs/trees), that will enable the area(s) to be excluded from classification under AS 3959 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the low bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To achieve and maintain the low threat state through using a combination of mechanisms including:

        (i) Minimising vegetation fuel loads through design and ongoing management;

        (ii) Using low flammability and/or higher moisture content species;

        (iii) Incorporating non-vegetated elements; and

    (d) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

2. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A REDUCED BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design involving the removal and/or modification of existing vegetation that will enable the area(s) to be classified as a lower threat class under AS 3959:2018 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the reduced bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

3. Area(s) subject to a **REVEGETATION PLAN THAT MAY RESULT IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO AN ADDITIONAL BUSHFIRE HAZARD AND/OR AN INCREASED BUSHFIRE THREAT LEVEL** from an existing area(s) of vegetation and establishes the following information:

    (a) The location of the areas to be revegetated (as distinct from natural regeneration which is accounted for in the vegetation classification under AS 3959 BAL determination methodology); and

    (b) A description of the planned design regarding density and species of plants/shrubs/trees to inform the bushfire consultant's classification of the vegetation under AS 3959:2018 BAL determination methodology.

Relevance of the Stated Scenarios to the Subject Planning Proposal	Only Scenario 1 is relevant.

2.3.1 Landscape Management Plan – Low Bushfire Threat Level

PLANNED LANDSCAPING – LOW BUSHFIRE THREAT LEVEL				
Assessment Details				Relevant
The area of land that is to be subject to a Landscape Management Plan is within the subject site (onsite). This can include the balance lot of a staged subdivision.				Yes
The landscape plan is recommended as a bushfire protection measure by the bushfire consultant for the reasons identified in the 'Additional Bushfire Protection Measures of this BMP.				Yes
Responsibility for Ongoing Management of the Landscaped Area				Yes
Landscaped Area	Persons / Agency		A Requirement Exists for Written Authority and/or Agreement to Remove/Modify/Manage Vegetation	
Onsite	Local Government	Yes	Yes - Manage	
Offsite	Main Roads WA	Yes	Yes - Removal	
An approved landscape management plan and/or written confirmation exists and is provided to demonstrate that agencies responsible for the ongoing management understand and support the vegetation classification assigned to the subject area and its resulting ongoing management implications on the agency.				No
A written authority and management agreement exists and is provided to demonstrate an arrangement between adjoining landowners as to the responsibility for establishment and ongoing management of the defined area of land subject to a Landscape Management Plan.				No
There are no existing landscape management plans or agreements known at the time of this report.				
Identification of the Area(s) of Land Subject to a Landscape Management Plan & Implications for the BMP				
The entire subject site (Existing Lot 507) is proposed by the proponent to be cleared of all vegetation during development. It is understood that this will *not* be in a staged approach. **Future POS/Drainage (refer to Figure 1.1)** It is acknowledged that the Future POS/Drainage lot may become vegetated in future. However, it is reasonably expected that the lot will be planted with low threat vegetation, and that it can and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot to comprise low-fuel species that align with bushfire risk management objectives. **Future Lot 58 "Retained for Future School Use" (refer to Figure 1.1)** All vegetation on this lot is proposed to be removed during development. It is reasonably assumed that this area will not be re-vegetated. Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth, or any planted vegetation, must be managed in accordance with Clause 2.2.3.2 of AS 3959. **"Vegetation Area 5" adjacent to eastern boundary of Existing Lot 507 (refer to Figure 3.1 and Figure 3.1.1)** For the purpose of this assessment, it is assumed that earthworks will be required to establish the proposed road adjacent to Area 5 vegetation. For this reason, it has been assumed as per Figure 3.1.1 (*Post Development Classified Vegetation*) that the narrow strip of Area 5 vegetation immediately adjoining the subject site will be removed during development. It is reasonably assumed that the area will either remain non-vegetated, or that any re-planted vegetation or verge treatments will be maintained in a low threat state in perpetuity by the relevant landholder, in accordance with AS 3959 Clause 2.2.3.2. Offsite vegetation cannot be altered or removed by the subject site landowner without prior written authority from the relevant agency (i.e. Main Roads or relevant landholder of the abovementioned property). **All above assumptions are depicted on Figure 3.1.1 *Classified Vegetation & Topography (Post Development)*.** Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.				

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

Refer to Appendix B for additional information including interpretation of the BAL Contour Map.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1 and Figure 3.1.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for future buildings/structures on the proposed lots.

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDINGS / STRUCTURES ON STATED LOT [1]			
Lot No.	Future Buildings / Structure		
	Existing BAL [2]	Indicative BAL [2]	Determined BAL [2]
Lot 1 to 42	BAL-FZ	BAL-LOW	Not Determined
Lot 43 to 55	BAL-FZ	BAL-12.5	Not Determined
Lot 58 "Retained for Future School Use"	BAL-FZ	BAL-12.5	Not Determined
Public Open Space/Drainage	BAL-FZ	BAL-LOW	Not Determined

[1] The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation for the pre-development BAL contour map will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure 3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure 3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS [1]												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method [2]												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	Excluded cl 2.2.3.2(f)	N/A	N/A	-	N/A							
2	Excluded cl 2.2.3.2(f)	N/A	N/A	-								
3	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
4	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
5	(C) Shrubland	80	Upslope or flat 0	flat 0								
6	(C) Shrubland	80	Upslope or flat 0	flat 0								
7	(C) Shrubland	80	Downslope >5-10	d/slope 8.5								
8	(D) Scrub	80	Upslope or flat 0	flat 0								
9	(G) Grassland	110	Upslope or flat 0	flat 0								
10	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-								
11	Excluded cl 2.2.3.2(f)	N/A	N/A	-								

Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.

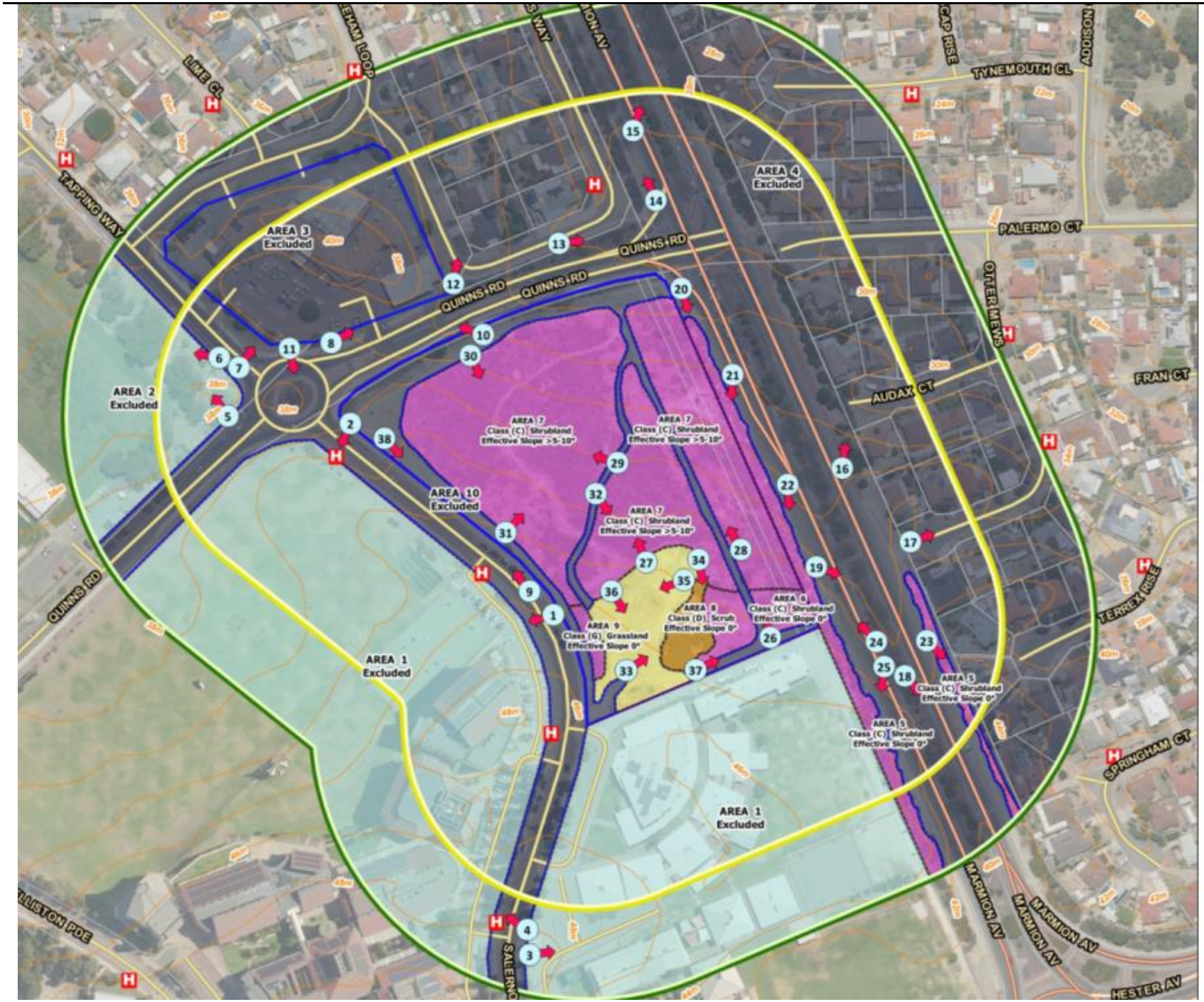
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) [1]									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)							
		>40 kW/m²	40 kW/m²	29 kW/m²	19 kW/m²	12.5 kW/m²	N/A [2]	10 kW/m²	2 kW/m²
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
2	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
3	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
4	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
5	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
6	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
7	(C) Shrubland	<8	8-<11	11-<17	17-<25	25-<100	>100	-	-
8	(D) Scrub	<10	10-<13	13-<19	19-<27	27-<100	>100	-	-
9	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
10	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
11	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-

Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map. All applied calculation input variables are presented in Table 3.2.

Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.



Classified Vegetation & Topography (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Photos and Direction
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Classified Vegetation

- Shrubland
- Scrub
- Grassland
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

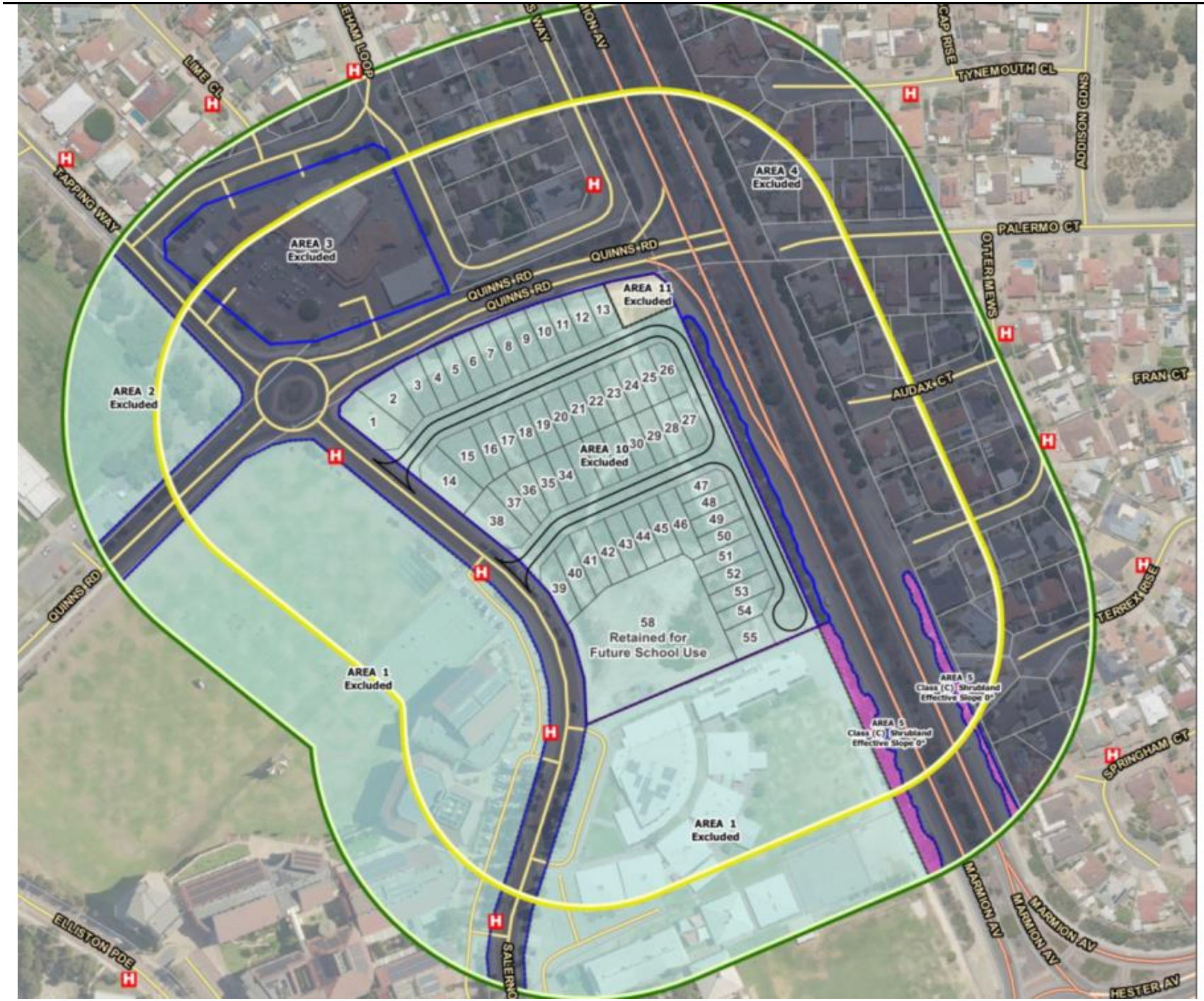
0 15 30 45 60 75
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



Classified Vegetation & Topography (Post Dev)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Classified Vegetation

- Shrubland
- Excluded 2.2.3.2 (a),(b),(c) and (d)
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

0 15 30 45 60 75

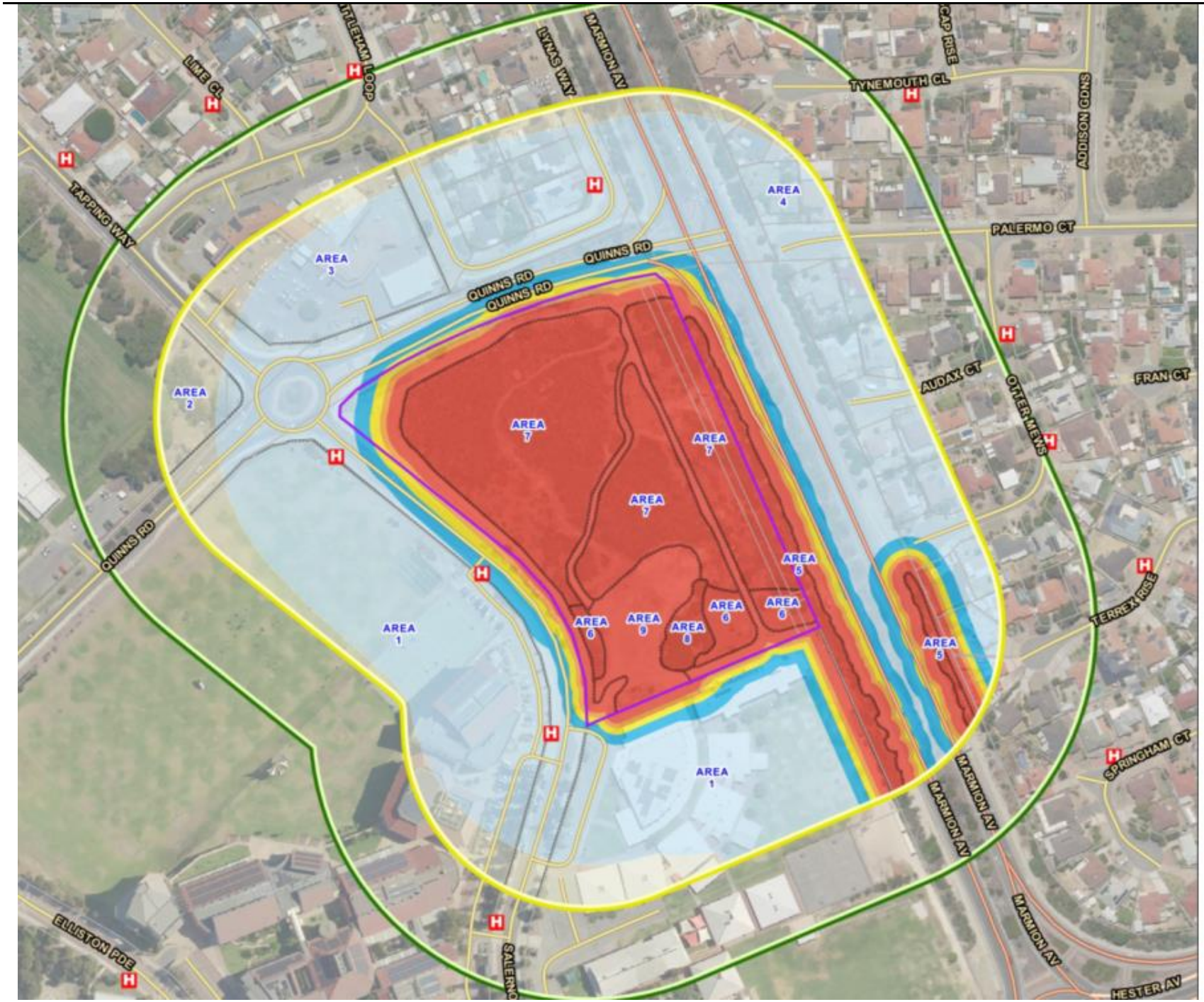
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



BAL Contour Map (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 15 30 45 60 75

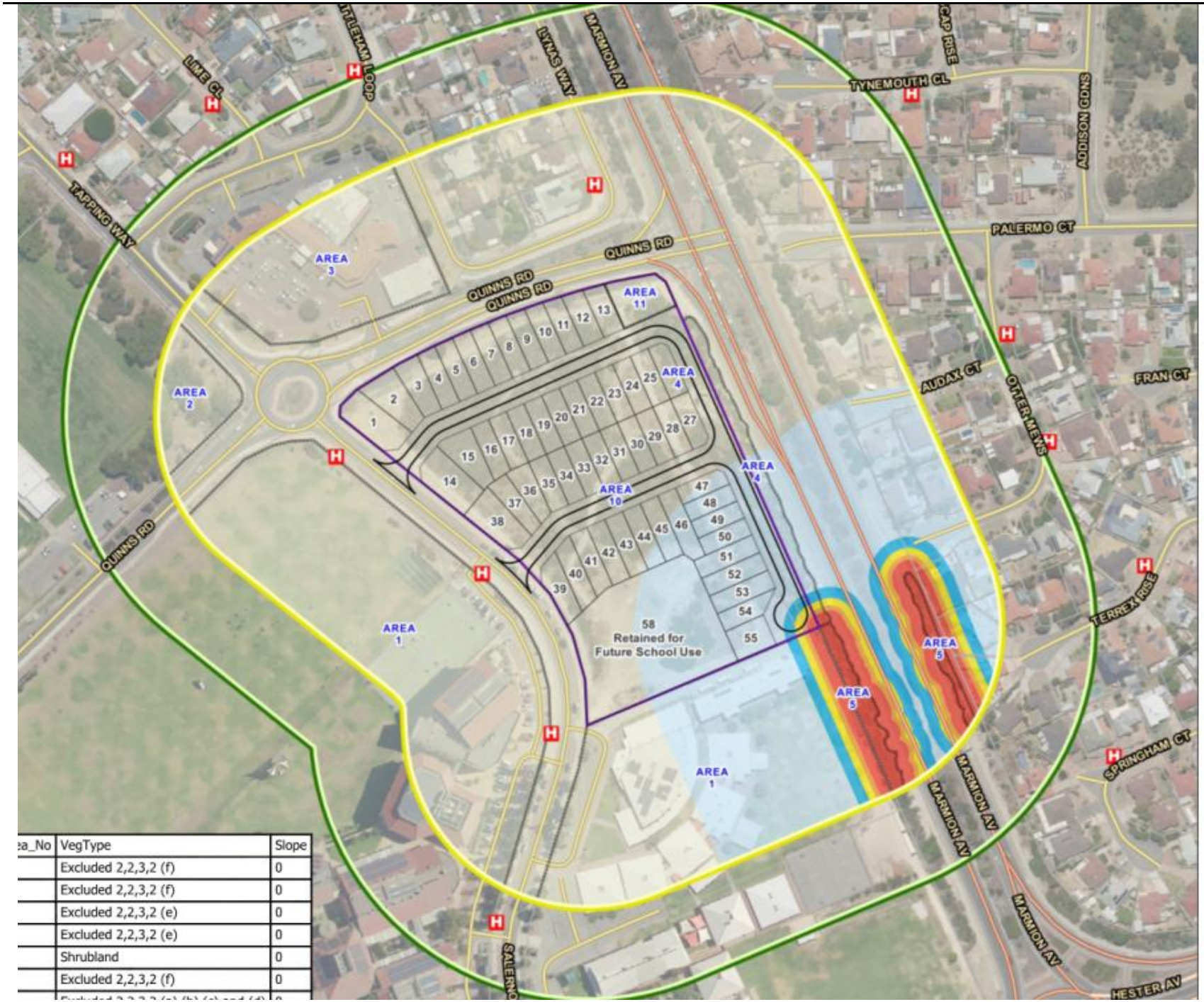
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



ea_No	VegType	Slope
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (e)	0
	Excluded 2,2,3,2 (e)	0
	Shrubland	0
	Excluded 2,2,3,2 (f)	0

BAL Contour Map (Post Development)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 15 30 45 60 75

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

EXPLANATORY INFORMATION

Section Intent

1. To function as a concise initial reference point informing decision makers of key bushfire hazard issues specific to the planning proposal. This is achieved by providing context regarding:
   (a) How the identified bushfire prone vegetation contributes to the level of risks to persons/property and infrastructure. With injury/death, damage/loss, and service disruption being the relevant risks associated with a bushfire event (i.e. 'bushfire risk'); and
   (b) How likely the application of the relevant deemed to comply bushfire protection measures (i.e. the acceptable solutions of the BPC), will contribute to mitigating this bushfire risk to an acceptable or tolerable level.
2. To inform decision makers of any bushfire hazard issues that, in the opinion of the bushfire consultant, are likely to require specific consideration and are additional to a 'standard' review of the submitted BMP.
3. When necessary, to provide the bushfire consultant a location in the BMP where matters can be noted that would either not be considered or only be partially considered, under the assessments conducted in accordance with SPP 3.7/Guidelines. These include matters that would potentially reflect poorly on their professional integrity if ignored.

Achieving the Intent

1. Identify when environmental constraints are likely to limit a proposal's ability to apply effective bushfire protection measures that reduce bushfire hazard threat levels and/or persons/property exposure to those threats.
2. Identify if bushfire hazard threats and the level of those threats is significantly greater or lower than implied by the bushfire assessment methodologies applied in accordance with the Guidelines.
3. Stating when an outcomes-based approach has been applied as a justifiable alternative to compliance with the applicable acceptable solutions, and if the approach:
   (a) Delivers an equivalent or lower level of residual bushfire risk than that intended to be derived from the application of those acceptable solutions; or
   (b) Delivers higher level of residual risk and justifies why this can and should be tolerated.
4. Identifying when compliance with the BPC requires the establishment of vegetation management responsibilities - including formal management agreements when necessary – for vegetation on land adjoining a lot that is part of a planning proposal, but that land does or could have different legal ownership.
5. Identify other relevant issues as necessary. This may include the possible development, by the bushfire consultant, of required and/or recommended additional bushfire protection measures for consideration by the decision maker.

4.1 Environmental Considerations

BUSHFIRE PRONE VEGETATION WITHIN THE SUBJECT SITE (refer to detail in Section 2)		
Identified As	Relevance to the Planning Proposal	Implications for the Planning Proposal's Ability To Comply With The Bushfire Protection Criteria
Protected Vegetation	None	No Change
Required Removal of Native Vegetation	Significant	Significant Positive
Planned Retention of Unprotected Native Vegetation	None	No Change
Planned Revegetation with Native Vegetation	None	No Change
Assessment Supporting Details: Protected vegetation has not been identified on the subject site, via desktop study only. This should be confirmed by the relevant agency. All vegetation on the subject site is proposed to be completely removed during development. At the time of writing, BPP is not currently aware of any proposed or planned revegetation on the subject site. A small POS/Drainage basin is proposed at the north-east corner of the subject site, however BPP reasonably assumes that this area (approx. 700m^2) can and will be maintained by the relevant landholder in a low threat state in perpetuity as per AS3959 cl.2.2.3.2 (f) and the Guidelines.		

4.2 Bushfire Assessment – Bushfire Attack Level (BAL)

BUSHFIRE ATTACK LEVEL ASSESSMENT – IDENTIFIED ISSUES	
The following issues regarding the ability of current or future development sites to be located within a lot and subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29) may have been addressed in the BMP. When applicable to the subject planning proposal this is identified and discussed.	
For a lot(s) of land that are part of this planning proposal, compliance with the BPC requires the establishment of ongoing vegetation management responsibilities on adjoining land that has, or could in the future, different legal ownership. This has created the requirement to develop a formal agreement(s) with a third party(s) to manage vegetation in a modified and/or low threat state in perpetuity. Evidence of the agreement is provided in this BMP.	X
Assessment Supporting Details: For the purpose of this BMP, it has been assumed that the narrow strip of Class (C) Shrubland Vegetation (Area 5 on Figure 3.1) will be removed during development/earthworks on the subject site. It is unlikely that this vegetation will be retained due to the possible extent of earthworks that will be required to establish the road on the eastern side of the subject site. All future road verge treatments or any re-vegetation in its place can and must be maintained in a low threat state in perpetuity by the relevant landholder. Changes to this assumption will alter the BAL ratings for the development. Any changes or retention or introduction of bushfire prone vegetation that do not align with Figure 3.1.1 will require revision of the BMP and will likely result in an increase in the BAL ratings for all lots.	
The planning proposal is for a staged subdivision. Classified vegetation within a subsequent stage of a subdivision requires removal or modification to ensure that proposed lots within the current stage of the subdivision achieve a development site with a radiant heat impact not exceeding 29 kW/m² (BAL-29). This has created the requirement to establish a responsibility for the developer of the subsequent stage	X
Assessment Supporting Details: It is BPP's understanding that all vegetation across the entirety of the subject site will be removed prior to development (not a staged approach). Changes to this (i.e. retaining vegetation in stages) will result in changes to the Indicative BAL ratings, and the BMP will need to be reviewed prior to development or commencement of works.	
Area(s) of land within a lot(s) are subject to BAL-40/FZ but sufficient area remains for a development site(s). At the discretion of the decision maker, this may require considering the application of building envelopes or restrictive covenants, to ensure the location of future buildings within a lot cannot be subject to BAL-40/FZ.	X
Assessment Supporting Details: All subject lots will be subject to BAL-12.5 or below once all vegetation has been removed, as per Figure 3.1.1 and the assumptions presented above.	

4.3 Additional Required and/or Recommended Bushfire Protection Measures

ADDITIONAL BUSHFIRE PROTECTION MEASURES	
REQUIRED additional bushfire protection measures have been established via: • Development of an outcomes-based approach; and/or • A Bushfire Risk Report; and/or • A Bushfire Emergency Plan. These measures have been included in the Section 6 responsibility checklists.	None Required.
RECOMMENDED additional bushfire protection measures have been provided. These measures have not been included in the Section 6 responsibility checklists.	None Required.

4.4 Ability to Comply with the Bushfire Protection Criteria (Relevant Elements Only)

IMPLICATIONS OF THE ENVIRONMENTAL CONSIDERATIONS AND BUSHFIRE ASSESSMENTS FOR THE PLANNING PROPOSAL'S ABILITY TO COMPLY WITH THE BUSHFIRE PROTECTION CRITERIA (BPC) VIA ACCEPTABLE SOLUTIONS AND/OR OUTCOMES (refer to detail in Section 5)					
Relevant Element of the BPC	Relevant Acceptable Solution	Implication Level	Ability to Comply	Outcomes-Based Approach Applied	Description/Comments (as required)
BPC- E2: Siting and Design	A2.1 Siting and Design	No Change	Can comply at current planning stage	No	All onsite vegetation will be cleared for development, therefore all lots will be subject to BAL-12.5 or below. Refer to Figure 3.1.1 and Figure 3.2.1 and details in this BMP.
	A2.3 Clearing of Native Vegetation	Significant Positive	Can comply at current planning stage	No	Removal of all onsite vegetation will result in removal of the predominant bushfire hazard, thereby reducing all Indicative BAL ratings for future lots to BAL-12.5 or BAL-LOW.
BPC- E3: Vehicular Access	A3.2 Access routes	No Change	Can comply at current planning stage	No	Public road access is currently available to at least one suitable destination, and will continue to be available.
	A3.3a No-through roads	No Change	Can comply at current planning stage	No	No limit on no-through road lengths in Area 1 (Urban).
BPC-E4: Water Supply	A4.2 Water supply for subdivision applications	No Change	Can comply at current planning stage	No	The proposed lots can and will be serviced by a reticulated water supply.

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC)

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) establishes policy outcomes (cl. 6) that "specify the role of planning and development in contributing to the overall objectives" of the policy. These policy outcomes are also incorporated within the four Elements of the bushfire protection criteria.

A planning proposal in a designated bushfire prone area is required to demonstrate that compliance with the bushfire protection criteria can be achieved.

The Planning for Bushfire Guidelines (Guidelines) establishes two pathways to demonstrate compliance with the bushfire protection criteria:

1. The deemed to comply pathway in which compliance with all relevant acceptable solutions associated with each Element, for a specific planning stage or use, is able to be demonstrated; or

2. When all relevant acceptable solutions cannot be fully achieved, the alternative pathway which utilises either the outcomes-based approach (established in SPP 3.7 cl. 6) alone, or a combination of the outcomes-based approach and the acceptable solutions (as established in the Guidelines s. 2.2.1).

Assessment of the planning proposal utilising the deemed to comply pathway is presented in this section of the BMP.

Notes:

1. *The additional primary bushfire protection measure of bushfire construction requirements that are to apply to certain classes of habitable buildings in WA (corresponding to their assessed Bushfire Attack Level) - is implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the National Construction Code) in accordance with WA building legislation – not through any planning legislation].*

2. *The requirement to prepare a Bushfire Emergency Plan (BEP) for vulnerable land uses is an additional bushfire protection measure established by SPP 3.7. This is to be produced as a separate standalone operational document. However, some requirements identified in the BEP may necessarily incorporated into this BMP and the responsibilities it creates.*

5.1 Local Government Variations to Apply

EXPLANATORY INFORMATION	
1. Local governments may add to or modify the acceptable solutions contained within the Guidelines, through regional or local variations that form part of a local planning strategy and/or local planning scheme to recognise special local or regional circumstances that reinforce the SPP 3.7 objectives and outcomes (via a scheme amendment or special control area). This could include acceptable solutions that address topography, vegetation or climate to the satisfaction of the Western Australian Planning Commission (WAPC) that the modifications comply with the corresponding SPP 3.7 objectives and outcomes. (Planning for Bushfire Guidelines, s. 3.4, 2024). 2. Under the relevant state legislation (LPS Regulations 2015), SPP 3.7 does not apply to hosted or unhosted short-term rental accommodation. However, the local government under its Local Planning framework (i.e. Strategy / Scheme and Policy as applicable), may require that certain bushfire protection measures or variations to the measures (the bushfire protection criteria), established by SPP 3.7 and the Guidelines, are to be applied.	
Endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the planning proposal?	None known or identified
The proposed land use for hosted or unhosted short-term rental accommodation, and the local government requires certain bushfire protection measures, contained within the BPC, to be applied, that under the LPS Regulations 2015, would otherwise not be required?	N/A

5.2 Assessment Summary

HOW THE REQUIRED BUSHFIRE PLANNING OUTCOMES OF SPP 3.7 ARE ACHIEVED FOR THE PLANNING PROPOSAL		
STRUCTURE PLAN / SUBDIVISION APPLICATION		
The Bushfire Protection Criteria (BPC) Elements and Acceptable Solutions	Compliance Pathway Applied and Assessment Outcome	
	Deemed to Comply	Outcomes-Based Approach
	Requires Compliance with All Applicable Acceptable Solutions	Expert Opinion Identifies Achieving the Required SPP 3.7 Outcomes can be Demonstrated [1]
E1: LOCATION	Fully Compliant	Not Required
A1.1a Broader Landscape Type A	Not Applicable	
A1.1b Broader Landscape Type B	Not Applicable	
E2: SITING AND DESIGN	Fully Compliant	Not Required
A2.1 Siting and design	Fully Compliant	
A2.2 Asset Protection Zone (APZ)	Fully Compliant	
A2.3 Clearing of native vegetation	Fully Compliant	
E3: VEHICULAR ACCESS	Fully Compliant	Not Required
A3.1 Public roads	Fully Compliant	
A3.2 Access routes	Fully Compliant	
A3.3a No-through roads	Fully Compliant	
A3.3b No-through roads technical requirements	Not Applicable	
A3.4 Emergency access way	Not Applicable	
A3.5a Perimeter roads	Not Applicable	
A3.6 Battle-axe legs	Not Applicable	
E4: WATER SUPPLY	Fully Compliant	Not Required
A4.1 Water supply for structure plans	Fully Compliant	
A4.2 Water supply for subdivision applications	Not Applicable	
A4.3 Water supply for existing habitable building(s)	Not Applicable	
Note 1: Assessment details addressing the criteria established by SPP 3.7 cl. 7.5, are provided in the following section when this compliance pathway is applied.		

5.3 BPC 5: Subdivision Application - Acceptable Solutions Assessment

5.3.1 Element 1: Location

ELEMENT 1: LOCATION (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O1	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.1: Avoid broader landscapes that present an unacceptable bushfire risk to people, property and infrastructure.
E1	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant	
A1.1a Broader Landscape Type A	Applicable:	No	Compliant:	-
☐ ☐ ⃠	The subject site is located in an area that is a Broader Landscape Type A.			
Assessment Supporting Details: The subject site is located in Area 1 (Urban) Bushfire Prone Area, therefore Element 1 and the determination of Broader Landscape Type is not applicable to the assessment.				
A1.1a Broader Landscape Type B	Applicable:	No	Compliant:	-
☐ ☐ ⃠	The subject site is located in an area that is a Broader Landscape Type B. which presents an unacceptable bushfire risk of a landscape scale bushfire resulting in impacts to people, property and infrastructure. This location does not satisfy the acceptable solution for Element 1: Location. An outcomes-based approach has been prepared to demonstrate (to the decision maker) how Policy Outcome O1 will, or potentially can, be satisfied through appropriate management and/or mitigation of the relevant risks.			
Assessment Supporting Details: See above.				

5.3.2 Element 2: Siting and Design

ELEMENT 2: SITING AND DESIGN (STRUCTURE PLAN / SUBDIVISION APPLICATION)

All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.

EXPLANATORY INFORMATION

(Additional Information in Appendix B3 of BMP)

The APZ and the Planning Assessment

The assessment is a 'planning assessment' being conducted for planning approval purposes. This is not an assessment conducted for building approval purposes.

The acceptable solutions and required assessment are aligned with the following bushfire planning policy and guidance which must be given due regard:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states - "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

To comply with the relevant acceptable solutions, the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) can be installed, to the required technical requirements, surrounding a habitable or specified building and applying the APZ location constraints and allowances established by the Guidelines.

The required minimum dimensioned APZ is that which ensures that the relevant existing and/or proposed buildings works will be subject to the BAL-29 level of radiant heat exposure. The only exceptions to this will be when a lower level of radiant heat exposure is a requirement of an acceptable solution, or a protection measure established by the application of the outcomes-based approach (e.g. 10 kW/m²) in which case this is stated in the assessment and the responsibilities checklist.

> *Note that the derivation of 'determined' BAL ratings for future building works, to be used in building permit applications, is not an intended outcome of this planning assessment. However, in limited situations, these may be able to be determined.*

Important APZ Installation Information

An approved BMP, unless stated otherwise, is only approving the installation of an APZ comprised of the minimum dimensions that ensures the radiant heat impact of a bushfire (on building works) does not exceed 29 kW/m² (BAL-29).

The 'minimum' dimensions of the approved APZ are also the 'maximum' approved dimensions when installation of the APZ will require the modification/removal of native vegetation. Installing a larger dimensioned APZ - to lower the determined BAL rating of specific building works - will need additional approval from the relevant authority (refer to the relevant local government) when modification/removal of native vegetation is required.

	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
O2	**SPP 3.7, 6.2: Ensure siting and design solutions:** • **Manage or mitigate the bushfire risk to people, property and infrastructure; and** • **Avoid, or where unavoidable, minimises the clearing of native vegetation.**
E2	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A2.1 Siting and design Applicable: Yes Compliant: Yes

☑ ☐ ☐ Ensure that each proposed and existing lot(s) contains a sufficient development site(s) that can achieve a radiant heat impact not exceeding 29 kW/m² (BAL-29).

*Note: In accordance with Planning and Development (LPS) Regulations 2015, s.78A, **'development site'** means that part of a lot on which a building that is the subject of development stands or is to be constructed.*

Assessment Supporting Details: The proposed Post-Development vegetation is shown on Figure 3.1.1, resulting from the removal of all vegetation on the subject site. This will remove the dominant bushfire hazard, resulting in Indicative BAL ratings of BAL-12.5 or BAL-LOW for each proposed lot. Assumptions have been made regarding road verges and public open space within and immediately adjacent to the subject site, these are discussed elsewhere in this BMP. Changes to these assumptions will affect the Indicative BAL ratings for proposed lots. Retention or re-introduction of bushfire prone vegetation which does not align with the Post-Development vegetation shown on Figure 3.1.1, will require a re-assessment of the Indicative BAL ratings, and would likely increase the BAL ratings for all lots across the site.

A2.2 Asset Protection Zone (APZ) Applicable: Yes Compliant: Yes

Where a development site (refer to definition above in A2.1) cannot be wholly located within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements for width, location and management:

☐ ☐ ⊘ **APZ Width:** The APZ, when measured from the development site, is of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances.

☐ ☐ ⊘ **APZ Location – Option 1:** The indicative 'Planning BAL-29' APZ can be contained solely within the boundaries of each lot.

☐ ☐ ⊘ **APZ Location – Option 2:** The indicative 'Planning BAL-29' APZ cannot be contained solely within the boundaries of the lot. However, the relevant vegetation on the adjoining land / lot(s) is, and will continue to be, on an ongoing basis in perpetuity, low threat as per:

- Clause 2.2.3.2 of AS 3959 (including non-vegetated land such as a sealed or unsealed road, or a water body); or

- The requirements of the Guidelines Appendix B.2, Table 9 – APZ technical requirements; or
- The alternative standard in the local planning scheme (when it exists); and
- Any required ongoing vegetation management is agreed upon via a substantiated management agreement between the applicable landowners and the local government.

☑ ☐ ☐ **APZ Management:** The APZ can and will be managed in accordance with the requirements established in the Guidelines, Appendix B.2 or the alternative standard in the gazetted local planning scheme (when it exists).

Assessment Supporting Details: The entirety of the subject site is subject to BAL-FZ in its pre-development state, due to existing onsite vegetation. The proponent has determined that all vegetation will be removed for development, therefore Asset Protection Zone(s) will not be required. The removal of all onsite vegetation is anticipated to occur prior to commencement of any development (i.e. not staged).

Once all vegetation has been removed from the subject site, it is the responsibility of the relevant landholder to ensure that weed grasses or any other vegetation regrowth, including future vegetation that may be planted anywhere on the subject site (including public open space/drainage, road verges, and all other lots), be maintained in a low threat state at all times, and in perpetuity, in accordance with the requirements of the Guidelines Appendix B.2 and Clause 2.2.3.2 of AS 3959.

A2.3 Clearing of native vegetation Applicable: Yes Compliant: Yes

☑ ☐ ☐ The development avoids, or where unavoidable, minimises the clearing of native vegetation.

Assessment Supporting Details: Clearing of native vegetation for the proposed subdivision is unavoidable. The proponent proposes complete clearing of all vegetation within the subject site. The subject site is in an existing residential built-out area and is itself the main bushfire hazard in the area. Removal of the bushfire prone vegetation (all onsite vegetation) will result in the area no longer being classified as "Bushfire Prone".

5.3.3 Element 3: Vehicular Access

ELEMENT 3: VEHICULAR ACCESS (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced. The technical construction requirements for access types and components are established in the Guidelines Appendix B.3, Table 10 (certain information is copied and presented in Appendix C of this BMP). The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply. These are included as an appendix if requested by the local government. ***Note:*** *The following understanding of what constitutes a 'road', and the stated definitions can be important considerations for assessments against an acceptable solution for Element 3.* • *Guidelines Appendix B3: Vehicular Access, identifies a 'road' as being either a public road (that includes a no-through road) or a perimeter road. All other access types (i.e. emergency access ways, fire service access routes, battle-axes and private driveways) are considered a different class of access i.e. they are not 'roads'.* • *SPP 3.7 defines 'no-through road' as "a cul-de-sac or dead end road".* • *SPP 3.7 defines 'two-way access' as "vehicular access from a site in two different directions to at least two different suitable destinations". This allows for required access to potentially be provided by an emergency access way and not just public roads.*	
O3	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.3: Ensure the design and capacity of vehicular access and egress provide: • **For efficient and effective evacuation to a suitable destination(s); and/or** • **As a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option.**
E3	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant	
A3.1 Public roads	Applicable:	Yes	Compliant:	Yes
☑ ☐ ☐	Public roads meet the technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).			
☑ ☐ ☐	Public roads meet the technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.			

☑ ☐ ☐	Public road technical requirements for minimum horizontal clearance, gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.
Assessment Supporting Details: All proposed roads in the development can and will comply with public road technical requirements as stated above.	
A3.2 Access routes Applicable: Yes Compliant: Yes	
☑ ☐ ☐	Subject site is in Area 1 (Urban) (Map of BPA). Public road access, with all-weather surfaces, is provided to at least one suitable destination.
☐ ☐ ⊘	Subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is provided in two different directions, to two different suitable destinations.
Assessment Supporting Details: The two proposed roads within the subdivision will link with existing Salerno Drive, which provides two-way access to the broader public road network, and to multiple suitable destinations (immediately surrounding suburbs).	
A3.3a No-through roads Applicable: Yes Compliant: Yes	
☑ ☐ ☐	A3.3a is not applicable to the subject planning proposal because the planning proposal is sited in Area 1 (Urban) (Map of BPA), and there is no limitation on no-through road lengths.
☐ ☐ ⊘	A3.3a is not applicable to the subject planning proposal because access to the subject site is via a private driveway from a public road providing two-way access. Consequently, vehicular access to the subject site does not have a no-through road component.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site is via a no-through public road that does not exceed the established maximum of 200 metres in length from the subject site boundary to an intersection where two-way access is provided.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. It is demonstrated that there are site constraints and/or that there are no alternative design options to achieve the 200 metre maximum length. Compliant two-way access within 200 metres from the proposed lot(s) boundary will be established through the provision (or existence) of a compliant emergency access way through the application of acceptable solution A3.4: Emergency Access Way.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. However, the additional road length can be considered to satisfy the acceptable solution as the following established additional requirements can be met:

☐ ☐ ⊘	It is demonstrated that that an alternative access, including an emergency access way, cannot be provided due to site constraints; and
☐ ☐ ⊘	The no-through road travels towards a suitable destination; and
☐ ☐ ⊘	The balance of the no-through road that is greater than 200 metres from the subject site is: • Wholly within a residential built-out area; or • Wholly within an area designated Area 1 (Urban) on Map of BPA; or • Potentially subject to radiant heat levels from adjacent bushfire prone vegetation not exceeding 12.5 kW/m² / BAL-LOW (Guidelines Figure 29).

Assessment Supporting Details: The subject site is within Area 1 Urban, therefore there are no limitations on no-through road lengths.

A3.3b No-through roads technical requirements	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.3b is not applicable to the subject planning proposal because the assessment against A3.3a has established that vehicular access to the site does not have a no-through road component.
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.
☐ ☐ ⊘	The no-through road (i.e. public road) technical requirements for minimum horizontal clearance (excluding perimeter road), gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: None required.

A3.4 Emergency access way	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.4 is not applicable to the subject planning proposal because it has been assessed as compliant with A3.2 (and A3.3a and A3.3b when applicable), and an emergency access way is not required.
☐ ☐ ⊘	A3.4 is applicable to the subject planning proposal because an emergency access way currently exists and has been part of the subject planning proposal's ability to comply with A3.2. Consequently, it will apply with regard to meeting (or being able to meet), the specified technical requirements and ongoing management requirements, rather than its installation.
☐ ☐ ⊘	The requirements established for acceptable no-through road access to the subject site / lot(s) in A3.2 and/or A3.3a and/or A3.3b cannot be achieved. An emergency access way (EAW) is provided as the alternative access and can be considered as an acceptable solution, when the following established requirements are met:

☐ ☐ ⊘	It is demonstrated that an alternative design option does not exist and that site constraints prevent the requirements of A3.2 and A3.3 being met; and
☐ ☐ ⊘	The access way is no more than 500 metres in length, provides a through connection to a public road connecting to a public road network. The connection onto the State Road Network has access approval from Main Roads WA and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	The access way will be signposted and, if gated, gates will open for the whole carriageway width and remain unlocked; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the emergency access way.
☐ ☐ ⊘	The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. Consequently, a temporary access way is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.
Assessment Supporting Details: None required.	

A3.5a Perimeter roads	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5a is not applicable to the subject planning proposal because the proposal is for less than 10 lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision).
☑ ☐ ☐	A3.5a is not applicable to the subject planning proposal. The assessment justifies the non-applicability due to one or more of the following exclusion factors being relevant (see Supporting Details): • The adjoining classified vegetation is Class G Grassland (AS 3959); • Lots are zoned for rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have frontage to an existing public road.
☐ ☐ ⊘	The proposed greenfield development or large scale urban infill adjoins classified vegetation (excluding Class G, AS 3959) and consists of 10 or more lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision). A perimeter road will be provided to separate the areas of permanent classified vegetation (under AS 3959) from the proposed lot(s) and remove the need for battle-axe lots that back onto areas of classified vegetation.

☐ ☐ ⊘	The perimeter road meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 8 metres and Area 2 = 12 metres), minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The perimeter road technical requirements for gradients and inner radius curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.

Assessment Supporting Details: All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Upon completion of development, it is anticipated that there will be no surrounding bushfire prone vegetation that needs to be separated from the proposed lots (as per Figure 3.1.1.), therefore Perimeter Roads are not required.

A3.5b Fire service access route	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because a perimeter road is assessed as being required in accordance with A3.5a, therefore a fire service access route is not required.
☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because: Appropriate firefighter access is currently available to all relevant areas classified vegetation (under AS 3959) that is not Class G Grassland. Consequently, a fire service access route is not required to provide firefighter access to this vegetation, despite otherwise being required when a perimeter road is assessed as not being required (in accordance with A3.5a).
☐ ☐ ⊘	The proposed lots adjoin classified vegetation (classified under AS 3959) that is not Class G Grassland, and a perimeter road is not required in accordance with A3.5a. A fire service access route can and will be provided for firefighter access to the relevant classified vegetation where firefighter access is not currently available. It can and will meet the following established requirements:
☐ ☐ ⊘	The fire service access route is a through-route with no dead-ends, no further than 500 metres from a public road and will be signposted; and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	When gated, gates will open the whole carriageway width and can be locked by the local government and/or the emergency services, when keys are provided for each gate; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the fire service access route (unless it is a Crown reserve managed by another entity).

Assessment Supporting Details: A fire service access route is not required for the subject site as per the justification provided above in *A3.5a perimeter roads.*

A3.6 Battle-axe legs	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.6 is not applicable to the subject planning proposal because the subject planning proposal does not contain battle-axe legs.
☐ ☐ ⊘	The subject site is in a reticulated water area and the point where the battle-axe access leg(s) joins the effective area of the battle-axe lot, is less than 50 metres from a public road. No battle-axe leg technical requirements apply.
☐ ☐ ⊘	It is demonstrated that a battle-axe access leg(s) cannot be avoided due to site or design constraints, but they can and will satisfy the following established technical requirements (allowing the battle-axe leg(s) to be considered as an acceptable solution):
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (6 metres) or where not required to comply with the Guidelines width, it meets the requirements of the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision; and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for the gradients of different surfaces and dips; and
☐ ☐ ⊘	Passing bays are (or can and will be) installed every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres i.e. the combined carriageway width of the passing bay and constructed private driveway will be a minimum 6 metres; and
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: No battle-axe legs proposed for this development.

5.3.4 Element 4: Water Supply

ELEMENT 4: WATER SUPPLY (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O4	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.4: Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire.
E4	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A4.1 Water supply for structure plans Applicable: Yes Compliant: Yes

☑ ☐ ☐	Evidence is provided that a reticulated water supply, available for firefighting purposes, can be provided at the subdivision and/or development application stage, in accordance with the specifications established by the relevant water supply authority.
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply dedicated to firefighting purposes can be provided at the subdivision and/or development application stage, in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the structure plan, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The structure plan is over land with fragmented ownership and the local government has determined that a strategic water supply tank is required. The first stage of the development will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.

☐ ☐ ⊘	Evidence will be provided, at the subsequent relevant planning stage, that the proposed water supply has been installed in accordance with the specifications established by the relevant water supply authority and/or the Guidelines, Appendix B4: Water supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site is planned to have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) and fittings dedicated to firefighting purposes (noting that combining drinking and firefighting uses of water is not recommended and may be contrary to relevant provisions), that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply, will be provided. These will be met at the subdivision and/or development application stage as applicable.
Assessment Supporting Details: The proposed development is a Scheme Amendment. The site is located in an existing reticulated built-out area. Additional hydrant connection(s) can and will be provided for each lot in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).	
A4.2 Water supply for subdivision applications	Applicable: No Compliant: -
☐ ☐ ⊘	Evidence is provided that a reticulated water supply, available for firefighting purposes, exists or can be provided. Hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The planning proposal is for the creation of two lots (one additional lot) on which a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of three to 24 lots and a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of 25 lots or more. A 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot, or 50,000 litre strategic water tank(s), dedicated to firefighting purposes, will be installed per 25 lots or part thereof, or a combination of these requirements will be installed - as most appropriate or as instructed by the relevant local government.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the subdivision, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The proposed subdivision is to be staged, and the local government has determined that a strategic water supply tank is required. The first stage of the subdivision will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the

	provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.
☐ ☐ ⊘	Any strategic water supply tank dedicated to firefighting purposes and proposed to be installed, will be located no more than 10 minutes travel time (for an emergency services vehicle at legal road speeds), from the farthest development site.
☐ ☐ ⊘	Planned above ground water supply tank(s), dedicated to firefighting purposes (and tank stand(s) when applicable), will be constructed of non-combustible material and as necessary, will comply with AS/NZS 3500.1(as amended). This includes not using the same water supply for both domestic use and firefighting purposes. If a combined use tank(s) is to be used, it will separate the storage compartments in accordance with the provisions of the standard (i.e. internal installation of double partition walls).
☐ ☐ ⊘	Each strategic tank water outlet connection fitting will have a full flow valve and either a 100 mm or 50 mm male camlock coupling (with the applied size dependant on the advice or condition established by the local government).
☐ ☐ ⊘	The outlet connection fitting for the water supply tank(s), dedicated to firefighting purposes, will have a full flow valve and a 50 mm male camlock coupling.
☐ ☐ ⊘	All above-ground, exposed water supply pipes and fittings will be metal and positioned facing away from the source of bushfire hazard and/or shielded against potential bushfire impact – to allow access by emergency services.
☐ ☐ ⊘	The planned provision of the water supply tank(s) will consider locations relative to the bushfire hazard. Location of the tank(s) and management of vegetation will ensure vegetation will not exist over or against the tank(s) and that sufficient separation exists to limit the potential bushfire impact. Due consideration will also be given to the provision of sufficient separation from vegetation and/or shielding for the protection of firefighters accessing the water supply.
☐ ☐ ⊘	An unobstructed, hardened ground surface, for emergency services vehicle access, can and will be installed within 4 metres of the water supply outlet (refer to Figure 39, Guidelines).
☐ ☐ ⊘	It is proposed for a water supply tank outlet(s) is to be remote from the tank, the local government and DFES will have been consulted regarding the application and location. The determined requirements are presented as an Addendum in this BMP.
☐ ☐ ⊘	Planned below ground water supply tank(s), dedicated to firefighting purposes, will have at least a 200 mm diameter access hole – or a suitable inspection opening - to allow tankers or emergency services vehicles to refill direct from the tank, with the outlet location clearly marked on the surface. As necessary, the tanks(s) will comply with AS/NZS 3500.1 (as amended).
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site will have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) will be provided and fittings dedicated to firefighting purposes that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measures as best practice but voluntary. The following measure is adopted by the planning proposal:

	The subject site is in a non-reticulated area. Pumping equipment is installed and will be powered by means other than the electricity network such as an appropriately powered and capacity petrol/diesel or onsite generator/electricity, driven pump, and be shielded against potential bushfire impact.
Assessment Supporting Details: None required.	

A4.3 Water supply for existing habitable building(s)	Applicable:	No	Compliant:	-

☐ ☐ ⊘	The proposed subdivision includes an existing habitable building(s) that is to be retained. A hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply. Details of the applicable specifications that will be met have been presented in the assessment of 'A4.2: Water supply for subdivision application above'.
Assessment Supporting Details: No existing habitable buildings to be retained on the subject site.	

6 RESPONSIBILITY CHECKLISTS

EXPLANATORY INFORMATION

This section of the BMP sets out the responsibilities of the relevant entity or person for:

- The initial implementation of the required bushfire protection measures and their timing; and
- The ongoing maintenance of the required bushfire protection measures to ensure their continued effectiveness.

Note: Protection measures that may be recommended by the bushfire consultant in the BMP section titled "Additional Recommended Bushfire Protection Measures" are not included in the Responsibility Checklists. Their application is at the discretion of the decision maker and/or the proponent.

6.1 Bushfire Protection Measures - Implementation Checklists

6.1.1 Developer Responsibilities Prior to Issue of Certificates of Title for New Lots

TABLE 6.1
DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS

No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines	Local Government Clearance	Bushfire Consultant Clearance
1	For the entire area of each new lot, ensure any retained vegetation, if any, can be regarded as: • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance. Where native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority. Refer to the applicable local government for advice.	☐	☐
2	The narrow strip of offsite vegetation adjoining the eastern boundary of existing Lot 507 (road verge labelled as "Vegetation Area 5" on Figure 3.1 and Figure 3.1.1) is expected to be removed during development works. If this vegetation is retained, or future vegetation planned for this area, it may impact the ability for proposed lots to provide a suitable development site within each lot with potential radiant heat impacts not exceeding 29 kW/m² (BAL-29). Any retained or future vegetation should be maintained in a low threat state in perpetuity by the relevant landholder. If it cannot be maintained in a low threat state in perpetuity by the relevant landholder, this Bushfire Management Plan and the Indicative BAL ratings within will need to be reviewed. Where native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority. Refer to the applicable local government for advice.	☐	☐

TABLE 6.1 DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS			
3	Ensure the planned public open space(s) are established and vegetation can be regarded as: • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance.	☐	☐
4	A landscape management plan is to be prepared, as discussed in Section 2.3.		
5	Construct the public roads to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access, A3.1 Public roads - or have these works bonded.	☐	☐
6	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 4: Water supply, A4.2 Water supply for subdivision applications - or have these works bonded.	☐	☐
7	The subdivision approval may be conditioned to require information be provided that informs the decision maker: • That the required bushfire protection measure implementation contained in Table 6.1 of this bushfire management plan, have been complied with during subdivisional works; and • Notes any evidence that relevant and required bushfire protection measures contained in Table 6.2 of this bushfire management plan will be complied with. The relevant bushfire protection measures are those that can be checked for compliance by a bushfire consultant. The compliance certification will be provided as a certificate or report (as most applicable).	☐	☐

6.1.2 Developer Responsibilities Prior to Sale of New Lots

TABLE 6.2 DEVELOPER RESPONSIBILITIES PRIOR TO SALE OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines.
2	On sale of a lot, the new property owner must be made aware of the existence of this approved BMP and provided with access to a copy and be informed of their ongoing responsibilities it contains. A copy of the BMP should be attached to all contracts of sale.
3	The relevant local government either has no 'Notice' or the lot sizes of the planning proposal are too small to trigger the requirement to implement firebreaks resulting in no protection measure being established.

6.1.3 Landowner Responsibilities Prior to Occupancy of New Lots

TABLE 6.3 LANDOWNER RESPONSIBILITIES PRIOR TO OCCUPANCY OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
-	Nil required

6.2 Bushfire Protection Measures - Maintenance Checklists

6.2.1 Landowner Responsibilities

TABLE 6.4 LANDOWNER RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines. Each lot may have a different relevant landholder, each individual relevant landholder is responsible for maintenance of each lot (including residential lots, roads and road verges, public open space/drainage, and future school use lot).
2	The landscape management plan, discussed in Section 2.3, has detailed onsite vegetation design and management, ensure that this continues to be implemented as planned.
3	When the property changes ownership or occupancy, to assist with the ongoing maintenance of the implemented bushfire protection measures, ensure that the relevant person(s) is aware of the BMP, and the responsibilities it contains. Provide access to a copy of the BMP (Note: this BMP may be superseded by a subsequent BMP produced specially for development on a lot).
MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under the Building Act 2011/ Building Regulations 2012/ Building Code of Australia	
4	Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area. A BAL assessment report may be required to determine the applicable BAL rating. A BAL certificate will need to be issued to accompany building permit applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to certain buildings in designated bushfire prone areas (i.e. Class 1, 2 and 3 and certain Class 9 buildings and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).
5	Maintain and repair buildings to ensure continuing compliance with the bushfire resistant construction requirements, corresponding to the BAL rating applied to the building, in accordance with AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). In particular, ensure the minimisation of gaps and effectiveness of screening is maintained to prevent ember entry to internal spaces and combustible materials.

6.2.2 Local Government Responsibilities

TABLE 6.5 LOCAL GOVERNMENT RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by the Bushfire Management Plan
1	To be aware of the potential consequences of any significant changes in the local government's management of land (including potential re-vegetation), of which they have vested control, that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where: • The applicable 'determined' BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what could reasonably be expected to potentially change in the future with regards to the composition and structure of the vegetation on the local government controlled land and therefore its correct classification under AS 3959:2018 BAL determination methodology. • The proposed "Drainage/Public Open Space" is anticipated to be established to result in low threat vegetation as per AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines, and is reasonably expected to be maintained in a low threat state in perpetuity by the relevant landholder.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low-threat vegetation located on school grounds consisting primarily of sporting fields with reticulated lawns under 10cm in height. Scattered trees throughout the area form significantly less than 5% of total area, all well maintained in a low fuel state.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



PHOTO ID: 1



PHOTO ID: 2



PHOTO ID: 3



PHOTO ID: 4

VEGETATION AREA 2	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low threat vegetation parkland, consisting of reticulated lawn oval/playing field, and mature trees maintained in a low fuel condition, under-pruned to a height of at least 2 metres above the ground, and with minimal fine fuels and leaf litter, mulches and reticulated lawns under.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 3	
Exclusion Clause	2.2.3.2 (e) Non-vegetated area
Justification Comments:	Predominantly non-vegetated area includes a carpark and buildings part of the 'Quinns Village' shopping complex. Narrow strip of reticulated lawn on verge, under 10cm in height.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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PHOTO ID: 8

VEGETATION AREA 4	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Non-vegetated area includes sealed public roads, footpaths, driveways, paved yards, and buildings. Low threat vegetation includes road verges planted with a variety of species, maintained in a low fuel state with minimal fine fuels and leaf litter. Also includes reticulated lawns under 10cm in height and mulches.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



PHOTO ID: 9



PHOTO ID: 10



PHOTO ID: 11



PHOTO ID: 12



PHOTO ID: 13



PHOTO ID: 14



PHOTO ID: 15



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PHOTO ID: 17



PHOTO ID: 18



PHOTO ID: 19	

VEGETATION AREA 5						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11		Closed (low) heath C-10		Open scrub D-14	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height	<2m	Tree Height	N/A	
Justification Comments:	Mixed native shrubland with a variety of non-native species on limestone road verges of Marmion Avenue. Typically less than 2 metres in height, scattered shrubs up to 3 metres in height form <5% total foliage cover throughout the area. Patchy vegetation, degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Offsite vegetation cannot be altered or removed by the subject site landowner without prior written authority from the relevant agency. For the purpose of this assessment, it is assumed that earthworks will be required to establish the proposed road adjacent to Area 5 vegetation. For this reason, it has been assumed as per Figure 3.1.1 (*Post Development Classified Vegetation*) that the narrow strip of Area 5 vegetation immediately adjoining the subject site will be removed during development. It is reasonably assumed that the area will either remain non-vegetated, or that any re-planted vegetation or verge treatments will be maintained in a low threat state in perpetuity by the relevant landholder, in accordance with AS 3959 Clause 2.2.3.2.					



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PHOTO ID: 21



PHOTO ID: 22



PHOTO ID: 23

	
PHOTO ID: 24	PHOTO ID: 25

VEGETATION AREA 6						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Sparsely vegetated area consisting of shrubs typically less than 2 metres in height, less than 10% of total area contains shrubs greater than 2 metres in height. Remainder of area consists of grasses. Overall degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 26

VEGETATION AREA 7						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	d/slope 8.5 degrees	Applied Range (Method 1)	Downslope >5-10 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Native shrubland containing a variety of species, including grasstrees, multiple banksias incl. parrot bush, and honeymyrtle, typically 1 to 1.5 metres in height. Clipboard in Photo ID: 29 and 32 is 45cm height. Patches throughout the site are heavily degraded, and contains non-native species throughout the site.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 27



PHOTO ID: 28



PHOTO ID: 29



PHOTO ID: 30

	
PHOTO ID: 31	PHOTO ID: 32

VEGETATION AREA 8						
Classification	**D. SCRUB**					
Types Identified	Closed scrub D-13					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	>2m	Tree Height	N/A	
Justification Comments:	Dense re-growth of wattles in small area on the subject site previously cleared of vegetation, 3 to 5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 33



PHOTO ID: 34

VEGETATION AREA 9						
Classification	G. GRASSLAND					
Types Identified	Open herbfield G-27		Sparse open herbfield G-28		Tussock grassland G-22	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	N/A	
Justification Comments:	Area has been previously cleared of native vegetation, regrowth of grasses typically less than 0.5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Native vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 35



PHOTO ID: 36

VEGETATION AREA 10	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Existing non-vegetated area within the subject site consisting of bare earth limestone and sand firebreaks and paths.
Post Development Assumptions:	Upon completion of the proposed subdivision, the entire subject site (existing Lot 507) is proposed to be non-vegetated and/or consist of low threat vegetation as per Clause 2.2.3.2 of AS 3959. This will include residential lots, a POS/Drainage lot, and a lot "Retained for Future School Use". It is reasonably expected that any future vegetation introduced onto the subject site, specifically the POS/Drainage and Lot Retained for Future School Use, will be introduced and maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder for each lot (i.e. local government, private landowners). Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth must be managed in accordance with Clause 2.2.3.2 of AS 3959. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.



PHOTO ID: 37



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VEGETATION AREA 11	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Post-Development anticipated vegetation only, refer to Figure 3.1.1.
Post Development Assumptions:	This lot is proposed to be future "POS/Drainage" as per Figure 1.1 of this report. A landscape management plan currently does not exist for the site. It is acknowledged that this lot may become vegetated, however it is reasonably expected that the lot will be planted with low threat vegetation, and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizonal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	Will Vary	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the effective slope value that is applied (i.e., with a greater length - apply to a greater extent). But the actual slope of these shorter slopes is less likely to be applied as it is not a 'significant' length.
20-30	Possibly - Likely	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support an assessment of not 'significant'. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher consequent risk levels require greater precaution meaning these length slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may justifiably be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].

- "It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification) ... (i.e. the vegetation within 100 m) (Clause C2.2.5).

- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

  In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2 and Figure 3.2.1.

APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES

B1: Bushfire Attack Level (BAL) - Understanding the Results

UNDERSTANDING A BAL RATING

The potential transfer (flux/flow) of radiant heat from a bushfire to a receiving object is measured in kW/m². The AS 3959:2018 Bushfire Attack Level (BAL) determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified in increasing levels of flux as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. The building/structure final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. The building/structure will always remain subject to the same BAL regardless of:
    (a) The retention of all existing classified vegetation either onsite or offsite; and
    (b) Its design or position on the lot - including, as relevant and necessary, accounting for any regulatory or enforceable building setbacks from lot boundaries (i.e. R-codes, restrictive covenants and defined building envelopes).

A BAL Certificate <u>can</u> be issued for a determined BAL. If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the supporting assessment data.

INDICATIVE AND CONDITIONAL BAL RATINGS

An indicative BAL indicates the highest BAL rating that exists for the applied set of assessment parameters (which may vary resulting in the inability to be considered 'determined').

A conditional BAL establishes the BAL rating that will be considered as a 'determined' rating once the stated required conditions are approved by the relevant authority and confirmed as being met.

The possible variables of the 'conditions' include:

- The future development sites being either identified accurately or modified; and/or
- Classified vegetation being modified or removed to establish the required vegetation separation distances.

A BAL Certificate <u>cannot</u> be issued for an indicative or conditional BAL rating.

B4: BAL /APZ and Planning vs Building Approval Requirements

BAL RATINGS AND APZ DIMENSIONS - PLANNING VERSUS BUILDING APPROVAL REQUIREMENTS

Statement: It is not the purpose of this 'planning' BMP to derive a 'determined' BAL rating that will apply to an existing or future habitable or specified building to establish its bushfire resistant construction requirements in accordance with the Building Code of Australia (although in limited situations this can be done – refer to Appendix B1).

Planning Applications: To be compliant, a planning proposal must demonstrate it will be possible to install the required minimum sized asset protection zone (APZ), to the required technical requirements, surrounding a habitable or specified building, while applying APZ location constraints and allowances established by the Guidelines.

The Minimum Sized APZ: Is one whose dimensions ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m² from fire in any surrounding types of classified vegetation. This is the upper limit of the range of radiant heat flux corresponding to the BAL-29 rating. The dimensions of this 'BAL-29 APZ' will vary dependent on the site specific conditions.

Building Permit Applications: Require a determined BAL rating for proposed buildings works (stated on a BAL Certificate). The lower the BAL rating the greater the size of the corresponding APZ that would need to be installed and maintained in a low bushfire threat state to ensure the building's exposure to bushfire threats continues to be matched to the bushfire resistant construction applied.

APZ Dimensions: A larger APZ, potentially requiring the modification/removal of additional native vegetation, is required to subject a building to a lower BAL rating. However, bushfire planning policy does not support such an approach as evidenced by the following guidance to which due regard must be given:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

Additional Assessment and Reporting: The implication of the planning policy's guidance is if developers/landowners desire to lower the BAL rating to which future building works are subjected – by modification or removal of native vegetation greater than the BAL-29 dimensioned APZ - additional site assessment and reporting would be required to be submitted to the relevant authority for approval to modify/remove that vegetation.

Consequently, the determination of a BAL rating for building permit application purposes is likely to require a separate assessment as:

- It will potentially have implications regarding the obtaining of approvals for native vegetation modification and/or removal – the retention of which is an objective of State Planning Policy 3.7 Bushfire; and/or
- The precise location of a future building/structure within a lot and relative to any bushfire hazard may not be known at the time of producing this BMP.

Dimensions of the APZ to be Installed and Maintained by the Landowner: The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building (to align the building bushfire resistance to its level of exposure to flames, radiant heat and embers), will be those corresponding to the building's 'determined' BAL rating and the site specific conditions.

The dimensions of the 'BAL-29 APZ' identified in this BMP for planning assessment purposes, will not necessarily be the APZ that is to be implemented and maintained by a landowner in perpetuity.

B2: BAL Contour Map Interpretation

THE BAL CONTOUR MAP

Caution! *Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).*

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

The Bushfire Attack Level (BAL) contour map, when used, is a diagrammatic representation of the results of the bushfire attack level assessment that has been conducted. It presents different coloured contours extending out from the different areas of classified vegetation.

Each contour represents a set range of radiant heat, corresponding to the BAL rating as defined by the AS 3959:2018 BAL determination methodology. When an exposed element (building, person or other defined element), is fully or partly located within a specific contour, it is potentially subject to the corresponding level of radiant heat transfer.

The width of each coloured BAL contour is dependent on both the BAL rating it represents, and the relevant site specific calculation inputs and will vary. It represents the minimum and maximum vegetation separation distances that correspond to each BAL rating for that site.

For post development BAL contour maps, the areas of classified vegetation applied to the production of the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and/or re-vegetation have been completed.

B3: The Asset Protection Zone (APZ)

THE APZ – DESCRIPTION, DIMENSION AND TECHNICAL REQUIREMENTS

DESCRIPTION AND PURPOSE

An asset protection zone (APZ) is an area surrounding a habitable or specified building that is not vegetated and/or supports retained or planted vegetation that can be considered to present a low bushfire threat as a result of flammability and/or moisture content characteristics and/or minimal fuel loads (either naturally or as a result of continual maintenance).

The primary objectives of establishing an APZ are to ensure:

1. A reduction in the exposure of the building/structure to bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation from each area of classified vegetation. [The required APZ dimensions will be dependent on site specific conditions and the use of the site and are measured from the nearest part of an external wall and/or supporting posts of building parts without external walls]; and
2. A reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
    - Preventing surface fire spreading to the building/structure;
    - Minimising the potential for tree strike; and
    - Limiting the potential for consequential fire to impact the building/structure by eliminating, reducing and/or shielding consequential fire fuels. These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and
3. To provide a defendable space for firefighting activities.

DIMENSIONS

Established by the Guidelines

No APZ dimensions are established by the Planning for Bushfire Guidelines, DPLH/WAPC (as amended). The Guidelines are intended to inform the application of State bushfire planning policy. For planning approval purposes, it only needs to be demonstrated that a BAL-29 dimensioned APZ can be appropriately established, surrounding a building/structure for the specific development site conditions.

For certain vulnerable land uses, evidence of the ability to implement a larger APZ may be required to inform planning decisions. These include dimensions corresponding to radiant heat impact levels of 10 kW/m^2 and/or 2 kW/m^2 and calculated using a flame temperature of 1200 K rather than 1090 K.

Established by the 'Determined' BAL Rating

The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building - to align the building's bushfire resistance construction level, to its level of exposure to flames, radiant heat and embers - will be those corresponding to the building's 'determined' BAL rating.

This rating will account for the relevant physical characteristics of a specific site and the applicable building's separation distance from classified vegetation, the type of vegetation it is exposed to and the slope of the ground supporting that vegetation.

Variations to these dimensions (i.e. vegetation separation distances) will only exist as the result of either:

- A requirement presented within an associated Bushfire Management Plan to increase the size of the APZ as part of a required additional protection measure; or
- A directive of the relevant Local Government through their annual notice, issued under s.33 of the Bushfires Act 1954 (see below), that results in a larger dimension.

Established by the Relevant Local Government

To satisfy the local governments requirements, a required APZ dimension may be stated in the notice issued annually by the relevant local government under s.33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc).

For certain vegetation/sites, based on environmental considerations, a maximum allowable dimension may be established, typically that corresponding to a BAL-29 rating for the relevant building – which will vary in response to the site specific conditions.

The existence of any such restrictions is information that would need to be sought from the relevant local government planning department.

TECHNICAL REQUIREMENTS

Established by the Guidelines

The relevant technical requirements for an APZ are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B2: Siting and design and available online at Planning WA - SPP 3.7 Bushfire

Established by the Relevant Local Government

Refer to the notice issued annually by the relevant local government under s33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc). It may state technical requirements that vary from and/or are additional to those established by the Guidelines to be complied with. Refer to the ratepayer notice and/or the local government's website for the current version.

The local government's technical requirements may be established by their gazetted local planning scheme.

B5: Vegetation Excluded from Classification – Ensure Continued Low Threat Status

MAINTAINING THE LOW THREAT STATUS OF EXCLUDED VEGETATION

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being a 'low bushfire threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant low threat areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as - proximity to the subject site / small areas of vegetation / low flammability / higher moisture content / low fuel load.

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space or crown land, written evidence that the land manager e.g. local government or a State Government department, agrees to maintain the designated area of land in a low threat state in perpetuity.

2.2.3.2 ***Exclusions—Low threat vegetation and non-vegetated areas***

The following vegetation shall be excluded from a BAL assessment:

(a) **Vegetation of any type that is more than 100 m from the site.**

(b) **Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.**

(c) **Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.**

(d) **Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.**

(e) **Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.**

(f) **Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.**

NOTES:

1 **Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).**

2 **A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.**

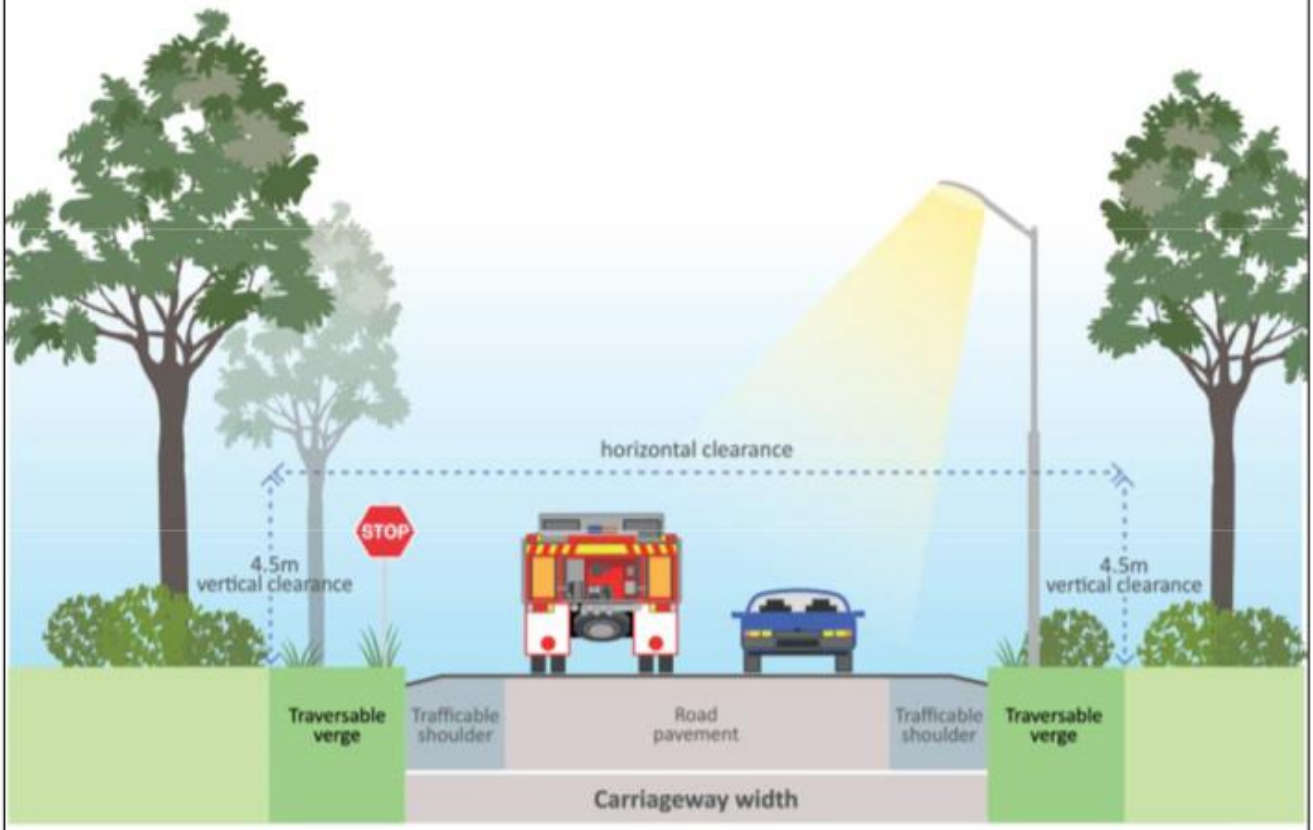
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B3: Vehicular access and available online at Planning WA - SPP 3.7 Bushfire

The following excerpts are presented here as a quick reference to applicable terminology and design requirements applied in the assessment against the bushfire protection criteria, Element 3: Vehicular access in this BMP.

C1: Road Component Terminology

Figure 26: Area encompassing horizontal clearance and vertical clearance



Horizontal clearance: The carriageway width (including the road pavement and trafficable shoulder) and traversable verge that provides for the movement and parking of vehicles and area required by emergency services to operate. Infrastructure and vegetation within the traversable verge should be frangible, however, non-frangible items can occur providing they do not restrict vehicular movement in the event of an emergency.

C2: Vehicular Access Technical Requirements

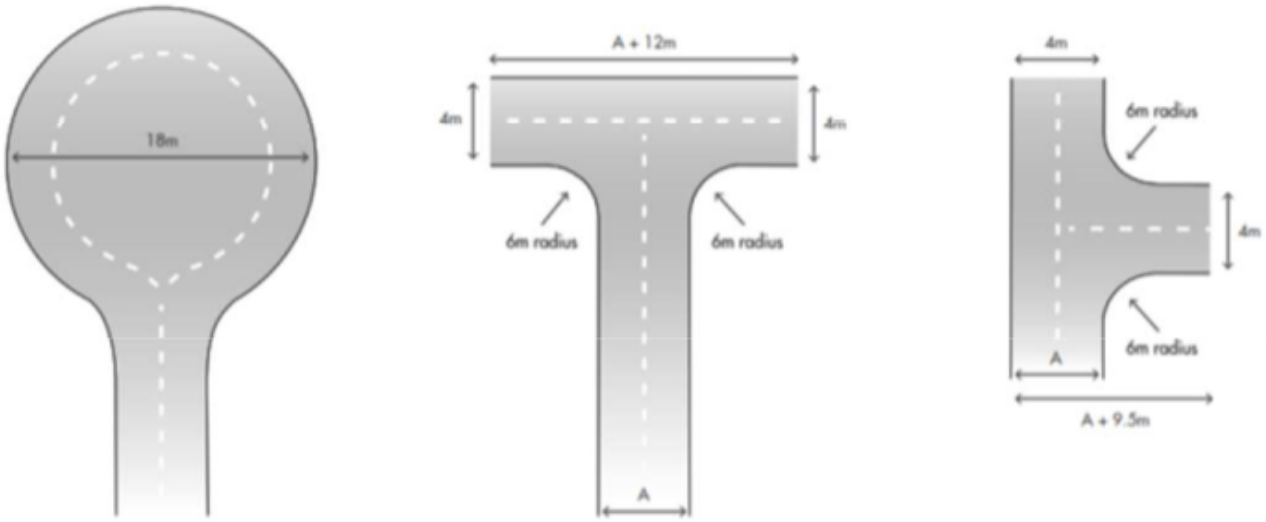
Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	**PERIMETER ROADS**		**PUBLIC ROADS**		**EMERGENCY ACCESS WAY[3]**		**FIRE SERVICE ACCESS ROUTE[3]**		**BATTLE-AXE & PRIVATE DRIVEWAYS[1]**	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road[2]	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road[2,4]					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
5. As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B4: Water supply and available online at Planning WA - SPP 3.7 Bushfire

The information provided in this appendix is additional to that provided in the Guidelines. It includes:

- For reticulated water supply, the hydrant location specifications established by the WA Water Corporation (Design Standard DS 63), as dependant on land use type and relevant to bushfire planning assessments (highlighted). Note: the maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas; and
- Images of example installations of acceptable water supply tanks and outlet fittings.

D1: Hydrant Location in Reticulated Areas

Design Standard DS 63
Water Reticulation Standard

2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run)between hydrants in residential areas with lots per dwelling <10,000m^2 shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m^2 (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e. median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage
- directly on top of the main using a tee unless proved to be impractical

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Summary of Public Consultation Submissions			
No.	**Position**	**Submission**	**Administration Response**
1.	Object	Already extremely busy on pick times the area Will be almost impossible to exit on Salerno drive during schools terms.	Traffic concerns are noted and the traffic impacts have been discussed in detail within the 'Comment' section of the report.
2.	Object	I feel that the area should remain as bush land. If the area is rezoned to residential it is going to put a huge pressure on the area especially in the mornings and afternoons when the three schools in the area begin and end each day. The area is already congested during these times and adding more home is going to make this worse. It will not only affect Quinns Road and Anchorage Dr N but it put a lot of pressure on Marmion Ave. Within the City of Wanneroo we have lost large tracts of native bushland which has been taken over by housing and industry. It has put pressure on the native animal population (both ring and large). A lot of Black Cockatoos (Carnaby and Red tail) use the bush land to rest in. The City of Wanneroo has said that it wants to protect native animals and bushland. By removing this small area it goes against what the council has said but adds more heat into our atmosphere from more rooftops.	Ability to retain the bushland on the subject lot has been discussed within the 'Comment' section of the report.
3.	Object	This is a busy area already with 3 main schools, who have to have different open and close times due to the chaos of picking during up and dropping children off. Changing this to residential is just ridiculous as it is increasing the volume of traffic in the area as it is. I already have to leave for work before 7:15 because of traffic congestion in the area. Think of the current residents who live here already.	Refer to Administration Response 1.
4.	Object	The Department of Housing and Works in principle supports the proposed rezoning to Residential. It aligns with the intent to accommodate population growth and provide housing opportunities within this location, well serviced with social and engineering infrastructure. However, the department does not support the proposed R40 coding and the suggested subdivision pattern, delivering 55 single residential lots, equal in size. Key concerns are:	Dwelling density is considered based on the City's Local Planning Policy 3.1: Local Housing Strategy (LPP 3.1).

		• R40 typically supports medium-density development but, when paired with a subdivision pattern focused on single residential lots, it limits the potential for housing diversity. • This approach may not fully achieve broader planning objectives related to affordability, choice, and efficient land use. To better utilize the site and respond to community needs, a higher density coding (e.g., R60 or above) should be considered. This would: • Enable a mix of housing typologies such as townhouses, grouped dwellings, and apartments. • Support diverse housing opportunities, catering to varying household sizes and lifestyles. • Facilitate the delivery of more affordable housing products, improving accessibility for a wider demographic. • Promote efficient land use, optimizing infrastructure and services. It is suggested that a higher density outcome will more appropriately align with • State and local planning frameworks promoting compact urban form. • Objectives for housing diversity and affordability. • Sustainability principles through reduced land consumption and improved infrastructure efficiency. While the rezoning to residential is supported, the proposed R40 coding and subdivision pattern should be reconsidered. A higher density coding will better achieve strategic objectives, deliver housing diversity, and contribute to affordability outcomes. Councill is further encouraged to introduce conditions to a rezoning approval that will deliver mixed housing typologies on the site.	
5.	Object	What a crazy idea to increase the traffic in an already busy area. I live close by and at school pick up time it is chaos. The blocks are tiny and you can keep this style of living for butler/alkimos etc. Ideally I'd like to see the school expand as originally planned but if they need to cash in while the land value is at all time highs. Surely retail/commercial properties would be more beneficial for the community and create better amenities.	Refer to Administration Response 1.

6.	Object	Remnant vegetation on the site is important and warrants closer consideration, including potential for conservation significant flora and foraging habitat value for Carnaby's cockatoo. The site sits within a local ecological linkage shown in the City's Local Biodiversity Plan and was recognised in the earlier Local Biodiversity Strategy. If development is to proceed then a more creative approach to design could yield a better built environment, including landscaping.	Refer to Administration Response 2.
7.	Object	My husband mentioned before Christmas to me that there were some planning discussions for the area adjacent to Quinns Baptist College, owned by PMACS (Anglican schools) and that is was for housing. I finally found the Facebook post he was referring to yesterday afternoon and saw submissions for discussion were open until 29.1.26. I haven't seen anything further on this, nothing in the community really apart from the e-bikes stuff. Which actually highlights my thoughts on what this land could be used for! Teenagers have nowhere to go and nothing to do in Mindarie! I like many parents do not wish teens to cross Marmion, and to be honest the skate park there is minimal and the area to be honest feels unsafe. I have suggested, over the years, two sites for a skate park/youth precinct – Kinsale Drive bushland (= forever bush…) and the foreshore development (= glamping business…). PLEASE support this space to be a youth precinct rather than housing. The space is perfect, no nearby homes (noise levels concerns), it's close to shops which may help with trade as youths have money to spend! A skate park, bmx/pump track (we have a local tyre recycler in Neerabup that may get on board for the track?!), basketball hoops, goals maybe – but somewhere for them to hang out with their friends. The ideal addition would be a staffed youth centre, pool table, tv, couches; like I was lucky enough to have when I was a teenager a few nights a week til 9pm. If I can help in any way I would love to; raise awareness, fundraising etc.	The amendment has been advertised in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. It is noted that the subject site is privately owned, with the applicant/landowner proposing to rezone the land to Residential. Accordingly, Administration is required to assess the appropriateness of the amendment as submitted, rather than consider or recommend alternative land uses for the site.

		The only youth groups I can find are church based which my kids weren't keen on – my boys are now 15 and 20, we've lived here for 7 years. Once they want to go out at night all they can do is trapse the streets until they are old enough to get into pubs. Not much of a youth hey! Please, as Mayor of Wanneroo (which seems like the biggest shire I have ever seen!) please do something for the kids of Mindarie. The newer suburbs have facilities, albeit privately/developer funded but Mindarie gets…not much! Let's follow the lead set by Bunbury, Busselton & Kalgoorlie. Let this be your legacy (yes I am pulling on heart strings, but I am desperate!). This is an interesting read : https://www.google.com/search?q=what+does+the+perfect+youth+precinct+look+like&oq=what+does+the+perfect+youth+precinct+look+like&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIHCAEQIRigAdIBCDc4MzFqMGo3qAIAsAIA&sourceid=chrome&ie=UTF-8	

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 507 (#50) Salerno Drive Mindarie

Site visit: Yes ☑ No ☐

Date of site visit (if applicable): Day 30 Month June Year 2025

Report author or reviewer: Kathy Nastov

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☑

If accredited please provide the following.

BPAD accreditation number: 27794 Accreditation expiry: Month August Year 2025

Bushfire management plan version number: #250617 v1.0

Bushfire management plan date: Day 2 Month July Year 2025

Client/business name: Proponent: Tom Carmody (Tomahawk Property)

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		✔
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?		✔

Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		✔
Strategic planning proposal (including rezoning applications)		✔
High risk land-use		✔
Vulnerable land-use		✔

None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Proposed subdivision of Lot 507 Salerno Drive.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer K. Nastov Date 15/07/2025

BUSHFIRE PRONE PLANNING

50 Salerno Drive Mindarie

Bushfire Management Plan

PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guide

Lot 507 (#50) Salerno Drive Mindarie

City of Wanneroo

Subdivision Application

2 July 2025

Job Reference No: 250617

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

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Limitations: *The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.*

This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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STATEMENT OF PURPOSE – THE 'PLANNING' BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7	November 2024

The Stated Intent of SPP 3.7 is to *implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 for additional information.

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	Lot 507 (#50) Salerno Drive Mindarie	
Applicable Local Government	City of Wanneroo	
Proponent	Tom Carmody of Tomahawk Property	
Entity Commissioning Production of the BMP	Tomahawk Property	
THE PLANNING PROPOSAL STAGE AND TYPE		
Subdivision Applications and Structure Plans where the lot layout is known	☑	Proposed lot division that is subject to bushfire planning requirements.
DESCRIPTION		
Number of Additional Lots Created	Existing lot(s) = 1 / Proposed lot(s) = 57	

This Bushfire Management Plan has been prepared to facilitate the development of the subject land into a combination of land uses including:

- 55 Residential lots
- 1 POS/Drainage lot
- 1 lot "Retained for future school use"



0 8 16 24 32 40m

SUBDIVISION CONCEPT PLAN

50 Salerno Drive, MINDARIE

E:
Data supplied by SE SURVEYS
al Photography supplied by LANDGATE (capture date - Sept2023)
s and dimensions shown are subject
al survey calculations and servicing requirements.

LEGEND

- SUBJECT LOT BOUNDARY
- PROPOSED R40 LOTS
- PROPOSED POS / DRAINAGE

Tomahawk Property Pty Ltd	:	CLIENT
A3@1:000	:	SCALE
23 JUNE 2025	:	DATE
SOS-DC-002	:	PLAN No
D	:	REVISION

TOMAHAWK PROPERTY



Proposed Subdivision

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- Proposed Lots
- Drainage
- Retained for Future School Use
- Proposed Roads

0 15 30 45 60 75

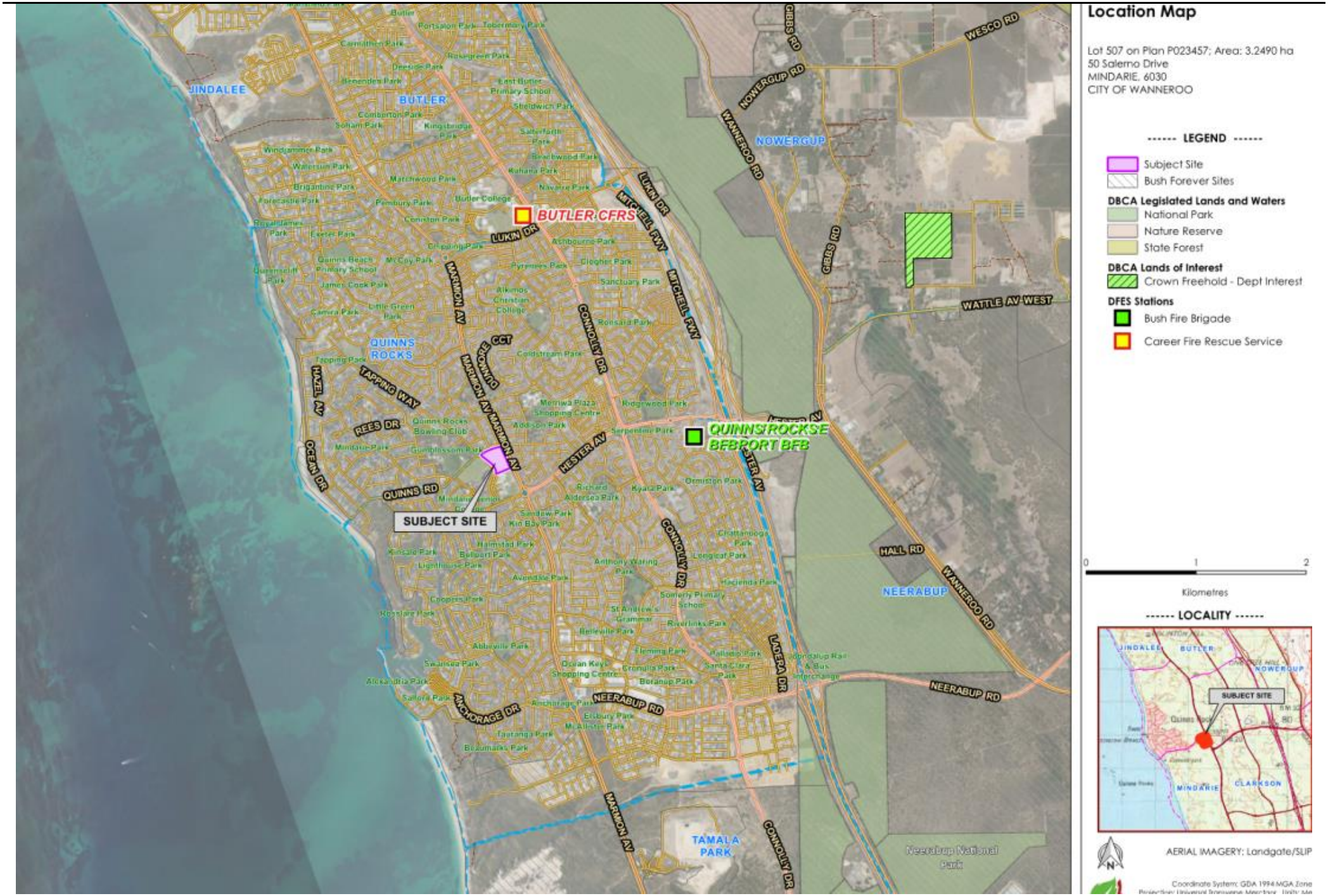
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone


Location Map
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Bush Forever Sites
DBCA Legislated Lands and Waters
National Park
Nature Reserve
State Forest
DBCA Lands of Interest
Crown Freehold - Dept Interest
DFES Stations
Bush Fire Brigade
Career Fire Rescue Service
BUTLER CFRS
QUINNS ROCKS BFB PORT BFB
SUBJECT SITE
0 1 2
Kilometres
------ LOCALITY ------
AERIAL IMAGERY: Landgate/SLIP
JINDALEE
BUTLER
NOWERGUP
QUINNS ROCKS
NEERABUP
TAMALA PARK
MINDARIE
CLARKSON
WESCO RD
GIBBS RD
NOWERGUP RD
WANNEROO RD
LUKIN DR
MITCHELL FWY
WATTLE AV WEST
MARMION AV
CONNOLLY DR
TAPPING WAY
HAZEL AV
REES DR
OCEAN DR
QUINNS RD
HESTER AV
HALL RD
LADERA DR
NEERABUP RD
ANCHORAGE DR

1.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

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 (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

(a) is fully or partially enclosed; and

(b) has at least one wall of solid material and a roof of solid material; and

(c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

1.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING APPLICATION IS TO BE SUBMITTED TO WAPC FOR DETERMINATION

For the proposed subdivision, WAPC is the decision maker.

Determination will be made under the Planning and Development Act 2005, its relevant subsidiary legislation and associated State Planning Policies.

As the subject site is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), due regard must be given to State Planning Policy 3.7 Bushfire.

1.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistences between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. *(Source: Explanatory Note SPP 3.7, DPLH, 25/11/24)*

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

	SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7	APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	Yes
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	No
	AND	
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	Yes
	Result in an increase of visitors, residents or employees; or	Yes
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
	AND	
3	THE PLANNING PROPOSAL IS A:	
	(Source: SPP 3.7, Part 4) A subdivision application that has or will have the subject site exposed to a Bushfire Attack Level (BAL) rating above BAL-LOW.	

1.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
  - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
  - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS	
Identification of the Relevant Instrument	No indication of applicability from the local government authority.

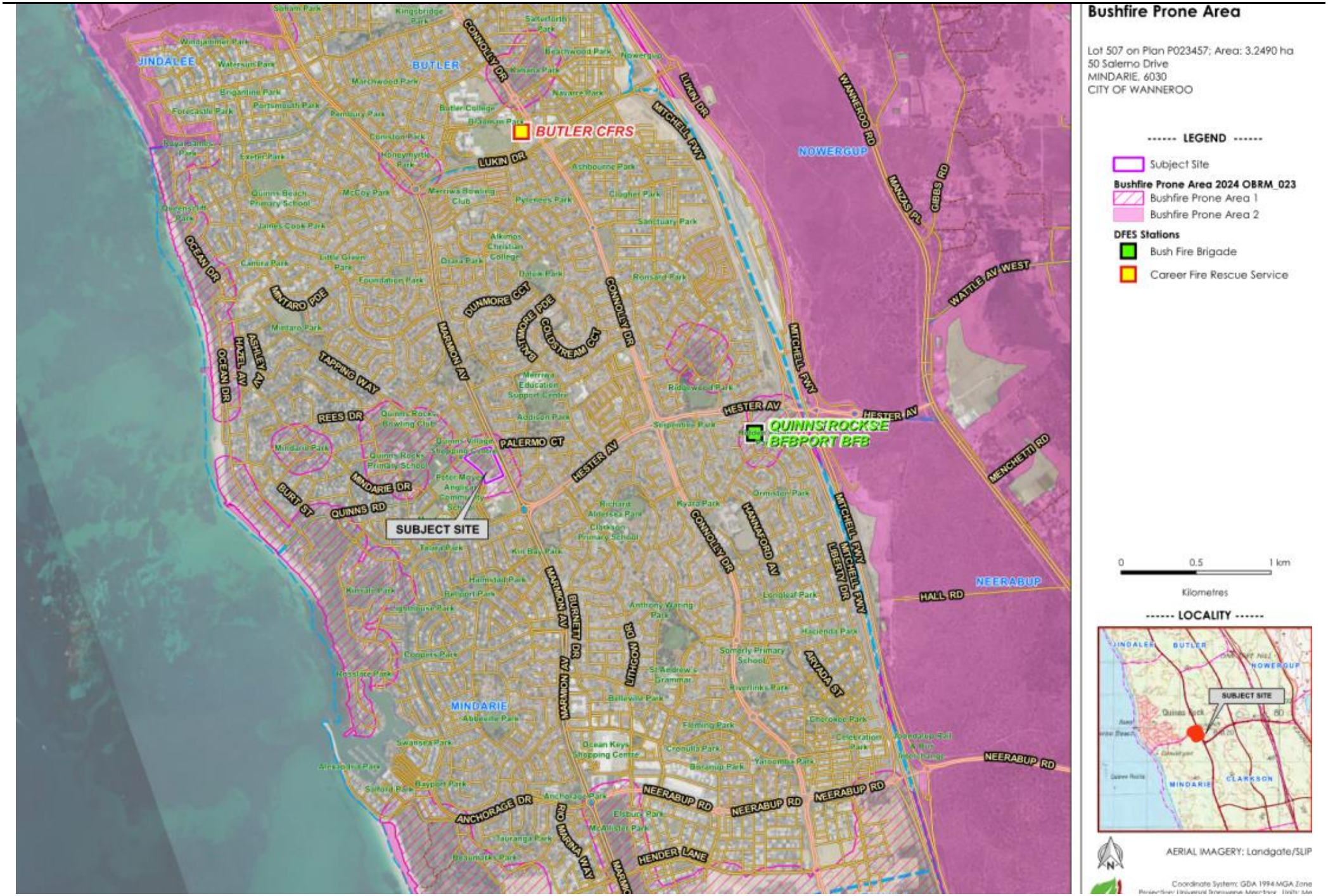
1.2.4 Identified Exemptions

EXPLANATORY INFORMATION

The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as:

- Evidence they have been considered when relevant; and
- Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal.

EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	No
(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that: • Are not designated as bushfire prone; • Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and • does not restrict vehicular access/egress to any existing or future habitable building.	No
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	No
(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where: • The application does not result in an increase of occupants onsite; and/or • There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.	No
Assessment Supporting Details: Nil exemptions identified. However, the primary bushfire prone vegetation (on the subject site) which results in classification as Bushfire Prone Area 1, is proposed to be entirely removed for the subdivision. Refer to Figure 1.4.	


Bushfire Prone Area
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Bushfire Prone Area 2024 OBRM_023
Bushfire Prone Area 1
Bushfire Prone Area 2
DFES Stations
Bush Fire Brigade
Career Fire Rescue Service
BUTLER CFRS
QUINNS ROCKS BFB
SUBJECT SITE
JINDALEE
BUTLER
NOWERGUP
MINDARIE
NEERABUP
CONNOLLY DR
LUKIN DR
MITCHELL FWY
W WANNEROO RD
MANZAS PL
GIBBS RD
WATTLE AV WEST
MENCHETTI RD
HESTER AV
MARMION AV
OCEAN DR
MINTARO PDE
DUNMORE CCT
COLDSTREAM CCT
TAPPING WAY
REES DR
PALERMO CT
MINDARIE DR
QUINNS RD
BURT ST
HALL RD
NEERABUP RD
ANCHORAGE DR
HENDER LANE
HANNAFORD AV
ARVADA ST
LITHGOW DR
BURNSIDE DR
RIO MARINA WAY
0 0.5 1 km
Kilometres
------ LOCALITY ------
AERIAL IMAGERY: Landgate/SLIP

1.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS 'PLANNING' BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT'S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓ **Excluding E1**	✓	✓ **Excluding E1**
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	-
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

1.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal.

They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.

RELEVANT DOCUMENTS

Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	No	N/A	N/A	N/A	-
Implications for the BMP: No known or identified prior bushfire management plans exist for the site (this document only).					
Preliminary bushfire advice (may include a BAL contour map)	No	No	No	N/A	-
Bushfire Emergency Plan	No	No	No	N/A	-
Bushfire Risk Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	Yes	Yes	No	Yes	*Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024.*
Refer to Section 2.1 for details.					
Landscape Management Plan	No	No	No	N/A	-
Refer to Section 2.3 for details.					
Revegetation Plan	Yes	No	Yes	No	-
Refer to Section 2.3 for details.					

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2), State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these polices is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the ***Environmental Protection Act 1986*** (EP Act) and requires a clearing permit under the ***Environmental Protection (Clearing of Native Vegetation) Regulations 2004*** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The ***Department of Water and Environmental Regulation*** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to Native vegetation clearing permits | Western Australian Government, the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable). The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.	Yes - Partly
Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024. Conclusions made in the PGV report regarding the implications for vegetation clearing should be considered separately from the implications determined in this Bushfire Management Plan.	
The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy. When applicable, this information is presented on the following pages of this BMP.	Yes - Fully

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied				Further Action Required by Proponent
			WA Govt. Agency Dataset (ID)		Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report	
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	Unlikely	No	☐	DBCA-	☐	☐	None
RAMSAR Sites (wetlands of international importance)	Unlikely	No	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	Unknown	Unknown	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	Data not available - confirm with relevant agency
Threatened Ecological Communities	Unknown	Unknown		DBCA-038	☐	☐	Data not available - confirm with relevant agency
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	Unlikely	No	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	Unlikely	No	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	Unlikely	No	☒	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	Unlikely	No	☒	DWER-070	☐	☐	None

2.2 Response of the Planning Proposal to Protection of Native Vegetation

The protection of native vegetation is to be prioritised by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation (BMP Manual, November 2024 DPLH).

SOLUTIONS APPLIED TO MINIMISE NATIVE VEGETATION REMOVAL / MODIFICATION	
Clearing and/or modification of native vegetation is proposed and necessary.	Yes
Proposed Clearing: The entire subject site (entirety of Lot 507) is proposed by the proponent to be cleared of all native vegetation. Refer to Figure 3.1.1 *Classified Vegetation & Topography Map (Post Development)*. The proposed clearing for the development will involve the removal of vegetation in areas designated for urban infrastructure, including residential lots, roads, public open space areas and any utility easements. The clearing will occur in already partially disturbed or modified by prior land use. All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Proposed Modification: Refer to Figure 3.1.1. *Classified Vegetation & Topography Map (Post Development)* and Section 2.3.1 and Appendix A1.2 for justification details supporting the change. This Bushfire Management Plan gives consideration for the following key elements: (1) Landscaping initiatives - this will involve planting low-fuel species that align with bushfire risk management objectives where applicable. (2) The potential introduction of bushfire hazards as a result of potential re-vegetation located within POS/Drainage depicted in Figures 1.2 and 3.1.1 (depicted as "Area 11 Excluded"). It is assumed for the purposes of assessment that these areas will be planted to comprise low-fuel species (or non-vegetated) and receive maintenance to achieve s2.2.3.2 requirements of AS3959-2018. Refer to Section 2.3.1 and Appendix A1.2 of this report for justification. Demonstration of why the planning proposal cannot be re-designed or re-located to avoid clearing and/or modifying native vegetation: Not applicable.	
Conservation Response	
The proposal reserves native vegetation for conservation, recreation or environmental protection purpose. These can include ecological linkage, local natural area, waterway, or foreshore area or wetland buffer.	No
Siting / Design / Construction Responses	
Reduction in the proposed intensification of land use or development potential.	N/A
Containing or clustering areas of intensification of land use to reduce clearing requirements.	N/A
Consideration of locating proposed development to have greater initial vegetation separation distances from bushfire hazards by utilising non-vegetated interfaces.	N/A
Modification or redesign of the proposed areas of intensification of land use to avoid areas with high environmental, biodiversity or conservation values.	N/A
The proposal has applied a reduction in the intensification of land use or development potential (e.g. reduced lot yield or smaller building footprints), to ensure the retention of greater areas of native vegetation while achieving the required vegetation separation distances to limit exposure to unacceptable levels of potential bushfire impact.	N/A

The proposal situates required non-vegetated elements (e.g. footpaths, paved areas, roads, parking, open drainage channels, and major services delivery installed in common corridors), between bushfire hazards and elements at risk – to effectively achieve required vegetation separation distances with less vegetation clearing and/or modification.	N/A
The proposal applies building envelopes, and these have located to minimise the requirement to clear and/or modify native vegetation.	N/A
The proposal utilises the clustering habitable buildings to reduce requirements for native vegetation clearing and/or modification.	N/A
The proposal aligns roads and pathways to work around trees and other vegetation, preserving their ecological values.	N/A
The proposal establishes requirements for the construction of building(s) to satisfy the requirements corresponding to higher BAL ratings to ensure a reduced vegetation separation distance requirement.	N/A

2.3 Vegetation Management Plans with Implications for the BMP

EXPLANATORY INFORMATION

This section identifies the area(s) of land (supporting vegetation), within or near the subject site (i.e. onsite or offsite) to which one or more of the following scenarios and their corresponding management actions applies.

If none of these scenarios is relevant to the subject planning proposal, this is stated.

1. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A LOW BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design (including the modification and/or establishment of plants/shrubs/trees), that will enable the area(s) to be excluded from classification under AS 3959 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the low bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To achieve and maintain the low threat state through using a combination of mechanisms including:

        (i) Minimising vegetation fuel loads through design and ongoing management;

        (ii) Using low flammability and/or higher moisture content species;

        (iii) Incorporating non-vegetated elements; and

    (d) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

2. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A REDUCED BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design involving the removal and/or modification of existing vegetation that will enable the area(s) to be classified as a lower threat class under AS 3959:2018 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the reduced bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

3. Area(s) subject to a **REVEGETATION PLAN THAT MAY RESULT IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO AN ADDITIONAL BUSHFIRE HAZARD AND/OR AN INCREASED BUSHFIRE THREAT LEVEL** from an existing area(s) of vegetation and establishes the following information:

    (a) The location of the areas to be revegetated (as distinct from natural regeneration which is accounted for in the vegetation classification under AS 3959 BAL determination methodology); and

    (b) A description of the planned design regarding density and species of plants/shrubs/trees to inform the bushfire consultant's classification of the vegetation under AS 3959:2018 BAL determination methodology.

Relevance of the Stated Scenarios to the Subject Planning Proposal	Only Scenario 1 is relevant.

2.3.1 Landscape Management Plan – Low Bushfire Threat Level

PLANNED LANDSCAPING – LOW BUSHFIRE THREAT LEVEL				
Assessment Details				Relevant
The area of land that is to be subject to a Landscape Management Plan is within the subject site (onsite). This can include the balance lot of a staged subdivision.				Yes
The landscape plan is recommended as a bushfire protection measure by the bushfire consultant for the reasons identified in the 'Additional Bushfire Protection Measures of this BMP.				Yes
Responsibility for Ongoing Management of the Landscaped Area				Yes
Landscaped Area	Persons / Agency		A Requirement Exists for Written Authority and/or Agreement to Remove/Modify/Manage Vegetation	
Onsite	Local Government	Yes	Yes - Manage	
Offsite	Main Roads WA	Yes	Yes - Removal	
An approved landscape management plan and/or written confirmation exists and is provided to demonstrate that agencies responsible for the ongoing management understand and support the vegetation classification assigned to the subject area and its resulting ongoing management implications on the agency.				No
A written authority and management agreement exists and is provided to demonstrate an arrangement between adjoining landowners as to the responsibility for establishment and ongoing management of the defined area of land subject to a Landscape Management Plan.				No
There are no existing landscape management plans or agreements known at the time of this report.				
Identification of the Area(s) of Land Subject to a Landscape Management Plan & Implications for the BMP				
The entire subject site (Existing Lot 507) is proposed by the proponent to be cleared of all vegetation during development. It is understood that this will *not* be in a staged approach. **Future POS/Drainage (refer to Figure 1.1)** It is acknowledged that the Future POS/Drainage lot may become vegetated in future. However, it is reasonably expected that the lot will be planted with low threat vegetation, and that it can and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot to comprise low-fuel species that align with bushfire risk management objectives. **Future Lot 58 "Retained for Future School Use" (refer to Figure 1.1)** All vegetation on this lot is proposed to be removed during development. It is reasonably assumed that this area will not be re-vegetated. Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth, or any planted vegetation, must be managed in accordance with Clause 2.2.3.2 of AS 3959. **"Vegetation Area 5" adjacent to eastern boundary of Existing Lot 507 (refer to Figure 3.1 and Figure 3.1.1)** For the purpose of this assessment, it is assumed that earthworks will be required to establish the proposed road adjacent to Area 5 vegetation. For this reason, it has been assumed as per Figure 3.1.1 (*Post Development Classified Vegetation*) that the narrow strip of Area 5 vegetation immediately adjoining the subject site will be removed during development. It is reasonably assumed that the area will either remain non-vegetated, or that any re-planted vegetation or verge treatments will be maintained in a low threat state in perpetuity by the relevant landholder, in accordance with AS 3959 Clause 2.2.3.2. Offsite vegetation cannot be altered or removed by the subject site landowner without prior written authority from the relevant agency (i.e. Main Roads or relevant landholder of the abovementioned property). **All above assumptions are depicted on Figure 3.1.1 *Classified Vegetation & Topography (Post Development)*.** Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.				

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

Refer to Appendix B for additional information including interpretation of the BAL Contour Map.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1 and Figure 3.1.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for future buildings/structures on the proposed lots.

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDINGS / STRUCTURES ON STATED LOT [1]			
Lot No.	Future Buildings / Structure		
	Existing BAL [2]	Indicative BAL [2]	Determined BAL [2]
Lot 1 to 42	BAL-FZ	BAL-LOW	Not Determined
Lot 43 to 55	BAL-FZ	BAL-12.5	Not Determined
Lot 58 "Retained for Future School Use"	BAL-FZ	BAL-12.5	Not Determined
Public Open Space/Drainage	BAL-FZ	BAL-LOW	Not Determined

[1] The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation for the pre-development BAL contour map will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure 3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure 3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS [1]												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method [2]												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	Excluded cl 2.2.3.2(f)	N/A	N/A	-	N/A							
2	Excluded cl 2.2.3.2(f)	N/A	N/A	-								
3	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
4	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
5	(C) Shrubland	80	Upslope or flat 0	flat 0								
6	(C) Shrubland	80	Upslope or flat 0	flat 0								
7	(C) Shrubland	80	Downslope >5-10	d/slope 8.5								
8	(D) Scrub	80	Upslope or flat 0	flat 0								
9	(G) Grassland	110	Upslope or flat 0	flat 0								
10	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-								
11	Excluded cl 2.2.3.2(f)	N/A	N/A	-								

Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.

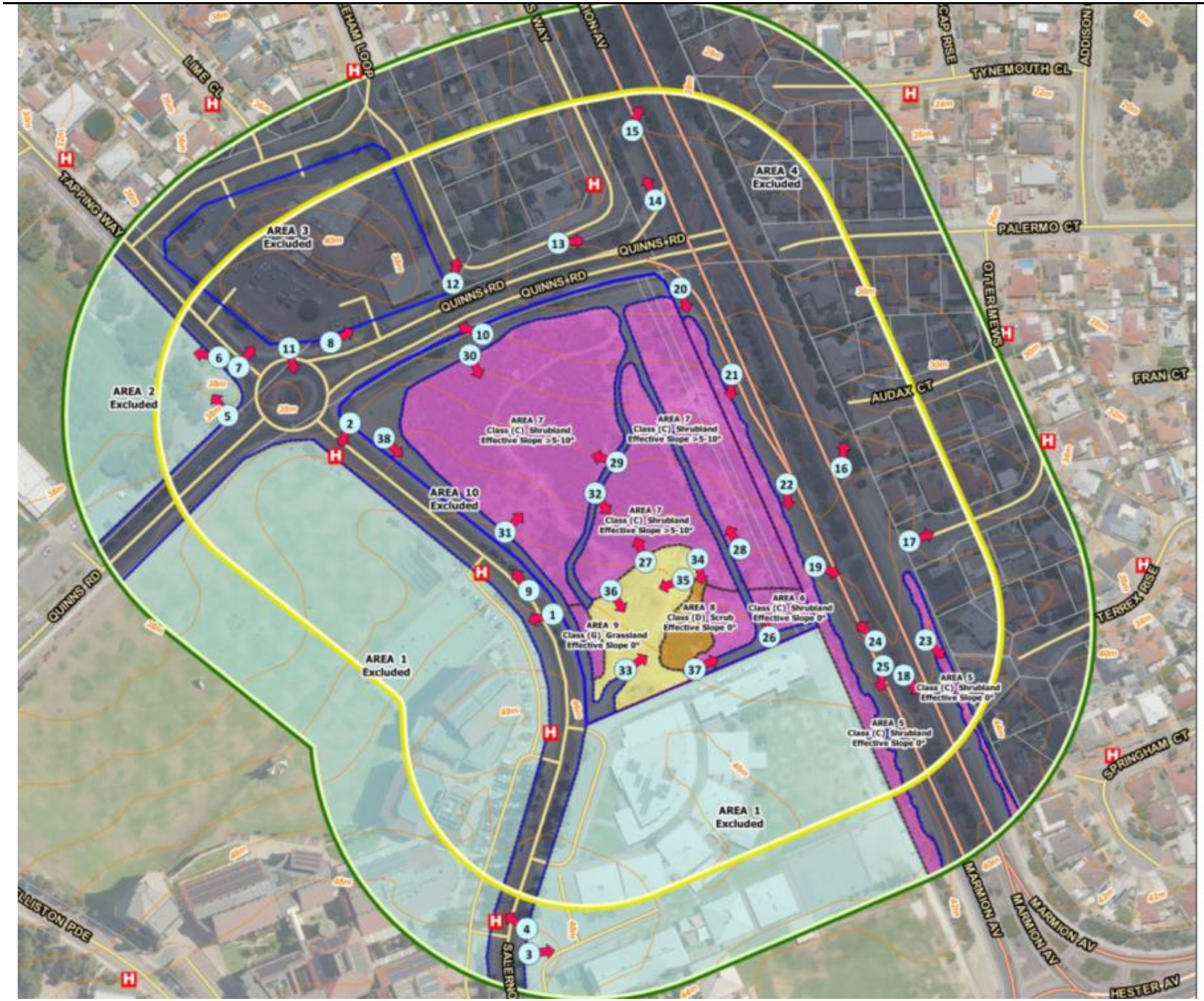
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) [1]									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)							
		>40 kW/m²	40 kW/m²	29 kW/m²	19 kW/m²	12.5 kW/m²	N/A [2]	10 kW/m²	2 kW/m²
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
2	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
3	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
4	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
5	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
6	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
7	(C) Shrubland	<8	8-<11	11-<17	17-<25	25-<100	>100	-	-
8	(D) Scrub	<10	10-<13	13-<19	19-<27	27-<100	>100	-	-
9	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
10	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
11	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-

Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map. All applied calculation input variables are presented in Table 3.2.

Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.



Classified Vegetation & Topography (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Photos and Direction
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Classified Vegetation

- Shrubland
- Scrub
- Grassland
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

0 15 30 45 60 75

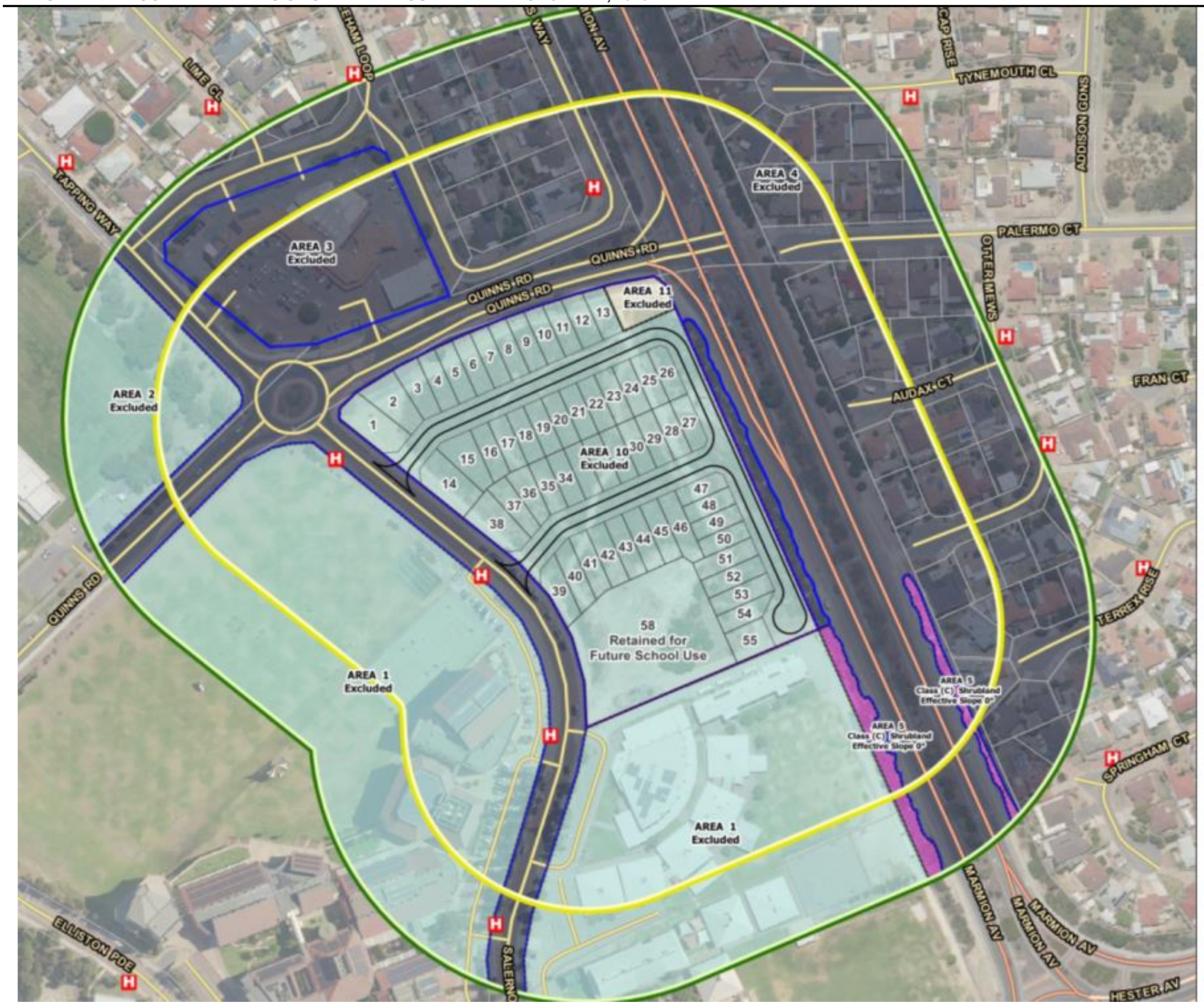
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



Classified Vegetation & Topography (Post Dev)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Classified Vegetation

- Shrubland
- Excluded 2.2.3.2 (a),(b),(c) and (d)
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

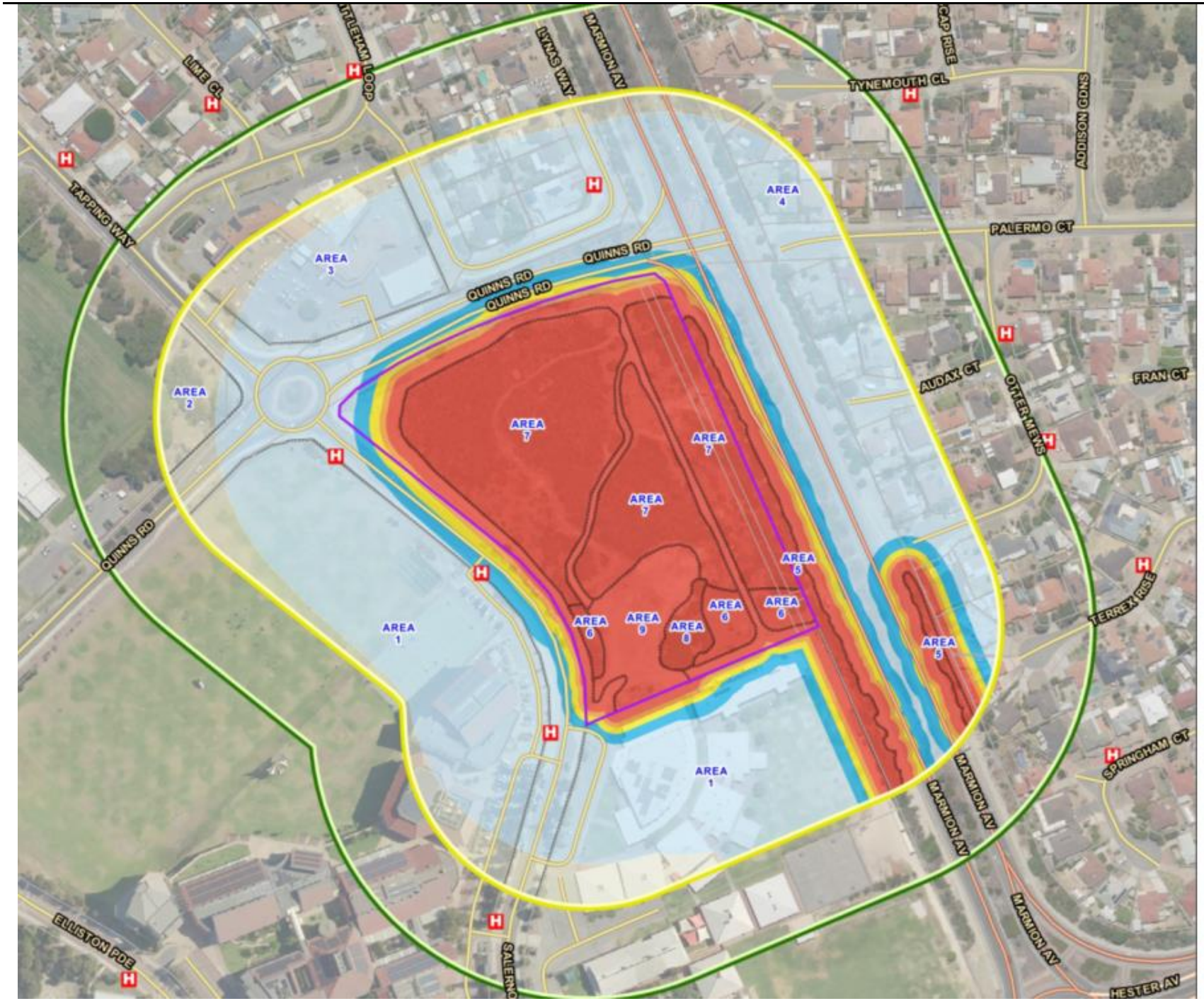
0 15 30 45 60 75
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



BAL Contour Map (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 15 30 45 60 75

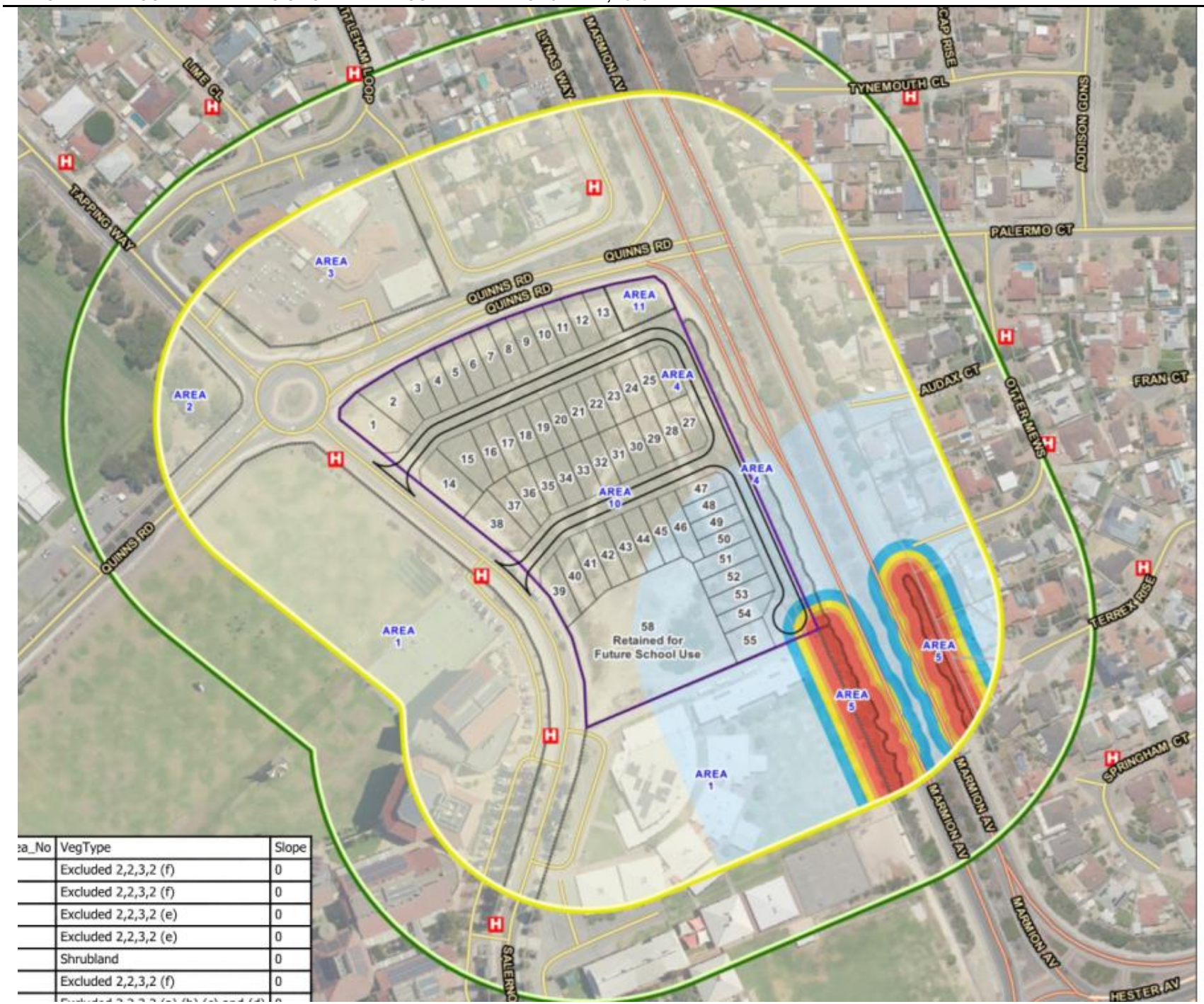
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



ea_No	VegType	Slope
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (e)	0
	Excluded 2,2,3,2 (e)	0
	Shrubland	0
	Excluded 2,2,3,2 (f)	0

BAL Contour Map (Post Development)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 15 30 45 60 75

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

EXPLANATORY INFORMATION

Section Intent

1. To function as a concise initial reference point informing decision makers of key bushfire hazard issues specific to the planning proposal. This is achieved by providing context regarding:
   (a) How the identified bushfire prone vegetation contributes to the level of risks to persons/property and infrastructure. With injury/death, damage/loss, and service disruption being the relevant risks associated with a bushfire event (i.e. 'bushfire risk'); and
   (b) How likely the application of the relevant deemed to comply bushfire protection measures (i.e. the acceptable solutions of the BPC), will contribute to mitigating this bushfire risk to an acceptable or tolerable level.
2. To inform decision makers of any bushfire hazard issues that, in the opinion of the bushfire consultant, are likely to require specific consideration and are additional to a 'standard' review of the submitted BMP.
3. When necessary, to provide the bushfire consultant a location in the BMP where matters can be noted that would either not be considered or only be partially considered, under the assessments conducted in accordance with SPP 3.7/Guidelines. These include matters that would potentially reflect poorly on their professional integrity if ignored.

Achieving the Intent

1. Identify when environmental constraints are likely to limit a proposal's ability to apply effective bushfire protection measures that reduce bushfire hazard threat levels and/or persons/property exposure to those threats.
2. Identify if bushfire hazard threats and the level of those threats is significantly greater or lower than implied by the bushfire assessment methodologies applied in accordance with the Guidelines.
3. Stating when an outcomes-based approach has been applied as a justifiable alternative to compliance with the applicable acceptable solutions, and if the approach:
   (a) Delivers an equivalent or lower level of residual bushfire risk than that intended to be derived from the application of those acceptable solutions; or
   (b) Delivers higher level of residual risk and justifies why this can and should be tolerated.
4. Identifying when compliance with the BPC requires the establishment of vegetation management responsibilities - including formal management agreements when necessary – for vegetation on land adjoining a lot that is part of a planning proposal, but that land does or could have different legal ownership.
5. Identify other relevant issues as necessary. This may include the possible development, by the bushfire consultant, of required and/or recommended additional bushfire protection measures for consideration by the decision maker.

4.1 Environmental Considerations

BUSHFIRE PRONE VEGETATION WITHIN THE SUBJECT SITE (refer to detail in Section 2)		
Identified As	Relevance to the Planning Proposal	Implications for the Planning Proposal's Ability To Comply With The Bushfire Protection Criteria
Protected Vegetation	None	No Change
Required Removal of Native Vegetation	Significant	Significant Positive
Planned Retention of Unprotected Native Vegetation	None	No Change
Planned Revegetation with Native Vegetation	None	No Change
Assessment Supporting Details: Protected vegetation has not been identified on the subject site, via desktop study only. This should be confirmed by the relevant agency. All vegetation on the subject site is proposed to be completely removed during development. At the time of writing, BPP is not currently aware of any proposed or planned revegetation on the subject site. A small POS/Drainage basin is proposed at the north-east corner of the subject site, however BPP reasonably assumes that this area (approx. 700m^2) can and will be maintained by the relevant landholder in a low threat state in perpetuity as per AS3959 cl.2.2.3.2 (f) and the Guidelines.		

4.2 Bushfire Assessment – Bushfire Attack Level (BAL)

BUSHFIRE ATTACK LEVEL ASSESSMENT – IDENTIFIED ISSUES	
The following issues regarding the ability of current or future development sites to be located within a lot and subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29) may have been addressed in the BMP. When applicable to the subject planning proposal this is identified and discussed.	
For a lot(s) of land that are part of this planning proposal, compliance with the BPC requires the establishment of ongoing vegetation management responsibilities on adjoining land that has, or could in the future, different legal ownership. This has created the requirement to develop a formal agreement(s) with a third party(s) to manage vegetation in a modified and/or low threat state in perpetuity. Evidence of the agreement is provided in this BMP.	X
Assessment Supporting Details: For the purpose of this BMP, it has been assumed that the narrow strip of Class (C) Shrubland Vegetation (Area 5 on Figure 3.1) will be removed during development/earthworks on the subject site. It is unlikely that this vegetation will be retained due to the possible extent of earthworks that will be required to establish the road on the eastern side of the subject site. All future road verge treatments or any re-vegetation in its place can and must be maintained in a low threat state in perpetuity by the relevant landholder. Changes to this assumption will alter the BAL ratings for the development. Any changes or retention or introduction of bushfire prone vegetation that do not align with Figure 3.1.1 will require revision of the BMP and will likely result in an increase in the BAL ratings for all lots.	
The planning proposal is for a staged subdivision. Classified vegetation within a subsequent stage of a subdivision requires removal or modification to ensure that proposed lots within the current stage of the subdivision achieve a development site with a radiant heat impact not exceeding 29 kW/m² (BAL-29). This has created the requirement to establish a responsibility for the developer of the subsequent stage	X
Assessment Supporting Details: It is BPP's understanding that all vegetation across the entirety of the subject site will be removed prior to development (not a staged approach). Changes to this (i.e. retaining vegetation in stages) will result in changes to the Indicative BAL ratings, and the BMP will need to be reviewed prior to development or commencement of works.	
Area(s) of land within a lot(s) are subject to BAL-40/FZ but sufficient area remains for a development site(s). At the discretion of the decision maker, this may require considering the application of building envelopes or restrictive covenants, to ensure the location of future buildings within a lot cannot be subject to BAL-40/FZ.	X
Assessment Supporting Details: All subject lots will be subject to BAL-12.5 or below once all vegetation has been removed, as per Figure 3.1.1 and the assumptions presented above.	

4.3 Additional Required and/or Recommended Bushfire Protection Measures

ADDITIONAL BUSHFIRE PROTECTION MEASURES	
REQUIRED additional bushfire protection measures have been established via: • Development of an outcomes-based approach; and/or • A Bushfire Risk Report; and/or • A Bushfire Emergency Plan. These measures have been included in the Section 6 responsibility checklists.	None Required.
RECOMMENDED additional bushfire protection measures have been provided. These measures have not been included in the Section 6 responsibility checklists.	None Required.

4.4 Ability to Comply with the Bushfire Protection Criteria (Relevant Elements Only)

IMPLICATIONS OF THE ENVIRONMENTAL CONSIDERATIONS AND BUSHFIRE ASSESSMENTS FOR THE PLANNING PROPOSAL'S ABILITY TO COMPLY WITH THE BUSHFIRE PROTECTION CRITERIA (BPC) VIA ACCEPTABLE SOLUTIONS AND/OR OUTCOMES (refer to detail in Section 5)					
Relevant Element of the BPC	Relevant Acceptable Solution	Implication Level	Ability to Comply	Outcomes-Based Approach Applied	Description/Comments (as required)
BPC- E2: Siting and Design	A2.1 Siting and Design	No Change	Can comply at current planning stage	No	All onsite vegetation will be cleared for development, therefore all lots will be subject to BAL-12.5 or below. Refer to Figure 3.1.1 and Figure 3.2.1 and details in this BMP.
	A2.3 Clearing of Native Vegetation	Significant Positive	Can comply at current planning stage	No	Removal of all onsite vegetation will result in removal of the predominant bushfire hazard, thereby reducing all Indicative BAL ratings for future lots to BAL-12.5 or BAL-LOW.
BPC- E3: Vehicular Access	A3.2 Access routes	No Change	Can comply at current planning stage	No	Public road access is currently available to at least one suitable destination, and will continue to be available.
	A3.3a No-through roads	No Change	Can comply at current planning stage	No	No limit on no-through road lengths in Area 1 (Urban).
BPC-E4: Water Supply	A4.2 Water supply for subdivision applications	No Change	Can comply at current planning stage	No	The proposed lots can and will be serviced by a reticulated water supply.

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC)

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) establishes policy outcomes (cl. 6) that "specify the role of planning and development in contributing to the overall objectives" of the policy. These policy outcomes are also incorporated within the four Elements of the bushfire protection criteria.

A planning proposal in a designated bushfire prone area is required to demonstrate that compliance with the bushfire protection criteria can be achieved.

The Planning for Bushfire Guidelines (Guidelines) establishes two pathways to demonstrate compliance with the bushfire protection criteria:

1. The deemed to comply pathway in which compliance with all relevant acceptable solutions associated with each Element, for a specific planning stage or use, is able to be demonstrated; or

2. When all relevant acceptable solutions cannot be fully achieved, the alternative pathway which utilises either the outcomes-based approach (established in SPP 3.7 cl. 6) alone, or a combination of the outcomes-based approach and the acceptable solutions (as established in the Guidelines s. 2.2.1).

Assessment of the planning proposal utilising the deemed to comply pathway is presented in this section of the BMP.

Notes:

1. *The additional primary bushfire protection measure of bushfire construction requirements that are to apply to certain classes of habitable buildings in WA (corresponding to their assessed Bushfire Attack Level) - is implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the National Construction Code) in accordance with WA building legislation – not through any planning legislation].*

2. *The requirement to prepare a Bushfire Emergency Plan (BEP) for vulnerable land uses is an additional bushfire protection measure established by SPP 3.7. This is to be produced as a separate standalone operational document. However, some requirements identified in the BEP may necessarily incorporated into this BMP and the responsibilities it creates.*

5.1 Local Government Variations to Apply

EXPLANATORY INFORMATION	
1. Local governments may add to or modify the acceptable solutions contained within the Guidelines, through regional or local variations that form part of a local planning strategy and/or local planning scheme to recognise special local or regional circumstances that reinforce the SPP 3.7 objectives and outcomes (via a scheme amendment or special control area). This could include acceptable solutions that address topography, vegetation or climate to the satisfaction of the Western Australian Planning Commission (WAPC) that the modifications comply with the corresponding SPP 3.7 objectives and outcomes. (Planning for Bushfire Guidelines, s. 3.4, 2024). 2. Under the relevant state legislation (LPS Regulations 2015), SPP 3.7 does not apply to hosted or unhosted short-term rental accommodation. However, the local government under its Local Planning framework (i.e. Strategy / Scheme and Policy as applicable), may require that certain bushfire protection measures or variations to the measures (the bushfire protection criteria), established by SPP 3.7 and the Guidelines, are to be applied.	
Endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the planning proposal?	None known or identified
The proposed land use for hosted or unhosted short-term rental accommodation, and the local government requires certain bushfire protection measures, contained within the BPC, to be applied, that under the LPS Regulations 2015, would otherwise not be required?	N/A

5.2 Assessment Summary

HOW THE REQUIRED BUSHFIRE PLANNING OUTCOMES OF SPP 3.7 ARE ACHIEVED FOR THE PLANNING PROPOSAL		
STRUCTURE PLAN / SUBDIVISION APPLICATION		
The Bushfire Protection Criteria (BPC) Elements and Acceptable Solutions	Compliance Pathway Applied and Assessment Outcome	
	Deemed to Comply	Outcomes-Based Approach
	Requires Compliance with All Applicable Acceptable Solutions	Expert Opinion Identifies Achieving the Required SPP 3.7 Outcomes can be Demonstrated [1]
E1: LOCATION	Fully Compliant	Not Required
A1.1a Broader Landscape Type A	Not Applicable	
A1.1b Broader Landscape Type B	Not Applicable	
E2: SITING AND DESIGN	Fully Compliant	Not Required
A2.1 Siting and design	Fully Compliant	
A2.2 Asset Protection Zone (APZ)	Fully Compliant	
A2.3 Clearing of native vegetation	Fully Compliant	
E3: VEHICULAR ACCESS	Fully Compliant	Not Required
A3.1 Public roads	Fully Compliant	
A3.2 Access routes	Fully Compliant	
A3.3a No-through roads	Fully Compliant	
A3.3b No-through roads technical requirements	Not Applicable	
A3.4 Emergency access way	Not Applicable	
A3.5a Perimeter roads	Not Applicable	
A3.6 Battle-axe legs	Not Applicable	
E4: WATER SUPPLY	Fully Compliant	Not Required
A4.1 Water supply for structure plans	Fully Compliant	
A4.2 Water supply for subdivision applications	Not Applicable	
A4.3 Water supply for existing habitable building(s)	Not Applicable	
Note 1: Assessment details addressing the criteria established by SPP 3.7 cl. 7.5, are provided in the following section when this compliance pathway is applied.		

5.3 BPC 5: Subdivision Application - Acceptable Solutions Assessment

5.3.1 Element 1: Location

ELEMENT 1: LOCATION (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O1	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.1: Avoid broader landscapes that present an unacceptable bushfire risk to people, property and infrastructure.
E1	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⊘ Not relevant	
A1.1a Broader Landscape Type A	Applicable:	No	Compliant:	-
☐ ☐ ⊘	The subject site is located in an area that is a Broader Landscape Type A.			
Assessment Supporting Details: The subject site is located in Area 1 (Urban) Bushfire Prone Area, therefore Element 1 and the determination of Broader Landscape Type is not applicable to the assessment.				
A1.1a Broader Landscape Type B	Applicable:	No	Compliant:	-
☐ ☐ ⊘	The subject site is located in an area that is a Broader Landscape Type B. which presents an unacceptable bushfire risk of a landscape scale bushfire resulting in impacts to people, property and infrastructure. This location does not satisfy the acceptable solution for Element 1: Location. An outcomes-based approach has been prepared to demonstrate (to the decision maker) how Policy Outcome O1 will, or potentially can, be satisfied through appropriate management and/or mitigation of the relevant risks.			
Assessment Supporting Details: See above.				

5.3.2 Element 2: Siting and Design

ELEMENT 2: SITING AND DESIGN (STRUCTURE PLAN / SUBDIVISION APPLICATION)

All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.

EXPLANATORY INFORMATION

(Additional Information in Appendix B3 of BMP)

The APZ and the Planning Assessment

The assessment is a 'planning assessment' being conducted for planning approval purposes. This is not an assessment conducted for building approval purposes.

The acceptable solutions and required assessment are aligned with the following bushfire planning policy and guidance which must be given due regard:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states - "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

To comply with the relevant acceptable solutions, the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) can be installed, to the required technical requirements, surrounding a habitable or specified building and applying the APZ location constraints and allowances established by the Guidelines.

The required minimum dimensioned APZ is that which ensures that the relevant existing and/or proposed buildings works will be subject to the BAL-29 level of radiant heat exposure. The only exceptions to this will be when a lower level of radiant heat exposure is a requirement of an acceptable solution, or a protection measure established by the application of the outcomes-based approach (e.g. 10 kW/m²) in which case this is stated in the assessment and the responsibilities checklist.

> *Note that the derivation of 'determined' BAL ratings for future building works, to be used in building permit applications, is not an intended outcome of this planning assessment. However, in limited situations, these may be able to be determined.*

Important APZ Installation Information

An approved BMP, unless stated otherwise, is only approving the installation of an APZ comprised of the minimum dimensions that ensures the radiant heat impact of a bushfire (on building works) does not exceed 29 kW/m² (BAL-29).

The 'minimum' dimensions of the approved APZ are also the 'maximum' approved dimensions when installation of the APZ will require the modification/removal of native vegetation. Installing a larger dimensioned APZ - to lower the determined BAL rating of specific building works - will need additional approval from the relevant authority (refer to the relevant local government) when modification/removal of native vegetation is required.

	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
O2	**SPP 3.7, 6.2: Ensure siting and design solutions:** • **Manage or mitigate the bushfire risk to people, property and infrastructure; and** • **Avoid, or where unavoidable, minimises the clearing of native vegetation.**
E2	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A2.1 Siting and design Applicable: Yes Compliant: Yes

☑ ☐ ☐ Ensure that each proposed and existing lot(s) contains a sufficient development site(s) that can achieve a radiant heat impact not exceeding 29 kW/m² (BAL-29).

*Note: In accordance with Planning and Development (LPS) Regulations 2015, s.78A, **'development site'** means that part of a lot on which a building that is the subject of development stands or is to be constructed.*

Assessment Supporting Details: The proposed Post-Development vegetation is shown on Figure 3.1.1, resulting from the removal of all vegetation on the subject site. This will remove the dominant bushfire hazard, resulting in Indicative BAL ratings of BAL-12.5 or BAL-LOW for each proposed lot. Assumptions have been made regarding road verges and public open space within and immediately adjacent to the subject site, these are discussed elsewhere in this BMP. Changes to these assumptions will affect the Indicative BAL ratings for proposed lots. Retention or re-introduction of bushfire prone vegetation which does not align with the Post-Development vegetation shown on Figure 3.1.1, will require a re-assessment of the Indicative BAL ratings, and would likely increase the BAL ratings for all lots across the site.

A2.2 Asset Protection Zone (APZ) Applicable: Yes Compliant: Yes

Where a development site (refer to definition above in A2.1) cannot be wholly located within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements for width, location and management:

☐ ☐ ⊘ **APZ Width:** The APZ, when measured from the development site, is of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances.

☐ ☐ ⊘ **APZ Location – Option 1:** The indicative 'Planning BAL-29' APZ can be contained solely within the boundaries of each lot.

☐ ☐ ⊘ **APZ Location – Option 2:** The indicative 'Planning BAL-29' APZ cannot be contained solely within the boundaries of the lot. However, the relevant vegetation on the adjoining land / lot(s) is, and will continue to be, on an ongoing basis in perpetuity, low threat as per:

- Clause 2.2.3.2 of AS 3959 (including non-vegetated land such as a sealed or unsealed road, or a water body); or

- The requirements of the Guidelines Appendix B.2, Table 9 – APZ technical requirements; or
- The alternative standard in the local planning scheme (when it exists); and
- Any required ongoing vegetation management is agreed upon via a substantiated management agreement between the applicable landowners and the local government.

☑ ☐ ☐ **APZ Management:** The APZ can and will be managed in accordance with the requirements established in the Guidelines, Appendix B.2 or the alternative standard in the gazetted local planning scheme (when it exists).

Assessment Supporting Details: The entirety of the subject site is subject to BAL-FZ in its pre-development state, due to existing onsite vegetation. The proponent has determined that all vegetation will be removed for development, therefore Asset Protection Zone(s) will not be required. The removal of all onsite vegetation is anticipated to occur prior to commencement of any development (i.e. not staged).

Once all vegetation has been removed from the subject site, it is the responsibility of the relevant landholder to ensure that weed grasses or any other vegetation regrowth, including future vegetation that may be planted anywhere on the subject site (including public open space/drainage, road verges, and all other lots), be maintained in a low threat state at all times, and in perpetuity, in accordance with the requirements of the Guidelines Appendix B.2 and Clause 2.2.3.2 of AS 3959.

A2.3 Clearing of native vegetation Applicable: Yes Compliant: Yes

☑ ☐ ☐ The development avoids, or where unavoidable, minimises the clearing of native vegetation.

Assessment Supporting Details: Clearing of native vegetation for the proposed subdivision is unavoidable. The proponent proposes complete clearing of all vegetation within the subject site. The subject site is in an existing residential built-out area and is itself the main bushfire hazard in the area. Removal of the bushfire prone vegetation (all onsite vegetation) will result in the area no longer being classified as "Bushfire Prone".

5.3.3 Element 3: Vehicular Access

ELEMENT 3: VEHICULAR ACCESS (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced. The technical construction requirements for access types and components are established in the Guidelines Appendix B.3, Table 10 (certain information is copied and presented in Appendix C of this BMP). The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply. These are included as an appendix if requested by the local government. ***Note:*** *The following understanding of what constitutes a 'road', and the stated definitions can be important considerations for assessments against an acceptable solution for Element 3.* • *Guidelines Appendix B3: Vehicular Access, identifies a 'road' as being either a public road (that includes a no-through road) or a perimeter road. All other access types (i.e. emergency access ways, fire service access routes, battle-axes and private driveways) are considered a different class of access i.e. they are not 'roads'.* • *SPP 3.7 defines 'no-through road' as "a cul-de-sac or dead end road".* • *SPP 3.7 defines 'two-way access' as "vehicular access from a site in two different directions to at least two different suitable destinations". This allows for required access to potentially be provided by an emergency access way and not just public roads.*	
O3	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.3: Ensure the design and capacity of vehicular access and egress provide: • **For efficient and effective evacuation to a suitable destination(s); and/or** • **As a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option.**
E3	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant	
A3.1 Public roads	Applicable:	Yes	Compliant:	Yes
☑ ☐ ☐	Public roads meet the technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).			
☑ ☐ ☐	Public roads meet the technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.			

☑ ☐ ☐	Public road technical requirements for minimum horizontal clearance, gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.

Assessment Supporting Details: All proposed roads in the development can and will comply with public road technical requirements as stated above.

A3.2 Access routes	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	Subject site is in Area 1 (Urban) (Map of BPA). Public road access, with all-weather surfaces, is provided to at least one suitable destination.
☐ ☐ ⊘	Subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is provided in two different directions, to two different suitable destinations.

Assessment Supporting Details: The two proposed roads within the subdivision will link with existing Salerno Drive, which provides two-way access to the broader public road network, and to multiple suitable destinations (immediately surrounding suburbs).

A3.3a No-through roads	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	A3.3a is not applicable to the subject planning proposal because the planning proposal is sited in Area 1 (Urban) (Map of BPA), and there is no limitation on no-through road lengths.
☐ ☐ ⊘	A3.3a is not applicable to the subject planning proposal because access to the subject site is via a private driveway from a public road providing two-way access. Consequently, vehicular access to the subject site does not have a no-through road component.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site is via a no-through public road that does not exceed the established maximum of 200 metres in length from the subject site boundary to an intersection where two-way access is provided.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. It is demonstrated that there are site constraints and/or that there are no alternative design options to achieve the 200 metre maximum length. Compliant two-way access within 200 metres from the proposed lot(s) boundary will be established through the provision (or existence) of a compliant emergency access way through the application of acceptable solution A3.4: Emergency Access Way.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. However, the additional road length can be considered to satisfy the acceptable solution as the following established additional requirements can be met:

☐ ☐ ⊘	It is demonstrated that that an alternative access, including an emergency access way, cannot be provided due to site constraints; and
☐ ☐ ⊘	The no-through road travels towards a suitable destination; and
☐ ☐ ⊘	The balance of the no-through road that is greater than 200 metres from the subject site is: • Wholly within a residential built-out area; or • Wholly within an area designated Area 1 (Urban) on Map of BPA; or • Potentially subject to radiant heat levels from adjacent bushfire prone vegetation not exceeding 12.5 kW/m² / BAL-LOW (Guidelines Figure 29).

Assessment Supporting Details: The subject site is within Area 1 Urban, therefore there are no limitations on no-through road lengths.

A3.3b No-through roads technical requirements	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.3b is not applicable to the subject planning proposal because the assessment against A3.3a has established that vehicular access to the site does not have a no-through road component.
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.
☐ ☐ ⊘	The no-through road (i.e. public road) technical requirements for minimum horizontal clearance (excluding perimeter road), gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: None required.

A3.4 Emergency access way	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.4 is not applicable to the subject planning proposal because it has been assessed as compliant with A3.2 (and A3.3a and A3.3b when applicable), and an emergency access way is not required.
☐ ☐ ⊘	A3.4 is applicable to the subject planning proposal because an emergency access way currently exists and has been part of the subject planning proposal's ability to comply with A3.2. Consequently, it will apply with regard to meeting (or being able to meet), the specified technical requirements and ongoing management requirements, rather than its installation.
☐ ☐ ⊘	The requirements established for acceptable no-through road access to the subject site / lot(s) in A3.2 and/or A3.3a and/or A3.3b cannot be achieved. An emergency access way (EAW) is provided as the alternative access and can be considered as an acceptable solution, when the following established requirements are met:

☐ ☐ ⊘	It is demonstrated that an alternative design option does not exist and that site constraints prevent the requirements of A3.2 and A3.3 being met; and
☐ ☐ ⊘	The access way is no more than 500 metres in length, provides a through connection to a public road connecting to a public road network. The connection onto the State Road Network has access approval from Main Roads WA and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	The access way will be signposted and, if gated, gates will open for the whole carriageway width and remain unlocked; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the emergency access way.
☐ ☐ ⊘	The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. Consequently, a temporary access way is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.

Assessment Supporting Details: None required.

A3.5a Perimeter roads	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5a is not applicable to the subject planning proposal because the proposal is for less than 10 lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision).
☑ ☐ ☐	A3.5a is not applicable to the subject planning proposal. The assessment justifies the non-applicability due to one or more of the following exclusion factors being relevant (see Supporting Details): • The adjoining classified vegetation is Class G Grassland (AS 3959); • Lots are zoned for rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have frontage to an existing public road.
☐ ☐ ⊘	The proposed greenfield development or large scale urban infill adjoins classified vegetation (excluding Class G, AS 3959) and consists of 10 or more lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision). A perimeter road will be provided to separate the areas of permanent classified vegetation (under AS 3959) from the proposed lot(s) and remove the need for battle-axe lots that back onto areas of classified vegetation.

☐ ☐ ⊘	The perimeter road meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 8 metres and Area 2 = 12 metres), minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The perimeter road technical requirements for gradients and inner radius curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.

Assessment Supporting Details: All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Upon completion of development, it is anticipated that there will be no surrounding bushfire prone vegetation that needs to be separated from the proposed lots (as per Figure 3.1.1.), therefore Perimeter Roads are not required.

A3.5b Fire service access route	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because a perimeter road is assessed as being required in accordance with A3.5a, therefore a fire service access route is not required.
☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because: Appropriate firefighter access is currently available to all relevant areas classified vegetation (under AS 3959) that is not Class G Grassland. Consequently, a fire service access route is not required to provide firefighter access to this vegetation, despite otherwise being required when a perimeter road is assessed as not being required (in accordance with A3.5a).
☐ ☐ ⊘	The proposed lots adjoin classified vegetation (classified under AS 3959) that is not Class G Grassland, and a perimeter road is not required in accordance with A3.5a. A fire service access route can and will be provided for firefighter access to the relevant classified vegetation where firefighter access is not currently available. It can and will meet the following established requirements:
☐ ☐ ⊘	The fire service access route is a through-route with no dead-ends, no further than 500 metres from a public road and will be signposted; and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	When gated, gates will open the whole carriageway width and can be locked by the local government and/or the emergency services, when keys are provided for each gate; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the fire service access route (unless it is a Crown reserve managed by another entity).

Assessment Supporting Details: A fire service access route is not required for the subject site as per the justification provided above in *A3.5a perimeter roads.*

A3.6 Battle-axe legs	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.6 is not applicable to the subject planning proposal because the subject planning proposal does not contain battle-axe legs.
☐ ☐ ⊘	The subject site is in a reticulated water area and the point where the battle-axe access leg(s) joins the effective area of the battle-axe lot, is less than 50 metres from a public road. No battle-axe leg technical requirements apply.
☐ ☐ ⊘	It is demonstrated that a battle-axe access leg(s) cannot be avoided due to site or design constraints, but they can and will satisfy the following established technical requirements (allowing the battle-axe leg(s) to be considered as an acceptable solution):
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (6 metres) or where not required to comply with the Guidelines width, it meets the requirements of the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision; and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for the gradients of different surfaces and dips; and
☐ ☐ ⊘	Passing bays are (or can and will be) installed every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres i.e. the combined carriageway width of the passing bay and constructed private driveway will be a minimum 6 metres; and
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: No battle-axe legs proposed for this development.

5.3.4 Element 4: Water Supply

ELEMENT 4: WATER SUPPLY (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O4	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.4: Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire.
E4	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A4.1 Water supply for structure plans	Applicable: Yes	Compliant: Yes

☑ ☐ ☐	Evidence is provided that a reticulated water supply, available for firefighting purposes, can be provided at the subdivision and/or development application stage, in accordance with the specifications established by the relevant water supply authority.
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply dedicated to firefighting purposes can be provided at the subdivision and/or development application stage, in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the structure plan, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The structure plan is over land with fragmented ownership and the local government has determined that a strategic water supply tank is required. The first stage of the development will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.

☐ ☐ ⊘	Evidence will be provided, at the subsequent relevant planning stage, that the proposed water supply has been installed in accordance with the specifications established by the relevant water supply authority and/or the Guidelines, Appendix B4: Water supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site is planned to have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) and fittings dedicated to firefighting purposes (noting that combining drinking and firefighting uses of water is not recommended and may be contrary to relevant provisions), that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply, will be provided. These will be met at the subdivision and/or development application stage as applicable.
Assessment Supporting Details: The proposed development is a Scheme Amendment. The site is located in an existing reticulated built-out area. Additional hydrant connection(s) can and will be provided for each lot in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).	
A4.2 Water supply for subdivision applications	Applicable: No Compliant: -
☐ ☐ ⊘	Evidence is provided that a reticulated water supply, available for firefighting purposes, exists or can be provided. Hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The planning proposal is for the creation of two lots (one additional lot) on which a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of three to 24 lots and a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of 25 lots or more. A 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot, or 50,000 litre strategic water tank(s), dedicated to firefighting purposes, will be installed per 25 lots or part thereof, or a combination of these requirements will be installed - as most appropriate or as instructed by the relevant local government.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the subdivision, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The proposed subdivision is to be staged, and the local government has determined that a strategic water supply tank is required. The first stage of the subdivision will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the

	provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.
☐ ☐ ⊘	Any strategic water supply tank dedicated to firefighting purposes and proposed to be installed, will be located no more than 10 minutes travel time (for an emergency services vehicle at legal road speeds), from the farthest development site.
☐ ☐ ⊘	Planned above ground water supply tank(s), dedicated to firefighting purposes (and tank stand(s) when applicable), will be constructed of non-combustible material and as necessary, will comply with AS/NZS 3500.1(as amended). This includes not using the same water supply for both domestic use and firefighting purposes. If a combined use tank(s) is to be used, it will separate the storage compartments in accordance with the provisions of the standard (i.e. internal installation of double partition walls).
☐ ☐ ⊘	Each strategic tank water outlet connection fitting will have a full flow valve and either a 100 mm or 50 mm male camlock coupling (with the applied size dependant on the advice or condition established by the local government).
☐ ☐ ⊘	The outlet connection fitting for the water supply tank(s), dedicated to firefighting purposes, will have a full flow valve and a 50 mm male camlock coupling.
☐ ☐ ⊘	All above-ground, exposed water supply pipes and fittings will be metal and positioned facing away from the source of bushfire hazard and/or shielded against potential bushfire impact – to allow access by emergency services.
☐ ☐ ⊘	The planned provision of the water supply tank(s) will consider locations relative to the bushfire hazard. Location of the tank(s) and management of vegetation will ensure vegetation will not exist over or against the tank(s) and that sufficient separation exists to limit the potential bushfire impact. Due consideration will also be given to the provision of sufficient separation from vegetation and/or shielding for the protection of firefighters accessing the water supply.
☐ ☐ ⊘	An unobstructed, hardened ground surface, for emergency services vehicle access, can and will be installed within 4 metres of the water supply outlet (refer to Figure 39, Guidelines).
☐ ☐ ⊘	It is proposed for a water supply tank outlet(s) is to be remote from the tank, the local government and DFES will have been consulted regarding the application and location. The determined requirements are presented as an Addendum in this BMP.
☐ ☐ ⊘	Planned below ground water supply tank(s), dedicated to firefighting purposes, will have at least a 200 mm diameter access hole – or a suitable inspection opening - to allow tankers or emergency services vehicles to refill direct from the tank, with the outlet location clearly marked on the surface. As necessary, the tanks(s) will comply with AS/NZS 3500.1 (as amended).
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site will have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) will be provided and fittings dedicated to firefighting purposes that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measures as best practice but voluntary. The following measure is adopted by the planning proposal:

	The subject site is in a non-reticulated area. Pumping equipment is installed and will be powered by means other than the electricity network such as an appropriately powered and capacity petrol/diesel or onsite generator/electricity, driven pump, and be shielded against potential bushfire impact.
Assessment Supporting Details: None required.	

A4.3 Water supply for existing habitable building(s)	Applicable:	No	Compliant:	-

☐ ☐ ⊘	The proposed subdivision includes an existing habitable building(s) that is to be retained. A hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply. Details of the applicable specifications that will be met have been presented in the assessment of 'A4.2: Water supply for subdivision application above'.
Assessment Supporting Details: No existing habitable buildings to be retained on the subject site.	

6 RESPONSIBILITY CHECKLISTS

EXPLANATORY INFORMATION

This section of the BMP sets out the responsibilities of the relevant entity or person for:

- The initial implementation of the required bushfire protection measures and their timing; and
- The ongoing maintenance of the required bushfire protection measures to ensure their continued effectiveness.

Note: Protection measures that may be recommended by the bushfire consultant in the BMP section titled "Additional Recommended Bushfire Protection Measures" are not included in the Responsibility Checklists. Their application is at the discretion of the decision maker and/or the proponent.

6.1 Bushfire Protection Measures - Implementation Checklists

6.1.1 Developer Responsibilities Prior to Issue of Certificates of Title for New Lots

TABLE 6.1
DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS

No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines	Local Government Clearance	Bushfire Consultant Clearance
1	For the entire area of each new lot, ensure any retained vegetation, if any, can be regarded as: • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance. Where native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority. Refer to the applicable local government for advice.	☐	☐
2	The narrow strip of offsite vegetation adjoining the eastern boundary of existing Lot 507 (road verge labelled as "Vegetation Area 5" on Figure 3.1 and Figure 3.1.1) is expected to be removed during development works. If this vegetation is retained, or future vegetation planned for this area, it may impact the ability for proposed lots to provide a suitable development site within each lot with potential radiant heat impacts not exceeding 29 kW/m² (BAL-29). Any retained or future vegetation should be maintained in a low threat state in perpetuity by the relevant landholder. If it cannot be maintained in a low threat state in perpetuity by the relevant landholder, this Bushfire Management Plan and the Indicative BAL ratings within will need to be reviewed. Where native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority. Refer to the applicable local government for advice.	☐	☐

TABLE 6.1 DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS			
3	Ensure the planned public open space(s) are established and vegetation can be regarded as: • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance.	☐	☐
4	A landscape management plan is to be prepared, as discussed in Section 2.3.		
5	Construct the public roads to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access, A3.1 Public roads - or have these works bonded.	☐	☐
6	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 4: Water supply, A4.2 Water supply for subdivision applications - or have these works bonded.	☐	☐
7	The subdivision approval may be conditioned to require information be provided that informs the decision maker: • That the required bushfire protection measure implementation contained in Table 6.1 of this bushfire management plan, have been complied with during subdivisional works; and • Notes any evidence that relevant and required bushfire protection measures contained in Table 6.2 of this bushfire management plan will be complied with. The relevant bushfire protection measures are those that can be checked for compliance by a bushfire consultant. The compliance certification will be provided as a certificate or report (as most applicable).	☐	☐

6.1.2 Developer Responsibilities Prior to Sale of New Lots

TABLE 6.2 DEVELOPER RESPONSIBILITIES PRIOR TO SALE OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines.
2	On sale of a lot, the new property owner must be made aware of the existence of this approved BMP and provided with access to a copy and be informed of their ongoing responsibilities it contains. A copy of the BMP should be attached to all contracts of sale.
3	The relevant local government either has no 'Notice' or the lot sizes of the planning proposal are too small to trigger the requirement to implement firebreaks resulting in no protection measure being established.

6.1.3 Landowner Responsibilities Prior to Occupancy of New Lots

TABLE 6.3 LANDOWNER RESPONSIBILITIES PRIOR TO OCCUPANCY OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
-	Nil required

6.2 Bushfire Protection Measures - Maintenance Checklists

6.2.1 Landowner Responsibilities

TABLE 6.4 LANDOWNER RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines. Each lot may have a different relevant landholder, each individual relevant landholder is responsible for maintenance of each lot (including residential lots, roads and road verges, public open space/drainage, and future school use lot).
2	The landscape management plan, discussed in Section 2.3, has detailed onsite vegetation design and management, ensure that this continues to be implemented as planned.
3	When the property changes ownership or occupancy, to assist with the ongoing maintenance of the implemented bushfire protection measures, ensure that the relevant person(s) is aware of the BMP, and the responsibilities it contains. Provide access to a copy of the BMP (Note: this BMP may be superseded by a subsequent BMP produced specially for development on a lot).
MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under the Building Act 2011/ Building Regulations 2012/ Building Code of Australia	
4	Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area. A BAL assessment report may be required to determine the applicable BAL rating. A BAL certificate will need to be issued to accompany building permit applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to certain buildings in designated bushfire prone areas (i.e. Class 1, 2 and 3 and certain Class 9 buildings and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).
5	Maintain and repair buildings to ensure continuing compliance with the bushfire resistant construction requirements, corresponding to the BAL rating applied to the building, in accordance with AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). In particular, ensure the minimisation of gaps and effectiveness of screening is maintained to prevent ember entry to internal spaces and combustible materials.

6.2.2 Local Government Responsibilities

TABLE 6.5
LOCAL GOVERNMENT RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES

No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by the Bushfire Management Plan
1	To be aware of the potential consequences of any significant changes in the local government's management of land (including potential re-vegetation), of which they have vested control, that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where: • The applicable 'determined' BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what could reasonably be expected to potentially change in the future with regards to the composition and structure of the vegetation on the local government controlled land and therefore its correct classification under AS 3959:2018 BAL determination methodology. • The proposed "Drainage/Public Open Space" is anticipated to be established to result in low threat vegetation as per AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines, and is reasonably expected to be maintained in a low threat state in perpetuity by the relevant landholder.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low-threat vegetation located on school grounds consisting primarily of sporting fields with reticulated lawns under 10cm in height. Scattered trees throughout the area form significantly less than 5% of total area, all well maintained in a low fuel state.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



PHOTO ID: 1



PHOTO ID: 2



PHOTO ID: 3



PHOTO ID: 4

VEGETATION AREA 2	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low threat vegetation parkland, consisting of reticulated lawn oval/playing field, and mature trees maintained in a low fuel condition, under-pruned to a height of at least 2 metres above the ground, and with minimal fine fuels and leaf litter, mulches and reticulated lawns under.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 3	
Exclusion Clause	2.2.3.2 (e) Non-vegetated area
Justification Comments:	Predominantly non-vegetated area includes a carpark and buildings part of the 'Quinns Village' shopping complex. Narrow strip of reticulated lawn on verge, under 10cm in height.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 4	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Non-vegetated area includes sealed public roads, footpaths, driveways, paved yards, and buildings. Low threat vegetation includes road verges planted with a variety of species, maintained in a low fuel state with minimal fine fuels and leaf litter. Also includes reticulated lawns under 10cm in height and mulches.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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PHOTO ID: 10



PHOTO ID: 11



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PHOTO ID: 17



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PHOTO ID: 19

VEGETATION AREA 5						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11		Closed (low) heath C-10		Open scrub D-14	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height	<2m	Tree Height	N/A	
Justification Comments:	Mixed native shrubland with a variety of non-native species on limestone road verges of Marmion Avenue. Typically less than 2 metres in height, scattered shrubs up to 3 metres in height form <5% total foliage cover throughout the area. Patchy vegetation, degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Offsite vegetation cannot be altered or removed by the subject site landowner without prior written authority from the relevant agency. For the purpose of this assessment, it is assumed that earthworks will be required to establish the proposed road adjacent to Area 5 vegetation. For this reason, it has been assumed as per Figure 3.1.1 (*Post Development Classified Vegetation*) that the narrow strip of Area 5 vegetation immediately adjoining the subject site will be removed during development. It is reasonably assumed that the area will either remain non-vegetated, or that any re-planted vegetation or verge treatments will be maintained in a low threat state in perpetuity by the relevant landholder, in accordance with AS 3959 Clause 2.2.3.2.					



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PHOTO ID: 21



PHOTO ID: 22



PHOTO ID: 23

	
PHOTO ID: 24	PHOTO ID: 25

VEGETATION AREA 6						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Sparsely vegetated area consisting of shrubs typically less than 2 metres in height, less than 10% of total area contains shrubs greater than 2 metres in height. Remainder of area consists of grasses. Overall degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					
						
PHOTO ID: 26						

VEGETATION AREA 7						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	d/slope 8.5 degrees	Applied Range (Method 1)	Downslope >5-10 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Native shrubland containing a variety of species, including grasstrees, multiple banksias incl. parrot bush, and honeymyrtle, typically 1 to 1.5 metres in height. Clipboard in Photo ID: 29 and 32 is 45cm height. Patches throughout the site are heavily degraded, and contains non-native species throughout the site.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



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PHOTO ID: 29



PHOTO ID: 30

	
PHOTO ID: 31	PHOTO ID: 32

VEGETATION AREA 8						
Classification	**D. SCRUB**					
Types Identified	Closed scrub D-13					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	>2m	Tree Height	N/A	
Justification Comments:	Dense re-growth of wattles in small area on the subject site previously cleared of vegetation, 3 to 5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 33



PHOTO ID: 34

VEGETATION AREA 9						
Classification	G. GRASSLAND					
Types Identified	Open herbfield G-27		Sparse open herbfield G-28		Tussock grassland G-22	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	N/A	
Justification Comments:	Area has been previously cleared of native vegetation, regrowth of grasses typically less than 0.5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Native vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



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VEGETATION AREA 10	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Existing non-vegetated area within the subject site consisting of bare earth limestone and sand firebreaks and paths.
Post Development Assumptions:	Upon completion of the proposed subdivision, the entire subject site (existing Lot 507) is proposed to be non-vegetated and/or consist of low threat vegetation as per Clause 2.2.3.2 of AS 3959. This will include residential lots, a POS/Drainage lot, and a lot "Retained for Future School Use". It is reasonably expected that any future vegetation introduced onto the subject site, specifically the POS/Drainage and Lot Retained for Future School Use, will be introduced and maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder for each lot (i.e. local government, private landowners). Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth must be managed in accordance with Clause 2.2.3.2 of AS 3959. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.



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VEGETATION AREA 11	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Post-Development anticipated vegetation only, refer to Figure 3.1.1.
Post Development Assumptions:	This lot is proposed to be future "POS/Drainage" as per Figure 1.1 of this report. A landscape management plan currently does not exist for the site. It is acknowledged that this lot may become vegetated, however it is reasonably expected that the lot will be planted with low threat vegetation, and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizonal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	Will Vary	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the effective slope value that is applied (i.e., with a greater length - apply to a greater extent). But the actual slope of these shorter slopes is less likely to be applied as it is not a 'significant' length.
20-30	Possibly - Likely	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support an assessment of not 'significant'. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher consequent risk levels require greater precaution meaning these length slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may justifiably be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].

- "It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification) ... (i.e. the vegetation within 100 m) (Clause C2.2.5).

- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

  In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2 and Figure 3.2.1.

APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES

B1: Bushfire Attack Level (BAL) - Understanding the Results

UNDERSTANDING A BAL RATING

The potential transfer (flux/flow) of radiant heat from a bushfire to a receiving object is measured in kW/m². The AS 3959:2018 Bushfire Attack Level (BAL) determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified in increasing levels of flux as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. The building/structure final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. The building/structure will always remain subject to the same BAL regardless of:
    (a) The retention of all existing classified vegetation either onsite or offsite; and
    (b) Its design or position on the lot - including, as relevant and necessary, accounting for any regulatory or enforceable building setbacks from lot boundaries (i.e. R-codes, restrictive covenants and defined building envelopes).

A BAL Certificate <u>can</u> be issued for a determined BAL. If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the supporting assessment data.

INDICATIVE AND CONDITIONAL BAL RATINGS

An indicative BAL indicates the highest BAL rating that exists for the applied set of assessment parameters (which may vary resulting in the inability to be considered 'determined').

A conditional BAL establishes the BAL rating that will be considered as a 'determined' rating once the stated required conditions are approved by the relevant authority and confirmed as being met.

The possible variables of the 'conditions' include:

- The future development sites being either identified accurately or modified; and/or
- Classified vegetation being modified or removed to establish the required vegetation separation distances.

A BAL Certificate <u>cannot</u> be issued for an indicative or conditional BAL rating.

B4: BAL /APZ and Planning vs Building Approval Requirements

BAL RATINGS AND APZ DIMENSIONS - PLANNING VERSUS BUILDING APPROVAL REQUIREMENTS

Statement: It is not the purpose of this 'planning' BMP to derive a 'determined' BAL rating that will apply to an existing or future habitable or specified building to establish its bushfire resistant construction requirements in accordance with the Building Code of Australia (although in limited situations this can be done – refer to Appendix B1).

Planning Applications: To be compliant, a planning proposal must demonstrate it will be possible to install the required minimum sized asset protection zone (APZ), to the required technical requirements, surrounding a habitable or specified building, while applying APZ location constraints and allowances established by the Guidelines.

The Minimum Sized APZ: Is one whose dimensions ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m² from fire in any surrounding types of classified vegetation. This is the upper limit of the range of radiant heat flux corresponding to the BAL-29 rating. The dimensions of this 'BAL-29 APZ' will vary dependent on the site specific conditions.

Building Permit Applications: Require a determined BAL rating for proposed buildings works (stated on a BAL Certificate). The lower the BAL rating the greater the size of the corresponding APZ that would need to be installed and maintained in a low bushfire threat state to ensure the building's exposure to bushfire threats continues to be matched to the bushfire resistant construction applied.

APZ Dimensions: A larger APZ, potentially requiring the modification/removal of additional native vegetation, is required to subject a building to a lower BAL rating. However, bushfire planning policy does not support such an approach as evidenced by the following guidance to which due regard must be given:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

Additional Assessment and Reporting: The implication of the planning policy's guidance is if developers/landowners desire to lower the BAL rating to which future building works are subjected – by modification or removal of native vegetation greater than the BAL-29 dimensioned APZ - additional site assessment and reporting would be required to be submitted to the relevant authority for approval to modify/remove that vegetation.

Consequently, the determination of a BAL rating for building permit application purposes is likely to require a separate assessment as:

- It will potentially have implications regarding the obtaining of approvals for native vegetation modification and/or removal – the retention of which is an objective of State Planning Policy 3.7 Bushfire; and/or
- The precise location of a future building/structure within a lot and relative to any bushfire hazard may not be known at the time of producing this BMP.

Dimensions of the APZ to be Installed and Maintained by the Landowner: The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building (to align the building bushfire resistance to its level of exposure to flames, radiant heat and embers), will be those corresponding to the building's 'determined' BAL rating and the site specific conditions.

The dimensions of the 'BAL-29 APZ' identified in this BMP for planning assessment purposes, will not necessarily be the APZ that is to be implemented and maintained by a landowner in perpetuity.

B2: BAL Contour Map Interpretation

THE BAL CONTOUR MAP

Caution! *Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).*

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

The Bushfire Attack Level (BAL) contour map, when used, is a diagrammatic representation of the results of the bushfire attack level assessment that has been conducted. It presents different coloured contours extending out from the different areas of classified vegetation.

Each contour represents a set range of radiant heat, corresponding to the BAL rating as defined by the AS 3959:2018 BAL determination methodology. When an exposed element (building, person or other defined element), is fully or partly located within a specific contour, it is potentially subject to the corresponding level of radiant heat transfer.

The width of each coloured BAL contour is dependent on both the BAL rating it represents, and the relevant site specific calculation inputs and will vary. It represents the minimum and maximum vegetation separation distances that correspond to each BAL rating for that site.

For post development BAL contour maps, the areas of classified vegetation applied to the production of the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and/or re-vegetation have been completed.

B3: The Asset Protection Zone (APZ)

THE APZ – DESCRIPTION, DIMENSION AND TECHNICAL REQUIREMENTS

DESCRIPTION AND PURPOSE

An asset protection zone (APZ) is an area surrounding a habitable or specified building that is not vegetated and/or supports retained or planted vegetation that can be considered to present a low bushfire threat as a result of flammability and/or moisture content characteristics and/or minimal fuel loads (either naturally or as a result of continual maintenance).

The primary objectives of establishing an APZ are to ensure:

1. A reduction in the exposure of the building/structure to bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation from each area of classified vegetation. [The required APZ dimensions will be dependent on site specific conditions and the use of the site and are measured from the nearest part of an external wall and/or supporting posts of building parts without external walls]; and
2. A reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
    - Preventing surface fire spreading to the building/structure;
    - Minimising the potential for tree strike; and
    - Limiting the potential for consequential fire to impact the building/structure by eliminating, reducing and/or shielding consequential fire fuels. These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and
3. To provide a defendable space for firefighting activities.

DIMENSIONS

Established by the Guidelines

No APZ dimensions are established by the Planning for Bushfire Guidelines, DPLH/WAPC (as amended). The Guidelines are intended to inform the application of State bushfire planning policy. For planning approval purposes, it only needs to be demonstrated that a BAL-29 dimensioned APZ can be appropriately established, surrounding a building/structure for the specific development site conditions.

For certain vulnerable land uses, evidence of the ability to implement a larger APZ may be required to inform planning decisions. These include dimensions corresponding to radiant heat impact levels of 10 kW/m^2 and/or 2 kW/m^2 and calculated using a flame temperature of 1200 K rather than 1090 K.

Established by the 'Determined' BAL Rating

The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building - to align the building's bushfire resistance construction level, to its level of exposure to flames, radiant heat and embers - will be those corresponding to the building's 'determined' BAL rating.

This rating will account for the relevant physical characteristics of a specific site and the applicable building's separation distance from classified vegetation, the type of vegetation it is exposed to and the slope of the ground supporting that vegetation.

Variations to these dimensions (i.e. vegetation separation distances) will only exist as the result of either:

- A requirement presented within an associated Bushfire Management Plan to increase the size of the APZ as part of a required additional protection measure; or
- A directive of the relevant Local Government through their annual notice, issued under s.33 of the Bushfires Act 1954 (see below), that results in a larger dimension.

Established by the Relevant Local Government

To satisfy the local governments requirements, a required APZ dimension may be stated in the notice issued annually by the relevant local government under s.33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc).

For certain vegetation/sites, based on environmental considerations, a maximum allowable dimension may be established, typically that corresponding to a BAL-29 rating for the relevant building – which will vary in response to the site specific conditions.

The existence of any such restrictions is information that would need to be sought from the relevant local government planning department.

TECHNICAL REQUIREMENTS

Established by the Guidelines

The relevant technical requirements for an APZ are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B2: Siting and design and available online at Planning WA - SPP 3.7 Bushfire

Established by the Relevant Local Government

Refer to the notice issued annually by the relevant local government under s33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc). It may state technical requirements that vary from and/or are additional to those established by the Guidelines to be complied with. Refer to the ratepayer notice and/or the local government's website for the current version.

The local government's technical requirements may be established by their gazetted local planning scheme.

B5: Vegetation Excluded from Classification – Ensure Continued Low Threat Status

MAINTAINING THE LOW THREAT STATUS OF EXCLUDED VEGETATION

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being a 'low bushfire threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant low threat areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as - proximity to the subject site / small areas of vegetation / low flammability / higher moisture content / low fuel load.

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space or crown land, written evidence that the land manager e.g. local government or a State Government department, agrees to maintain the designated area of land in a low threat state in perpetuity.

2.2.3.2 ***Exclusions—Low threat vegetation and non-vegetated areas***

The following vegetation shall be excluded from a BAL assessment:

(a) **Vegetation of any type that is more than 100 m from the site.**

(b) **Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.**

(c) **Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.**

(d) **Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.**

(e) **Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.**

(f) **Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.**

NOTES:

1 **Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).**

2 **A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.**

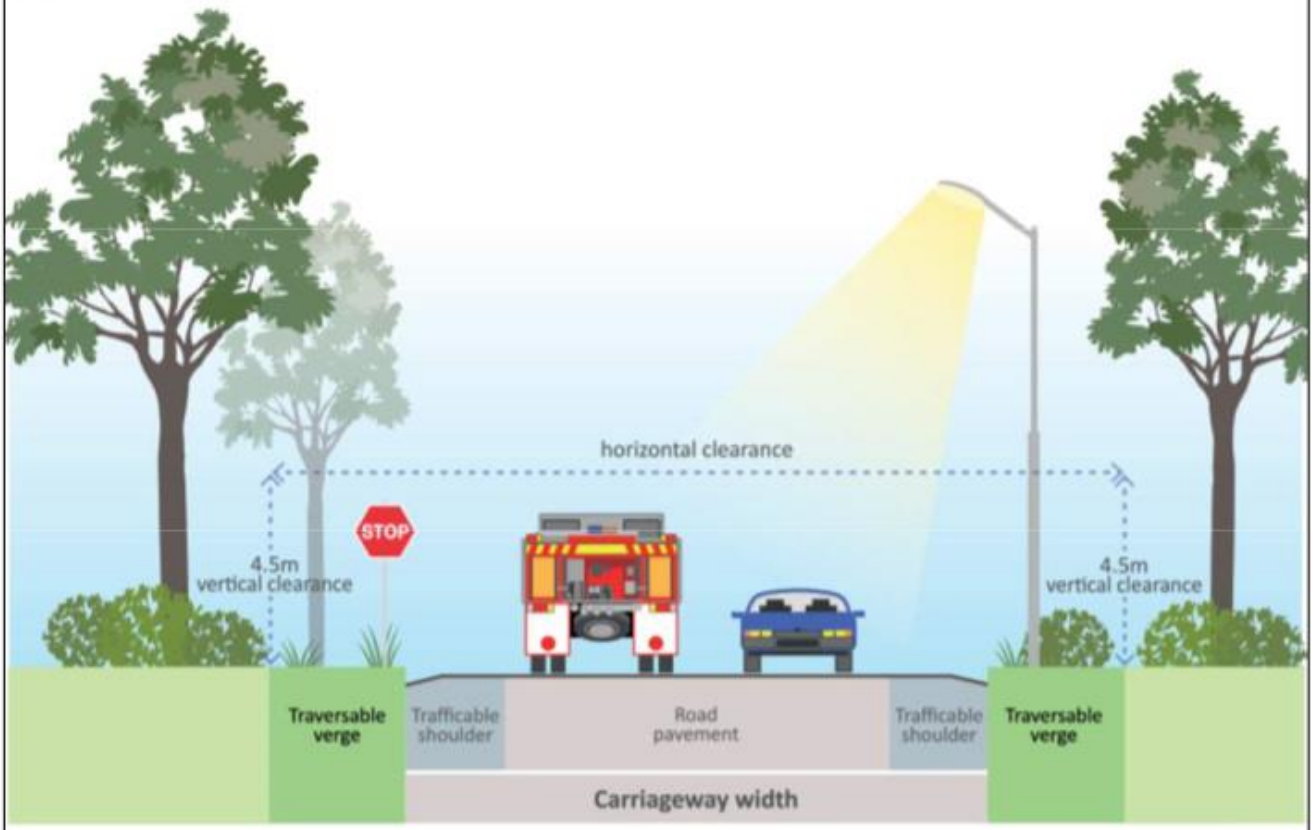
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B3: Vehicular access and available online at Planning WA - SPP 3.7 Bushfire

The following excerpts are presented here as a quick reference to applicable terminology and design requirements applied in the assessment against the bushfire protection criteria, Element 3: Vehicular access in this BMP.

C1: Road Component Terminology

Figure 26: Area encompassing horizontal clearance and vertical clearance



Horizontal clearance: The carriageway width (including the road pavement and trafficable shoulder) and traversable verge that provides for the movement and parking of vehicles and area required by emergency services to operate. Infrastructure and vegetation within the traversable verge should be frangible, however, non-frangible items can occur providing they do not restrict vehicular movement in the event of an emergency.

C2: Vehicular Access Technical Requirements

Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	**PERIMETER ROADS**		**PUBLIC ROADS**		**EMERGENCY ACCESS WAY[3]**		**FIRE SERVICE ACCESS ROUTE[3]**		**BATTLE-AXE & PRIVATE DRIVEWAYS[1]**	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road[2]	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road[2,4]					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

[1] Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.

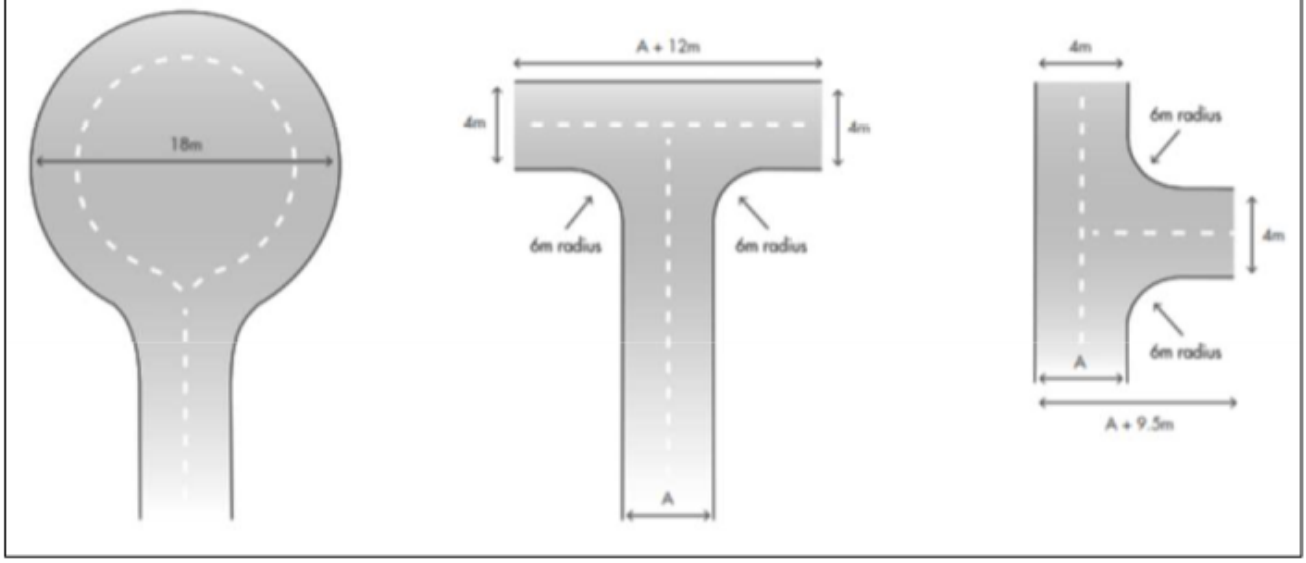
[2] Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.

[3] To have crossfalls between 3 per cent and 6 per cent.

[4] For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.

[5] As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B4: Water supply and available online at Planning WA - SPP 3.7 Bushfire

The information provided in this appendix is additional to that provided in the Guidelines. It includes:

- For reticulated water supply, the hydrant location specifications established by the WA Water Corporation (Design Standard DS 63), as dependant on land use type and relevant to bushfire planning assessments (highlighted). Note: the maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas; and
- Images of example installations of acceptable water supply tanks and outlet fittings.

D1: Hydrant Location in Reticulated Areas

Design Standard DS 63
Water Reticulation Standard

2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run)between hydrants in residential areas with lots per dwelling <10,000m^2 shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m^2 (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e. median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage
- directly on top of the main using a tee unless proved to be impractical

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Our Ref: D41394
Your Ref: 54343

Rhiannon McQuillan
City of Wanneroo
Rhiannon.mcquillan@wanneroo.wa.gov.au

Dear Ms McQuillan

RE: LOT 507 (50) SALERNO DRIVE, MINDARIE – PROPOSED AMENDMENT NO. 234 TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2

I refer to your email dated 10 December 2025 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.0), prepared by Bushfire Prone Planning and dated 2 July 2025, for the above proposed Scheme Amendment. The BMP is accompanied by a Scheme Amendment Report from the proponent dated 7 August 2025 in relation to the proposal.

This advice relates to the *State Planning Policy 3.7 Bushfire* (SPP 3.7) and supporting *Planning for Bushfire Guidelines* (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia.

General Comment

- DFES acknowledges that the proposal is for scheme amendment to rezone to subject site from 'Private Community Purposes' to 'Residential', with a density code of R40.
- It is noted that SPP 3.7 requires the proponent to address Bushfire Protection Criteria 4: Strategic Planning for a Scheme Amendment, however the submitted BMP addresses Bushfire Protection 5: Structure plans and subdivision applications.
- Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2.

Recommendation: Compliance with acceptable solutions not demonstrated – modifications required

DFES advises that the BMP has not demonstrated that the proposed scheme amendment and future subdivision comply with the Element 2: Siting and Design requirements of SPP 3.7 and the Guidelines.

DFES recommends the BMP be modified as per the Assessment advice provided in Tables 1-3 to ensure it is accurate, and the bushfire risk management/mitigation measures are effective and can be implemented in perpetuity to manage/mitigate the bushfire risk to people, property and infrastructure to an acceptable level and appropriate to the proposal and location. The required modifications are listed in the table(s) below. Should the modified BMP affect the design of the proposal, the proposal should be amended to reflect these modifications.

In addition, DFES recommends the modified BMP inform and be reflected in the subsequent stages of the planning process (subdivision applications).

DFES Land Use Planning | 20 Stockton Bend Cockburn Central WA 6164 | PO Box P1174 Perth WA 6844
Tel (08) 9395 9703 | advice@dfes.wa.gov.au | www.dfes.wa.gov.au
ABN 39 563 851 304

Could you please forward notification of the proposal determination to DFES for our records.

If you require any clarification or further information regarding the below assessment, please do not hesitate to contact me on telephone number 9395 9703.

Yours sincerely



Sasha De Brito
SENIOR LAND USE PLANNING OFFICER

16 January 2026

Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map

Vegetation Classification or Exclusions	BMP Modification Required
Exclusion Area 1 – not demonstrated Evidence to support the exclusion of the area to be retained for 'private community purpose' (future school use) is required. This area may remain undeveloped for some years and may require management to low threat in accordance with AS 3959 by the landowner. There is no evidence that this management is enforceable. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	**BAL Rating cannot be validated.** Further evidence to support the proposed vegetation exclusion of the lot retained for community purpose in Area 1 is required.
Exclusion Area 4 – not demonstrated Evidence to support the exclusion of the Class C Shrubland on the eastern boundary of the subject site in the post-development vegetation classification map (Figure 3.1.1) is required. The road verge vegetation is outside the lot boundary on Marmion Avenue, and the BMP makes the assumption this vegetation will be removed and managed to low threat in perpetuity by Main Roads WA (MRWA). Evidence of an agreement to manage this area to low threat by MRWA is required to substantiate the vegetation exclusion. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	**BAL Rating cannot be validated.** Further evidence to support the proposed vegetation exclusion of the road verge in Area 4 is required.

Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 5: Structure Plans and subdivision applications

Element	Assessment	Action
Siting and Design	**A2.1 – not demonstrated** The proposal has not demonstrated that BAL-29 or lower can be achieved with the proposed vegetation management measures. The vegetation exclusions are reliant on the management of vegetation outside the control of the landowner. It is acknowledged that once this site is fully developed the bushfire prone designation is likely to be removed.	**BAL Rating cannot be validated.** Modification to the BMP is required to address the Assessment advice in Table 1.

Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA)

DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.

DFES Other Technical Advice		Action
DFES Land Use Planning	It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws.	**Comment only.**

BUSHFIRE PRONE PLANNING

Suite 11, 36 Johnson Street Guildford WA 6055
PO Box 388 Guildford WA 6935
T: 08 6477 1144 | E: admin@bushfireprone.com.au

Our Ref: 250617

18 February 2026

Bill Carmody of Tomahawk Property
5 Hawkstone St
COTTESLOE, WA
Australia 6011

Dear Bill,

BPP Response to DFES Comments ***RE: LOT 507 (50) SALERNO DRIVE, MINDARIE – PROPOSED AMENDMENT NO. 234 TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2***

Please find my response to the DFES comments, as requested, on the following pages.

If you wish to discuss these further, please do not hesitate to contact this office.

Yours sincerely

Mike Scott

Director

BPP RESPONSE TO DFES COMMENTS	
Relevant Authority and Reference Number:	City of Wanneroo, Ref: 54343
Relevant Application:	LOT 507 (50) SALERNO DRIVE, MINDARIE – PROPOSED AMENDMENT NO. 234 TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2
Relevant Document:	*Bushfire Management Plan – Lot 507 (#50) Salerno Drive Mindarie v1.0 dated 2 July 2025, Bushfire Prone Planning*
DFES Comments - Date and Reference Number:	**D41394**
DFES Comments – Subject Matter(s)	*Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map and Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 5: Structure Plans and subdivision applications*
Bushfire Prone Planning (BPP) – Response Date and Reference Number:	**18 February 2026, BPP Ref: 250617**

Subject Matter 1	*Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map*		
	DFES Comments		**BPP Response**
Element	**Assessment**	**BMP Modification Required**	
Vegetation Classification or Exclusions	**<u>Exclusion Area 1 – not demonstrated</u>** Evidence to support the exclusion of the area to be retained for 'private community purpose' (future school use) is required. This area may remain undeveloped for some years and may require management to low threat in accordance with AS 3959 by the landowner. There is no evidence that this management is enforceable. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	**BAL Rating cannot be validated.** Further evidence to support the proposed vegetation exclusion of the lot retained for community purpose in Area 1 is required.	The vegetation on the lot currently comprises predominantly bare earth sand, with minor weed grasses, and invasive shrubs in an isolated patch. The area has been previously cleared of native vegetation. It is understood that all vegetation on the site will be removed by the developer and replaced with a temporary limestone hardstand carpark until the lot is ceded to the school. The establishment of hardstand on the lot will prevent the re-growth of invasive vegetation. Regardless, it is the relevant landholder's responsibility (at all stages of development) to ensure that this area remains either: • Non-vegetated; or • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Additionally, Section 2.3.1 of the BMP states: ***"Future Lot 58 "Private Community Purpose/Future School Use" (refer to Figure 1.1)*** *All vegetation on this lot is proposed to be removed during development, and a temporary limestone/bare earth carpark installed. It is reasonably assumed that this area will not be re-vegetated. Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth, or any planted vegetation, must be managed in accordance with Clause 2.2.3.2 of AS 3959."*

Subject Matter 1	*Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map*		
	DFES Comments		BPP Response
Element	**Assessment**	**BMP Modification Required**	
			The BMP has been updated (version 1.1 dated 18 January 2026) to reflect the above responsibility and is outlined in Section 6: • *Section 6.1.1 Item 2 & 3,* • *Section 6.1.2 Item 1,* • *Section 6.2.1 Item 1.* If required by the decision maker, the developer can produce a formal plan demonstrating the proposed carpark/hardstand to provide guarantee that the site will be established as non-vegetated during development.

Subject Matter 1	*Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a BAL Contour Map*		
	DFES Comments		**BPP Response**
Element	**Assessment**	**BMP Modification Required**	
Vegetation Classification or Exclusions	**<u>Exclusion Area 4 – not demonstrated</u>** Evidence to support the exclusion of the Class C Shrubland on the eastern boundary of the subject site in the post-development vegetation classification map (Figure 3.1.1) is required. The road verge vegetation is outside the lot boundary on Marmion Avenue, and the BMP makes the assumption this vegetation will be removed and managed to low threat in perpetuity by Main Roads WA (MRWA). Evidence of an agreement to manage this area to low threat by MRWA is required to substantiate the vegetation exclusion. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	**BAL Rating cannot be validated.** Further evidence to support the proposed vegetation exclusion of the road verge in Area 4 is required.	The Bushfire Management Plan has been reviewed by a Level 3 Accredited BPAD Practitioner (Mike Scott Bushfire Prone Planning) and updated (version 1.1, dated 18 January 2026) to reflect the following consideration regarding the Marmion Road verge vegetation east of the site: *Currently, the mapped Bushfire Prone Area covering the subject site is solely a result of the vegetation that exists entirely within the subject site. Upon development of the site and complete removal of vegetation as proposed, it is reasonable to expect that the subject site will no longer be in a Bushfire Prone Area.* *Importantly, the linear road verge adjacent to Marmion Avenue and beyond the subject site assessment area (100 metres) is excluded from Bushfire Prone Area mapping. Upon development, which will involve the complete removal of onsite vegetation, the eastern adjoining Shrubland vegetation ("Area 5") will form a continuation of the Marmion Avenue road reserve, which is excluded from Bushfire Prone Area mapping. Accordingly, the road verge has not been included as classified vegetation for the purposes of this assessment.* Updated sections of the BMP providing additional justification are as follows: • Addition of Executive Summary • Section 1.2.4 • Section 2.2 • Section 2.3.1 • Section 4.1 • Section 6 • Figure 3.1.1 Post Development Vegetation Map, and • Figure 3.2.1 Post Development BAL Contour Map

Subject Matter 2	*Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 5: Structure Plans and subdivision applications*		
	DFES Comments		**BPP Response**
Element	**Assessment**	**Action**	
Siting and Design	**A2.1 – not demonstrated** The proposal has not demonstrated that BAL-29 or lower can be achieved with the proposed vegetation management measures. The vegetation exclusions are reliant on the management of vegetation outside the control of the landowner. It is acknowledged that once this site is fully developed the bushfire prone designation is likely to be removed.	**BAL Rating cannot be validated.** Modification to the BMP is required to address the Assessment advice in Table 1.	The Bushfire Management Plan has been updated (*version 1.1 dated 18 February 2026*) to address the advice in Table 1 (refer to justification above), and in agreement with DFES acknowledgement herein "*that once this site is fully developed the bushfire prone designation is likely to be removed.*"

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 507 (#50) Salerno Drive Mindarie

Site visit: Yes ☑ No ☐

Date of site visit (if applicable): Day 30 Month June Year 2025

Report author or reviewer: Mike Scott

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☑

If accredited please provide the following.

BPAD accreditation number: 27795 Accreditation expiry: Month February Year 2026

Bushfire management plan version number: #250617 v1.1

Bushfire management plan date: Day 18 Month February Year 2026

Client/business name: Proponent: Tom Carmody (Tomahawk Property)

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		✔
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?		✔

Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		✔
Strategic planning proposal (including rezoning applications)		✔
High risk land-use		✔
Vulnerable land-use		✔

None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Proposed subdivision of Lot 507 Salerno Drive.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer 

Date 18/02/2026

BUSHFIRE PRONE PLANNING

50 Salerno Drive Mindarie

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guide

Lot 507 (#50) Salerno Drive Mindarie

City of Wanneroo

Subdivision Application

2 July 2025

Job Reference No: 250617

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

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DOCUMENT CONTROL

PREPARATION		
Author:	Mike Scott (BPAD Level 3 No. 27795)	
Co-Author:	Elissa Edward (BPAD Level 1 No. 61931)	

VERSION HISTORY		
Version	Status/Details	Date
1.0	Original	2 July 2025
1.1	Executive Summary, update Sections 1.2.4, 2.2, 2.3.1, 4.1, 6 and Figure 3.1.1 & 3.2.1 in Response to DFES Comments (justify Exclusion Area 1 & Area 4) – Level 3 Practitioner Response	17 February 2026

DISTRIBUTION					
Destination		Version	No. Copies	Hard Copy	Electronic Copy
Person	Email				
Bill Carmody	bcarmody@tomahawkproperty.com.au	1.0		☐	☒
				☐	☒

Limitations: *The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.*

This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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EXECUTIVE SUMMARY

This Bushfire Management Plan (BMP) has been prepared to support the Scheme Amendment (and subsequent subdivision application) for Lot 507 (#50) Salerno Drive, Mindarie, within the City of Wanneroo 50 Salerno Drive Mindarie.

The future proposal comprises 55 residential lots, one Public Open Space (POS)/Drainage lot, and one lot for 'Private Community Purpose (future school use)'. The site is currently designated as Bushfire Prone (Area 1 – Urban) due to existing onsite classified vegetation. In its current state, the land is subject to Bushfire Attack Levels (BAL). The proposed development includes the management of all onsite vegetation, which represents the bushfire hazard.

Upon completion of subdivision works, the development site will be managed and maintained in a low bushfire threat state in accordance with Clause 2.2.3.2 of AS 3959:2018 and the Planning for Bushfire Guidelines. This will apply to all residential lots, internal road reserves, the POS/Drainage lot, and the lot retained for future school use. As a result, all proposed lots are anticipated to achieve Indicative BAL ratings of BAL-LOW, ensuring each lot contains a suitable development site capable of complying with the Bushfire Protection Criteria (BPC).

Currently, the mapped Bushfire Prone Area covering the subject site is solely a result of the vegetation that exists entirely within the subject site. Upon development of the site and complete removal of vegetation as proposed, it is reasonable to expect that the subject site will no longer be in a Bushfire Prone Area.

Importantly, the linear road verge adjacent to Marmion Avenue and beyond the subject site assessment area (100 metres) is excluded from Bushfire Prone Area mapping. Upon development, which will involve the complete removal of onsite vegetation, the eastern adjoining Shrubland vegetation ("Area 5") will form a continuation of the Marmion Avenue road reserve, which is excluded from Bushfire Prone Area mapping. Accordingly, the road verge has not been included as classified vegetation for the purposes of this assessment.

Vehicular access will be provided via compliant public roads connecting to the existing road network, and the subdivision will be serviced by a reticulated water supply in accordance with the Planning for Bushfire Guidelines.

The proposal demonstrates compliance with the deemed-to-comply acceptable solutions of State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines. Through removal of the primary bushfire hazard and implementation of ongoing low-threat land management, bushfire risk to people, property and infrastructure will be reduced to an acceptable level.

STATEMENT OF PURPOSE – THE 'PLANNING' BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7	November 2024

The Stated Intent of SPP 3.7 is to *implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 for additional information.

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	Lot 507 (#50) Salerno Drive Mindarie	
Applicable Local Government	City of Wanneroo	
Proponent	Bill Carmody of Tomahawk Property	
Entity Commissioning Production of the BMP	Tomahawk Property	
THE PLANNING PROPOSAL STAGE AND TYPE		
Subdivision Applications and Structure Plans where the lot layout is known	☑	Proposed lot division that is subject to bushfire planning requirements.
DESCRIPTION		
Number of Additional Lots Created	Existing lot(s) = 1 / Proposed lot(s) = 57	

This Bushfire Management Plan has been prepared to facilitate the development of the subject land into a combination of land uses including:

- 55 Residential lots
- 1 POS/Drainage lot
- 1 lot 'Private Community Purpose (future school use)'



0 8 16 24 32 40m

SUBDIVISION CONCEPT PLAN
50 Salerno Drive, MINDARIE

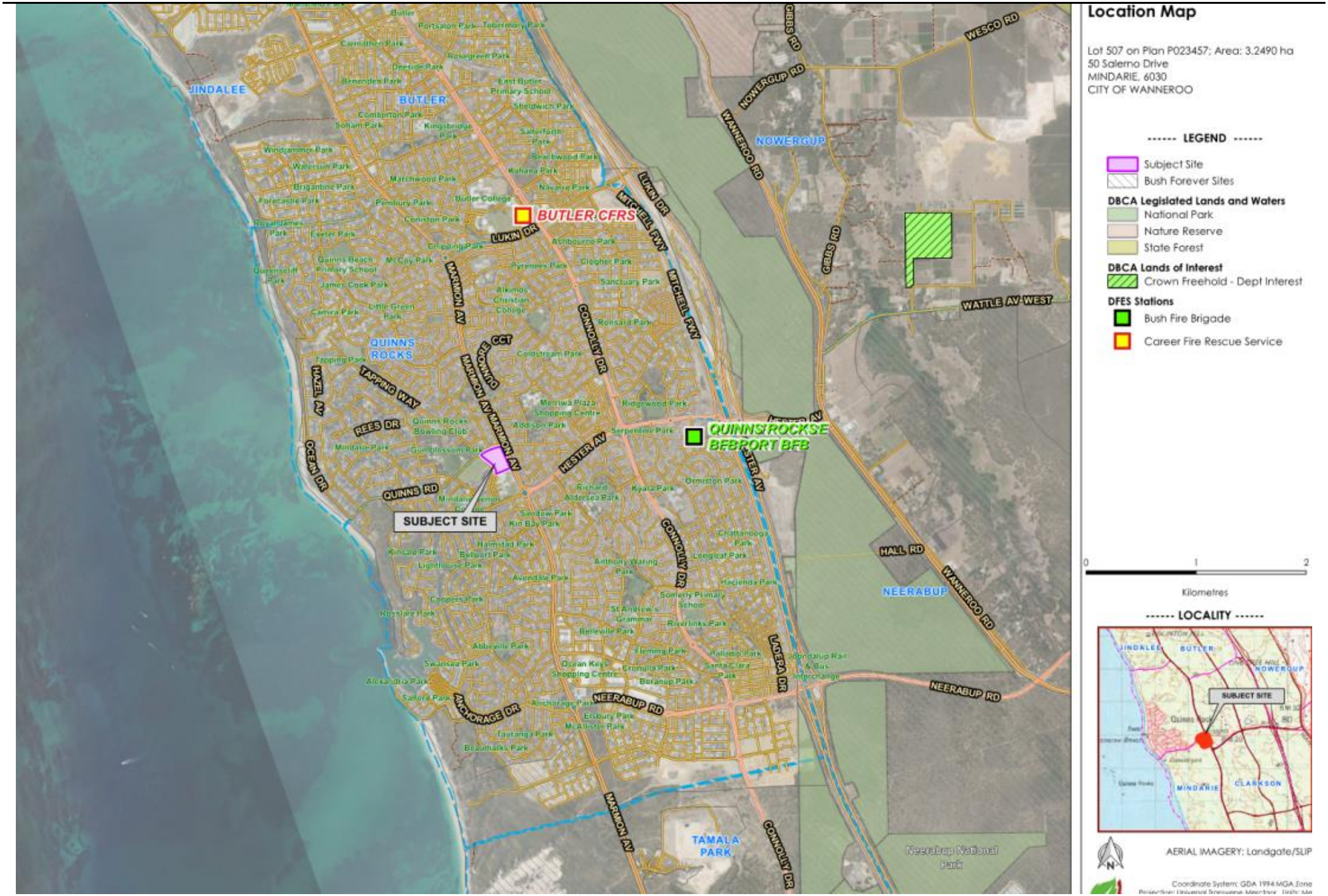
E:
Data supplied by SE SURVEYS
Photography supplied by LANDGATE (capture date - Sept2023)
and dimensions shown are subject
survey calculations and servicing requirements.

LEGEND
SUBJECT LOT BOUNDARY
PROPOSED R40 LOTS
PROPOSED POS / DRAINAGE

Tomahawk Property Pty Ltd	:	CLIENT
A3@1:000	:	SCALE
23 JUNE 2025	:	DATE
50S-DC-002	:	PLAN No
D	:	REVISION

TOMAHAWK PROPERTY


Proposed Subdivision
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Cadastral
Hydrants
Proposed Lots
Drainage
Retained for Future School Use
Proposed Roads
POS Drainage
58 Retained for Future School Use
QUINNS ROCKS
LYNAS WAY
QUINNS RD
PALERMO CT
MARMION AV
MERRIWA
AUDAX CT
MINDARIE
SALERNO DR
0 15 30 45 60 75
Metres
------ LOCALITY ------
SUBJECT SITE
BUTLER
NOWERGUP
CLARKSON
TAMALA PARK
KINROSS
AERIAL IMAGERY: Landgate/SLIP


Location Map
Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO
------ LEGEND ------
Subject Site
Bush Forever Sites
DBCA Legislated Lands and Waters
National Park
Nature Reserve
State Forest
DBCA Lands of Interest
Crown Freehold - Dept Interest
DFES Stations
Bush Fire Brigade
Career Fire Rescue Service
BUTLER CFRS
QUINNS ROCKS BFB
PORT BFB
SUBJECT SITE
0 1 2
Kilometres
------ LOCALITY ------
AERIAL IMAGERY: Landgate/SLIP
JINDALEE
BUTLER
NOWERGUP
QUINNS ROCKS
NEERABUP
TAMALA PARK
MINDARIE
CLARKSON
WESCO RD
NOWERGUP RD
WANNEROO RD
GIBBS RD
LUKIN DR
MITCHELL FWY
MARMION AV
CONNOLLY DR
WATTLE AV WEST
HALL RD
NEERABUP RD
QUINNS RD
HESTER AV
OCEAN DR
HAZEL AV
TAPPING WAY
REES DR
ANCHORAGE DR
LADERA DR

1.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

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 (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

(a) is fully or partially enclosed; and

(b) has at least one wall of solid material and a roof of solid material; and

(c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

1.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING APPLICATION IS TO BE SUBMITTED TO WAPC FOR DETERMINATION

For the proposed subdivision, WAPC is the decision maker.

Determination will be made under the Planning and Development Act 2005, its relevant subsidiary legislation and associated State Planning Policies.

As the subject site is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), due regard must be given to State Planning Policy 3.7 Bushfire.

1.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistences between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. *(Source: Explanatory Note SPP 3.7, DPLH, 25/11/24)*

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

	SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7	APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	Yes
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	No
	AND	
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	Yes
	Result in an increase of visitors, residents or employees; or	Yes
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
	AND	
3	THE PLANNING PROPOSAL IS A:	
	(Source: SPP 3.7, Part 4) A subdivision application that has or will have the subject site exposed to a Bushfire Attack Level (BAL) rating above BAL-LOW.	

1.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
  - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
  - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS	
Identification of the Relevant Instrument	No indication of applicability from the local government authority.

1.2.4 Identified Exemptions

EXPLANATORY INFORMATION

The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as:

- Evidence they have been considered when relevant; and
- Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal.

EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	No
(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that: • Are not designated as bushfire prone; • Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and • does not restrict vehicular access/egress to any existing or future habitable building.	No
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	No
(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where: • The application does not result in an increase of occupants onsite; and/or • There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.	No
Assessment Supporting Details: Nil exemptions identified. However, the primary bushfire prone vegetation (on the subject site) which results in classification as Bushfire Prone Area 1, is proposed to be entirely removed for the subdivision. Refer to Figure 1.4.	



Bushfire Prone Area

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

Subject Site

Bushfire Prone Area 2024 OBRM_023

Bushfire Prone Area 1

Bushfire Prone Area 2

0 100 200 300 400 500 m

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone

1.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS 'PLANNING' BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT'S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓ Excluding E1	✓	✓ Excluding E1
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	-
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

1.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal.

They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.

RELEVANT DOCUMENTS

Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	No	N/A	N/A	N/A	-
Implications for the BMP: No known or identified prior bushfire management plans exist for the site (this document only).					
Preliminary bushfire advice (may include a BAL contour map)	No	No	No	N/A	-
Bushfire Emergency Plan	No	No	No	N/A	-
Bushfire Risk Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	Yes	Yes	No	Yes	*Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024.*
Refer to Section 2.1 for details.					
Landscape Management Plan	No	No	No	N/A	-
Refer to Section 2.3 for details.					
Revegetation Plan	Yes	No	Yes	No	-
Refer to Section 2.3 for details.					

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2), State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these polices is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the ***Environmental Protection Act 1986*** (EP Act) and requires a clearing permit under the ***Environmental Protection (Clearing of Native Vegetation) Regulations 2004*** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The ***Department of Water and Environmental Regulation*** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to Native vegetation clearing permits | Western Australian Government, the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable). The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.	Yes - Partly
Lot 507 Salerno Drive, Mindarie – Vegetation Assessment. By PGV Environmental, dated 13 September 2024. Conclusions made in the PGV report regarding the implications for vegetation clearing should be considered separately from the implications determined in this Bushfire Management Plan.	
The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy. When applicable, this information is presented on the following pages of this BMP.	Yes - Fully

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied				Further Action Required by Proponent
			WA Govt. Agency Dataset (ID)		Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report	
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	Unlikely	No	☐	DBCA-	☐	☐	None
RAMSAR Sites (wetlands of international importance)	Unlikely	No	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	Unknown	Unknown	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	Data not available - confirm with relevant agency
Threatened Ecological Communities	Unknown	Unknown		DBCA-038	☐	☐	Data not available - confirm with relevant agency
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	Unlikely	No	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	Unlikely	No	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	Unlikely	No	☒	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	Unlikely	No	☒	DWER-070	☐	☐	None

2.2 Response of the Planning Proposal to Protection of Native Vegetation

The protection of native vegetation is to be prioritised by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation (BMP Manual, November 2024 DPLH).

SOLUTIONS APPLIED TO MINIMISE NATIVE VEGETATION REMOVAL / MODIFICATION	
Clearing and/or modification of native vegetation is proposed and necessary.	Yes
Proposed Clearing: The entire subject site (entirety of Lot 507) is proposed by the proponent to be cleared of all native vegetation. Refer to Figure 3.1.1 *Classified Vegetation & Topography Map (Post Development)*. The proposed clearing for the development will involve the removal of vegetation in areas designated for urban infrastructure, including residential lots, roads, public open space areas and any utility easements. The clearing will occur in already partially disturbed or modified by prior land use. All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Proposed Modification: Refer to Figure 3.1.1. *Classified Vegetation & Topography Map (Post Development)* and Section 2.3.1 and Appendix A1.2 for justification details supporting the change. This Bushfire Management Plan gives consideration for the following key elements: (1) Landscaping initiatives - this will involve planting low-fuel species that align with bushfire risk management objectives where applicable. (2) The potential introduction of bushfire hazards as a result of potential re-vegetation located within POS/Drainage depicted in Figures 1.2 and 3.1.1 (depicted as "Area 11 Excluded"). It is assumed for the purposes of assessment that these areas will be planted to comprise low-fuel species (or non-vegetated) and receive maintenance to achieve s2.2.3.2 requirements of AS3959-2018. Refer to Section 2.3.1 and Appendix A1.2 of this report for justification. Demonstration of why the planning proposal cannot be re-designed or re-located to avoid clearing and/or modifying native vegetation: Not applicable.	
Conservation Response	
The proposal reserves native vegetation for conservation, recreation or environmental protection purpose. These can include ecological linkage, local natural area, waterway, or foreshore area or wetland buffer.	No
Siting / Design / Construction Responses	
Reduction in the proposed intensification of land use or development potential.	N/A
Containing or clustering areas of intensification of land use to reduce clearing requirements.	N/A
Consideration of locating proposed development to have greater initial vegetation separation distances from bushfire hazards by utilising non-vegetated interfaces.	N/A
Modification or redesign of the proposed areas of intensification of land use to avoid areas with high environmental, biodiversity or conservation values.	N/A
The proposal has applied a reduction in the intensification of land use or development potential (e.g. reduced lot yield or smaller building footprints), to ensure the retention of greater areas of native vegetation while achieving the required vegetation separation distances to limit exposure to unacceptable levels of potential bushfire impact.	N/A

The proposal situates required non-vegetated elements (e.g. footpaths, paved areas, roads, parking, open drainage channels, and major services delivery installed in common corridors), between bushfire hazards and elements at risk – to effectively achieve required vegetation separation distances with less vegetation clearing and/or modification.	N/A
The proposal applies building envelopes, and these have located to minimise the requirement to clear and/or modify native vegetation.	N/A
The proposal utilises the clustering habitable buildings to reduce requirements for native vegetation clearing and/or modification.	N/A
The proposal aligns roads and pathways to work around trees and other vegetation, preserving their ecological values.	N/A
The proposal establishes requirements for the construction of building(s) to satisfy the requirements corresponding to higher BAL ratings to ensure a reduced vegetation separation distance requirement.	N/A

2.3 Vegetation Management Plans with Implications for the BMP

EXPLANATORY INFORMATION

This section identifies the area(s) of land (supporting vegetation), within or near the subject site (i.e. onsite or offsite) to which one or more of the following scenarios and their corresponding management actions applies.

If none of these scenarios is relevant to the subject planning proposal, this is stated.

1. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A LOW BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design (including the modification and/or establishment of plants/shrubs/trees), that will enable the area(s) to be excluded from classification under AS 3959 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the low bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To achieve and maintain the low threat state through using a combination of mechanisms including:

        (i) Minimising vegetation fuel loads through design and ongoing management;

        (ii) Using low flammability and/or higher moisture content species;

        (iii) Incorporating non-vegetated elements; and

    (d) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

2. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A REDUCED BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:

    (a) To apply landscaping design involving the removal and/or modification of existing vegetation that will enable the area(s) to be classified as a lower threat class under AS 3959:2018 BAL determination methodology;

    (b) To actively manage the area(s) to maintain the reduced bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;

    (c) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.

3. Area(s) subject to a **REVEGETATION PLAN THAT MAY RESULT IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO AN ADDITIONAL BUSHFIRE HAZARD AND/OR AN INCREASED BUSHFIRE THREAT LEVEL** from an existing area(s) of vegetation and establishes the following information:

    (a) The location of the areas to be revegetated (as distinct from natural regeneration which is accounted for in the vegetation classification under AS 3959 BAL determination methodology); and

    (b) A description of the planned design regarding density and species of plants/shrubs/trees to inform the bushfire consultant's classification of the vegetation under AS 3959:2018 BAL determination methodology.

Relevance of the Stated Scenarios to the Subject Planning Proposal	Only Scenario 1 is relevant.

2.3.1 Landscape Management Plan – Low Bushfire Threat Level

PLANNED LANDSCAPING – LOW BUSHFIRE THREAT LEVEL				
Assessment Details				Relevant
The area of land that is to be subject to a Landscape Management Plan is within the subject site (onsite). This can include the balance lot of a staged subdivision.				Yes
The landscape plan is recommended as a bushfire protection measure by the bushfire consultant for the reasons identified in the 'Additional Bushfire Protection Measures of this BMP.				Yes
Responsibility for Ongoing Management of the Landscaped Area				Yes
Landscaped Area	Persons / Agency		A Requirement Exists for Written Authority and/or Agreement to Remove/Modify/Manage Vegetation	
Onsite	Relevant landowner/s	Yes	Yes - Manage	
An approved landscape management plan and/or written confirmation exists and is provided to demonstrate that agencies responsible for the ongoing management understand and support the vegetation classification assigned to the subject area and its resulting ongoing management implications on the agency.				No
A written authority and management agreement exists and is provided to demonstrate an arrangement between adjoining landowners as to the responsibility for establishment and ongoing management of the defined area of land subject to a Landscape Management Plan.				No
There are no existing landscape management plans or agreements known at the time of this report.				
Identification of the Area(s) of Land Subject to a Landscape Management Plan & Implications for the BMP				
The entire subject site (Existing Lot 507) is proposed by the proponent to be cleared of all vegetation during development. It is understood that this will *not* be in a staged approach. A landscape management plan is required to be developed to demonstrate that this will be the case, and to incorporate the below mentioned measures. **Future POS/Drainage (refer to Figure 1.1)** It is acknowledged that the Future POS/Drainage lot may become vegetated in future. However, it is reasonably expected that the lot will be planted with low threat vegetation, and that it can and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot to comprise low-fuel species that align with bushfire risk management objectives. **Future Lot 58 "Private Community Purpose/Future School Use" (refer to Figure 1.1)** All vegetation on this lot is proposed to be removed during development, and a temporary limestone/bare earth carpark installed. It is reasonably assumed that this area will not be re-vegetated. Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth, or any planted vegetation, must be managed in accordance with Clause 2.2.3.2 of AS 3959. **"Vegetation Area 5" adjacent to eastern boundary of Existing Lot 507 (refer to Figure 3.1 and Figure 3.1.1)** Currently, the mapped Bushfire Prone Area covering the subject site is solely a result of the vegetation that exists entirely within the subject site. Upon development of the site and complete removal of vegetation as proposed, it reasonable to expect that the subject site will no longer be in a Bushfire Prone Area. Importantly, the linear road verge adjacent to Marmion Avenue and beyond the subject site assessment area (100 metres) is excluded from Bushfire Prone Area mapping. Upon development, which will involve the complete removal of onsite vegetation, the eastern adjoining Shrubland vegetation ("Area 5") will form a continuation of the Marmion Avenue road reserve, which is excluded from Bushfire Prone Area mapping. Accordingly, the road verge has not been included as classified vegetation for the purposes of this assessment. **All above assumptions are depicted on Figure 3.1.1 *Classified Vegetation & Topography (Post Development)*.** Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.				

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

Refer to Appendix B for additional information including interpretation of the BAL Contour Map.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1 and Figure 3.1.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for future buildings/structures on the proposed lots.

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDINGS / STRUCTURES ON STATED LOT [1]			
Lot No.	Future Buildings / Structure		
	Existing BAL [2]	Indicative BAL [2]	Determined BAL [2]
Lot 1 to 55	BAL-FZ	BAL-LOW	Not Determined
Lot 58 "Retained for Future School Use"	BAL-FZ	BAL-LOW	Not Determined
Public Open Space/Drainage	BAL-FZ	BAL-LOW	Not Determined

[1] The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation for the pre-development BAL contour map will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure 3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure 3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS [1]												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method [2]												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	Excluded cl 2.2.3.2(f)	N/A	N/A	-	N/A							
2	Excluded cl 2.2.3.2(f)	N/A	N/A	-								
3	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
4	Excluded cl 2.2.3.2(e)	N/A	N/A	-								
5	(C) Shrubland	80	Upslope or flat 0	flat 0								
5 post-dev	Excluded cl 2.2.3.2(f)	N/A	N/A	-								
6	(C) Shrubland	80	Upslope or flat 0	flat 0								
7	(C) Shrubland	80	Downslope >5-10	d/slope 8.5								
8	(D) Scrub	80	Upslope or flat 0	flat 0								
9	(G) Grassland	110	Upslope or flat 0	flat 0								
10	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-								
11	Excluded cl 2.2.3.2(f)	N/A	N/A	-								

Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.

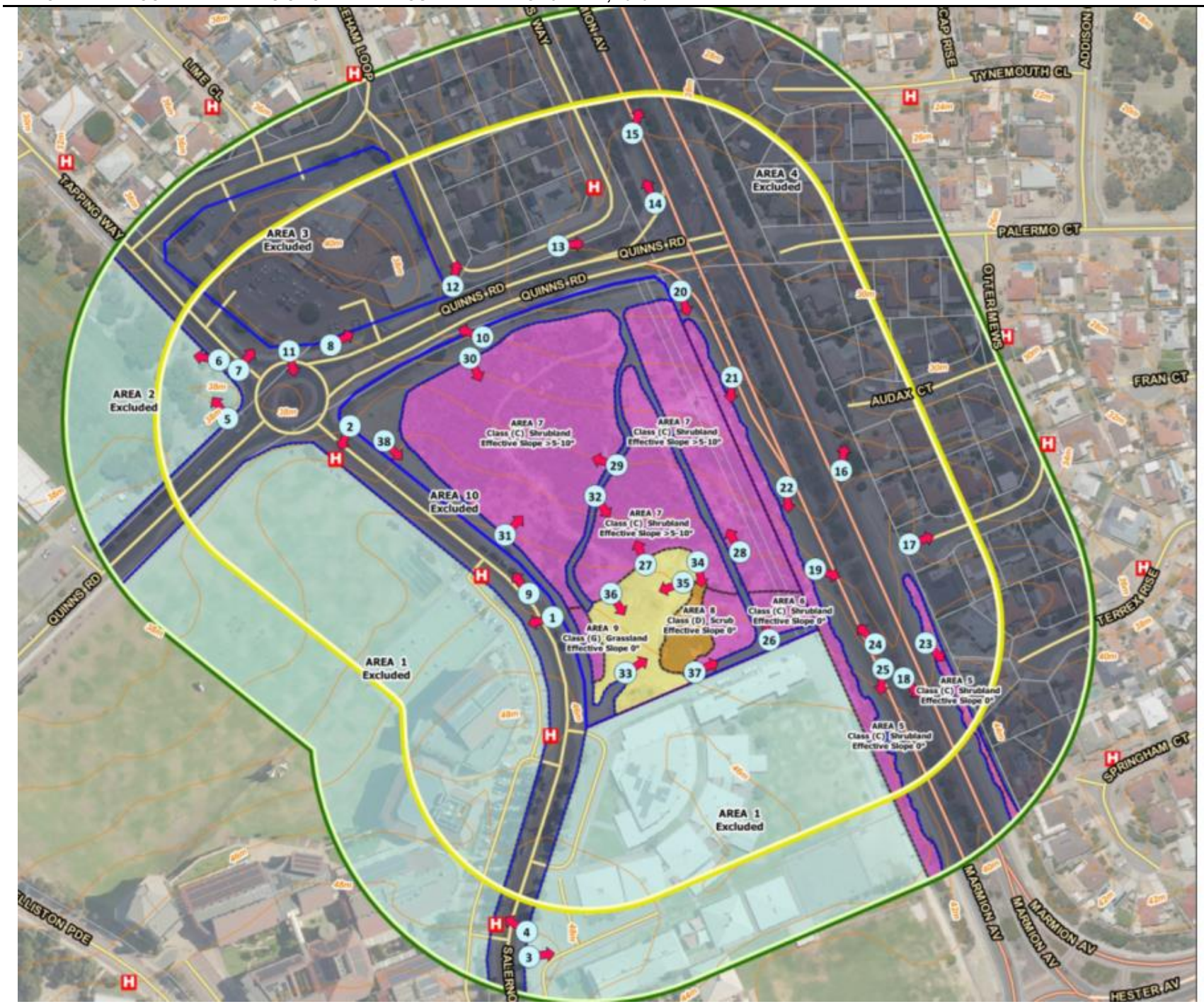
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) [1]									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)							
		>40 kW/m²	40 kW/m²	29 kW/m²	19 kW/m²	12.5 kW/m²	N/A [2]	10 kW/m²	2 kW/m²
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
2	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
3	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
4	Excluded cl 2.2.3.2(e)	-	-	-	-	-	-	-	-
5	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
5 post-development	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
6	(C) Shrubland	<7	7-<9	9-<13	13-<19	19-<100	>100	-	-
7	(C) Shrubland	<8	8-<11	11-<17	17-<25	25-<100	>100	-	-
8	(D) Scrub	<10	10-<13	13-<19	19-<27	27-<100	>100	-	-
9	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
10	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
11	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-

Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map. All applied calculation input variables are presented in Table 3.2.

Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.



Classified Vegetation & Topography (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Photos and Direction
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Classified Vegetation

- Shrubland
- Scrub
- Grassland
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

0 15 30 45 60 75

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



Classified Vegetation & Topography (Post Dev)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Classified Vegetation

- Excluded 2.2.3.2 (a),(b),(c) and (d)
- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)

0 15 30 45 60 75

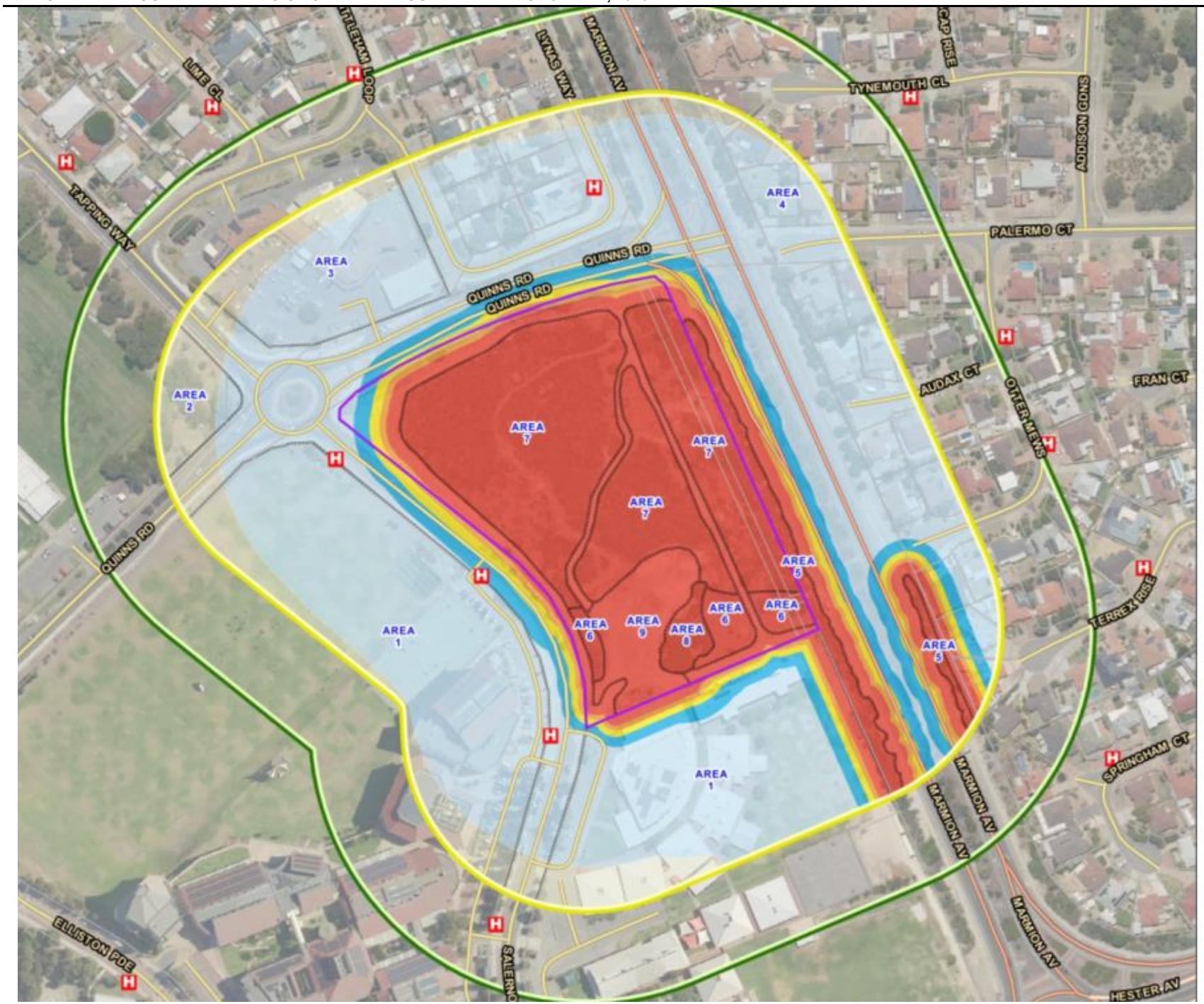
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



BAL Contour Map (Existing)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area

Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 15 30 45 60 75

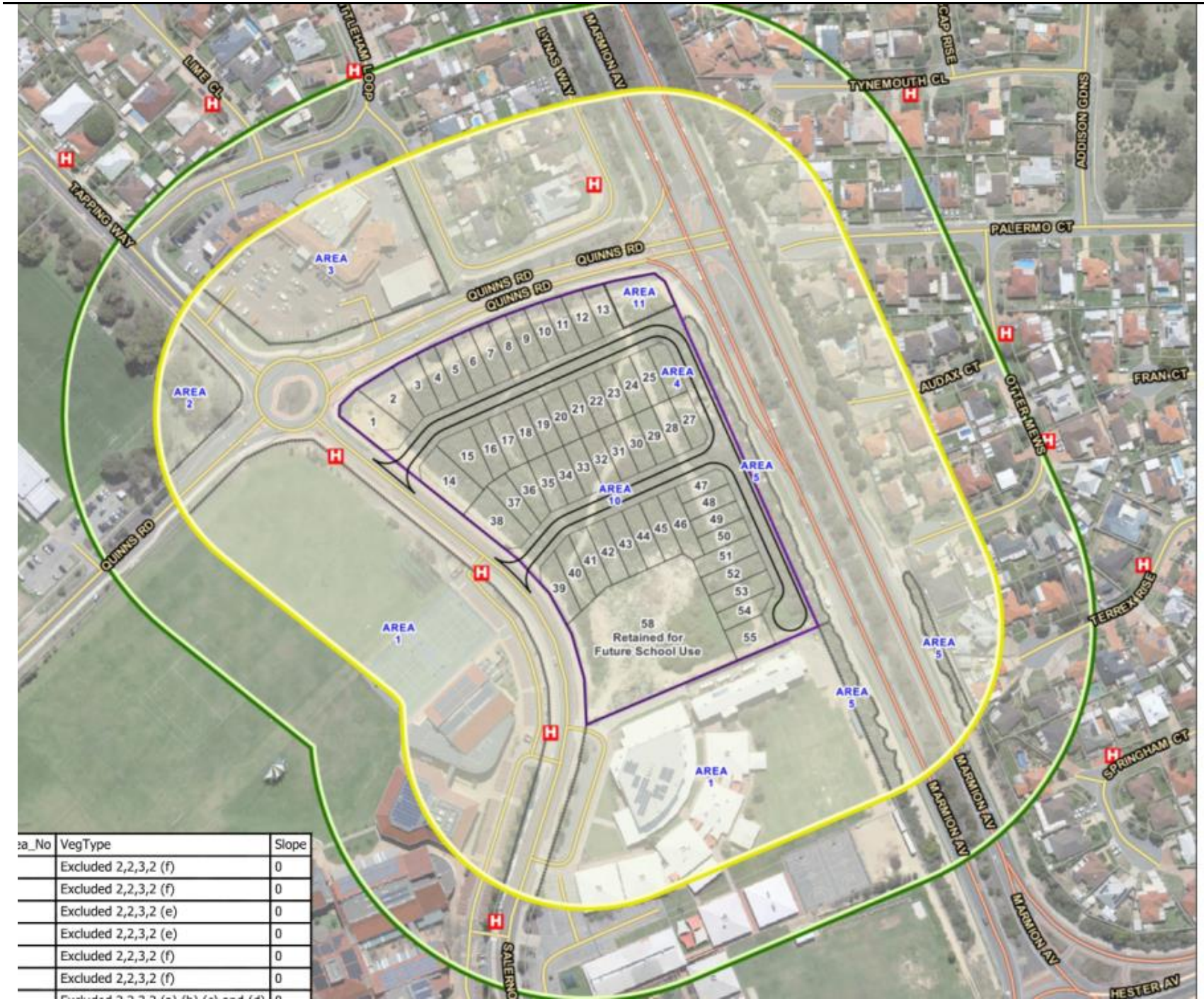
Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone



ea_No	VegType	Slope
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (e)	0
	Excluded 2,2,3,2 (e)	0
	Excluded 2,2,3,2 (f)	0
	Excluded 2,2,3,2 (f)	0

BAL Contour Map (Post Development)

Lot 507 on Plan P023457; Area: 3.2490 ha
50 Salerno Drive
MINDARIE, 6030
CITY OF WANNEROO

------ LEGEND ------

- Subject Site
- Cadastral
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Proposed Subdivision
- Proposed Roads

Bushfire Attack Levels

BAL-LOW

0 15 30 45 60 75

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

EXPLANATORY INFORMATION

Section Intent

1. To function as a concise initial reference point informing decision makers of key bushfire hazard issues specific to the planning proposal. This is achieved by providing context regarding:
    (a) How the identified bushfire prone vegetation contributes to the level of risks to persons/property and infrastructure. With injury/death, damage/loss, and service disruption being the relevant risks associated with a bushfire event (i.e. 'bushfire risk'); and
    (b) How likely the application of the relevant deemed to comply bushfire protection measures (i.e. the acceptable solutions of the BPC), will contribute to mitigating this bushfire risk to an acceptable or tolerable level.
2. To inform decision makers of any bushfire hazard issues that, in the opinion of the bushfire consultant, are likely to require specific consideration and are additional to a 'standard' review of the submitted BMP.
3. When necessary, to provide the bushfire consultant a location in the BMP where matters can be noted that would either not be considered or only be partially considered, under the assessments conducted in accordance with SPP 3.7/Guidelines. These include matters that would potentially reflect poorly on their professional integrity if ignored.

Achieving the Intent

1. Identify when environmental constraints are likely to limit a proposal's ability to apply effective bushfire protection measures that reduce bushfire hazard threat levels and/or persons/property exposure to those threats.
2. Identify if bushfire hazard threats and the level of those threats is significantly greater or lower than implied by the bushfire assessment methodologies applied in accordance with the Guidelines.
3. Stating when an outcomes-based approach has been applied as a justifiable alternative to compliance with the applicable acceptable solutions, and if the approach:
    (a) Delivers an equivalent or lower level of residual bushfire risk than that intended to be derived from the application of those acceptable solutions; or
    (b) Delivers higher level of residual risk and justifies why this can and should be tolerated.
4. Identifying when compliance with the BPC requires the establishment of vegetation management responsibilities - including formal management agreements when necessary – for vegetation on land adjoining a lot that is part of a planning proposal, but that land does or could have different legal ownership.
5. Identify other relevant issues as necessary. This may include the possible development, by the bushfire consultant, of required and/or recommended additional bushfire protection measures for consideration by the decision maker.

4.1 Environmental Considerations

BUSHFIRE PRONE VEGETATION WITHIN THE SUBJECT SITE (refer to detail in Section 2)		
Identified As	Relevance to the Planning Proposal	Implications for the Planning Proposal's Ability To Comply With The Bushfire Protection Criteria
Protected Vegetation	None	No Change
Required Removal of Native Vegetation	Significant	Significant Positive
Planned Retention of Unprotected Native Vegetation	None	No Change
Planned Revegetation with Native Vegetation	None	No Change
Assessment Supporting Details: Protected vegetation has not been identified on the subject site, via desktop study only. This should be confirmed by the relevant agency. All vegetation on the subject site is proposed to be completely removed during development. At the time of writing, BPP is not currently aware of any proposed or planned revegetation on the subject site. A small POS/Drainage basin is proposed at the north-east corner of the subject site, however BPP reasonably assumes that this area (approx. 700m^2) can and will be maintained by the relevant landholder in a low threat state in perpetuity as per AS3959 cl.2.2.3.2 (f) and the Guidelines.		

4.2 Bushfire Assessment – Bushfire Attack Level (BAL)

BUSHFIRE ATTACK LEVEL ASSESSMENT – IDENTIFIED ISSUES	
The following issues regarding the ability of current or future development sites to be located within a lot and subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29) may have been addressed in the BMP. When applicable to the subject planning proposal this is identified and discussed.	
For a lot(s) of land that are part of this planning proposal, compliance with the BPC requires the establishment of ongoing vegetation management responsibilities on adjoining land that has, or could in the future, different legal ownership. This has created the requirement to develop a formal agreement(s) with a third party(s) to manage vegetation in a modified and/or low threat state in perpetuity. Evidence of the agreement is provided in this BMP.	X
Assessment Supporting Details: All future road verge treatments or any re-vegetation can and must be maintained in a low threat state in perpetuity by the relevant landholder. Changes to this assumption may alter the Indicative BAL ratings for the development. Any changes or retention or introduction of bushfire prone vegetation that do not align with Figure 3.1.1 will require revision of the BMP and will likely result in an increase in the BAL ratings for all lots.	
The planning proposal is for a staged subdivision. Classified vegetation within a subsequent stage of a subdivision requires removal or modification to ensure that proposed lots within the current stage of the subdivision achieve a development site with a radiant heat impact not exceeding 29 kW/m² (BAL-29). This has created the requirement to establish a responsibility for the developer of the subsequent stage	X
Assessment Supporting Details: It is BPP's understanding that all vegetation across the entirety of the subject site will be removed prior to development (not a staged approach). Changes to this (i.e. retaining vegetation in stages) will result in changes to the Indicative BAL ratings, and the BMP will need to be reviewed prior to development or commencement of works.	
Area(s) of land within a lot(s) are subject to BAL-40/FZ but sufficient area remains for a development site(s). At the discretion of the decision maker, this may require considering the application of building envelopes or restrictive covenants, to ensure the location of future buildings within a lot cannot be subject to BAL-40/FZ.	X
Assessment Supporting Details: All subject lots will be subject to BAL-12.5 or below once all vegetation has been removed, as per Figure 3.1.1 and the assumptions presented above.	

4.3 Additional Required and/or Recommended Bushfire Protection Measures

ADDITIONAL BUSHFIRE PROTECTION MEASURES	
REQUIRED additional bushfire protection measures have been established via: • Development of an outcomes-based approach; and/or • A Bushfire Risk Report; and/or • A Bushfire Emergency Plan. These measures have been included in the Section 6 responsibility checklists.	None Required.
RECOMMENDED additional bushfire protection measures have been provided. These measures have not been included in the Section 6 responsibility checklists.	None Required.

4.4 Ability to Comply with the Bushfire Protection Criteria (Relevant Elements Only)

IMPLICATIONS OF THE ENVIRONMENTAL CONSIDERATIONS AND BUSHFIRE ASSESSMENTS FOR THE PLANNING PROPOSAL'S ABILITY TO COMPLY WITH THE BUSHFIRE PROTECTION CRITERIA (BPC) VIA ACCEPTABLE SOLUTIONS AND/OR OUTCOMES (refer to detail in Section 5)					
Relevant Element of the BPC	Relevant Acceptable Solution	Implication Level	Ability to Comply	Outcomes-Based Approach Applied	Description/Comments (as required)
BPC- E2: Siting and Design	A2.1 Siting and Design	No Change	Can comply at current planning stage	No	All onsite vegetation will be cleared for development, therefore all lots will be subject to BAL-12.5 or below. Refer to Figure 3.1.1 and Figure 3.2.1 and details in this BMP.
	A2.3 Clearing of Native Vegetation	Significant Positive	Can comply at current planning stage	No	Removal of all onsite vegetation will result in removal of the predominant bushfire hazard, thereby reducing all Indicative BAL ratings for future lots to BAL-LOW.
BPC- E3: Vehicular Access	A3.2 Access routes	No Change	Can comply at current planning stage	No	Public road access is currently available to at least one suitable destination, and will continue to be available.
	A3.3a No-through roads	No Change	Can comply at current planning stage	No	No limit on no-through road lengths in Area 1 (Urban).
BPC-E4: Water Supply	A4.2 Water supply for subdivision applications	No Change	Can comply at current planning stage	No	The proposed lots can and will be serviced by a reticulated water supply.

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC)

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) establishes policy outcomes (cl. 6) that "specify the role of planning and development in contributing to the overall objectives" of the policy. These policy outcomes are also incorporated within the four Elements of the bushfire protection criteria.

A planning proposal in a designated bushfire prone area is required to demonstrate that compliance with the bushfire protection criteria can be achieved.

The Planning for Bushfire Guidelines (Guidelines) establishes two pathways to demonstrate compliance with the bushfire protection criteria:

1. The deemed to comply pathway in which compliance with all relevant acceptable solutions associated with each Element, for a specific planning stage or use, is able to be demonstrated; or

2. When all relevant acceptable solutions cannot be fully achieved, the alternative pathway which utilises either the outcomes-based approach (established in SPP 3.7 cl. 6) alone, or a combination of the outcomes-based approach and the acceptable solutions (as established in the Guidelines s. 2.2.1).

Assessment of the planning proposal utilising the deemed to comply pathway is presented in this section of the BMP.

Notes:

1. *The additional primary bushfire protection measure of bushfire construction requirements that are to apply to certain classes of habitable buildings in WA (corresponding to their assessed Bushfire Attack Level) - is implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the National Construction Code) in accordance with WA building legislation – not through any planning legislation].*

2. *The requirement to prepare a Bushfire Emergency Plan (BEP) for vulnerable land uses is an additional bushfire protection measure established by SPP 3.7. This is to be produced as a separate standalone operational document. However, some requirements identified in the BEP may necessarily incorporated into this BMP and the responsibilities it creates.*

5.1 Local Government Variations to Apply

EXPLANATORY INFORMATION	
1. Local governments may add to or modify the acceptable solutions contained within the Guidelines, through regional or local variations that form part of a local planning strategy and/or local planning scheme to recognise special local or regional circumstances that reinforce the SPP 3.7 objectives and outcomes (via a scheme amendment or special control area). This could include acceptable solutions that address topography, vegetation or climate to the satisfaction of the Western Australian Planning Commission (WAPC) that the modifications comply with the corresponding SPP 3.7 objectives and outcomes. (Planning for Bushfire Guidelines, s. 3.4, 2024). 2. Under the relevant state legislation (LPS Regulations 2015), SPP 3.7 does not apply to hosted or unhosted short-term rental accommodation. However, the local government under its Local Planning framework (i.e. Strategy / Scheme and Policy as applicable), may require that certain bushfire protection measures or variations to the measures (the bushfire protection criteria), established by SPP 3.7 and the Guidelines, are to be applied.	
Endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the planning proposal?	None known or identified
The proposed land use for hosted or unhosted short-term rental accommodation, and the local government requires certain bushfire protection measures, contained within the BPC, to be applied, that under the LPS Regulations 2015, would otherwise not be required?	N/A

5.2 Assessment Summary

HOW THE REQUIRED BUSHFIRE PLANNING OUTCOMES OF SPP 3.7 ARE ACHIEVED FOR THE PLANNING PROPOSAL		
STRUCTURE PLAN / SUBDIVISION APPLICATION		
The Bushfire Protection Criteria (BPC) Elements and Acceptable Solutions	Compliance Pathway Applied and Assessment Outcome	
	Deemed to Comply	Outcomes-Based Approach
	Requires Compliance with All Applicable Acceptable Solutions	Expert Opinion Identifies Achieving the Required SPP 3.7 Outcomes can be Demonstrated [1]
E1: LOCATION	Fully Compliant	Not Required
A1.1a Broader Landscape Type A	Not Applicable	
A1.1b Broader Landscape Type B	Not Applicable	
E2: SITING AND DESIGN	Fully Compliant	Not Required
A2.1 Siting and design	Fully Compliant	
A2.2 Asset Protection Zone (APZ)	Fully Compliant	
A2.3 Clearing of native vegetation	Fully Compliant	
E3: VEHICULAR ACCESS	Fully Compliant	Not Required
A3.1 Public roads	Fully Compliant	
A3.2 Access routes	Fully Compliant	
A3.3a No-through roads	Fully Compliant	
A3.3b No-through roads technical requirements	Not Applicable	
A3.4 Emergency access way	Not Applicable	
A3.5a Perimeter roads	Not Applicable	
A3.6 Battle-axe legs	Not Applicable	
E4: WATER SUPPLY	Fully Compliant	Not Required
A4.1 Water supply for structure plans	Fully Compliant	
A4.2 Water supply for subdivision applications	Not Applicable	
A4.3 Water supply for existing habitable building(s)	Not Applicable	
Note 1: Assessment details addressing the criteria established by SPP 3.7 cl. 7.5, are provided in the following section when this compliance pathway is applied.		

5.3 BPC 5: Subdivision Application - Acceptable Solutions Assessment

5.3.1 Element 1: Location

ELEMENT 1: LOCATION (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O1	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.1: Avoid broader landscapes that present an unacceptable bushfire risk to people, property and infrastructure.
E1	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⊘ Not relevant	
A1.1a Broader Landscape Type A	Applicable:	No	Compliant:	-
☐ ☐ ⊘	The subject site is located in an area that is a Broader Landscape Type A.			
Assessment Supporting Details: The subject site is located in Area 1 (Urban) Bushfire Prone Area, therefore Element 1 and the determination of Broader Landscape Type is not applicable to the assessment.				
A1.1a Broader Landscape Type B	Applicable:	No	Compliant:	-
☐ ☐ ⊘	The subject site is located in an area that is a Broader Landscape Type B. which presents an unacceptable bushfire risk of a landscape scale bushfire resulting in impacts to people, property and infrastructure. This location does not satisfy the acceptable solution for Element 1: Location. An outcomes-based approach has been prepared to demonstrate (to the decision maker) how Policy Outcome O1 will, or potentially can, be satisfied through appropriate management and/or mitigation of the relevant risks.			
Assessment Supporting Details: See above.				

5.3.2 Element 2: Siting and Design

ELEMENT 2: SITING AND DESIGN (STRUCTURE PLAN / SUBDIVISION APPLICATION)

All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.

EXPLANATORY INFORMATION

(Additional Information in Appendix B3 of BMP)

The APZ and the Planning Assessment

The assessment is a 'planning assessment' being conducted for planning approval purposes. This is not an assessment conducted for building approval purposes.

The acceptable solutions and required assessment are aligned with the following bushfire planning policy and guidance which must be given due regard:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states - "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

To comply with the relevant acceptable solutions, the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) can be installed, to the required technical requirements, surrounding a habitable or specified building and applying the APZ location constraints and allowances established by the Guidelines.

The required minimum dimensioned APZ is that which ensures that the relevant existing and/or proposed buildings works will be subject to the BAL-29 level of radiant heat exposure. The only exceptions to this will be when a lower level of radiant heat exposure is a requirement of an acceptable solution, or a protection measure established by the application of the outcomes-based approach (e.g. 10 kW/m²) in which case this is stated in the assessment and the responsibilities checklist.

> *Note that the derivation of 'determined' BAL ratings for future building works, to be used in building permit applications, is not an intended outcome of this planning assessment. However, in limited situations, these may be able to be determined.*

Important APZ Installation Information

An approved BMP, unless stated otherwise, is only approving the installation of an APZ comprised of the minimum dimensions that ensures the radiant heat impact of a bushfire (on building works) does not exceed 29 kW/m² (BAL-29).

The 'minimum' dimensions of the approved APZ are also the 'maximum' approved dimensions when installation of the APZ will require the modification/removal of native vegetation. Installing a larger dimensioned APZ - to lower the determined BAL rating of specific building works - will need additional approval from the relevant authority (refer to the relevant local government) when modification/removal of native vegetation is required.

	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
O2	**SPP 3.7, 6.2: Ensure siting and design solutions:** • **Manage or mitigate the bushfire risk to people, property and infrastructure; and** • **Avoid, or where unavoidable, minimises the clearing of native vegetation.**
E2	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A2.1 Siting and design Applicable: Yes Compliant: Yes

☑ ☐ ☐ Ensure that each proposed and existing lot(s) contains a sufficient development site(s) that can achieve a radiant heat impact not exceeding 29 kW/m² (BAL-29).

*Note: In accordance with Planning and Development (LPS) Regulations 2015, s.78A, **'development site'** means that part of a lot on which a building that is the subject of development stands or is to be constructed.*

Assessment Supporting Details: The proposed Post-Development vegetation is shown on Figure 3.1.1, resulting from the removal of all vegetation on the subject site. This will remove the dominant bushfire hazard, resulting in Indicative BAL ratings below BAL-29. Assumptions have been made regarding road verges and public open space within and immediately adjacent to the subject site, these are discussed in the Executive Summary, Section 1.2.4, Section 2.2, Section 2.3, and Section 4.1 of this BMP. Changes to these assumptions will affect the Indicative BAL ratings for proposed lots. Retention or re-introduction of bushfire prone vegetation which does not align with the Post-Development vegetation shown on Figure 3.1.1, will require a re-assessment of the Indicative BAL ratings, and would likely increase the BAL ratings for all lots across the site.

A2.2 Asset Protection Zone (APZ) Applicable: Yes Compliant: Yes

Where a development site (refer to definition above in A2.1) cannot be wholly located within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements for width, location and management:

☐ ☐ ⊘ **APZ Width:** The APZ, when measured from the development site, is of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances.

☐ ☐ ⊘ **APZ Location – Option 1:** The indicative 'Planning BAL-29' APZ can be contained solely within the boundaries of each lot.

☐ ☐ ⊘ **APZ Location – Option 2:** The indicative 'Planning BAL-29' APZ cannot be contained solely within the boundaries of the lot. However, the relevant vegetation on the adjoining land / lot(s) is, and will continue to be, on an ongoing basis in perpetuity, low threat as per:

- Clause 2.2.3.2 of AS 3959 (including non-vegetated land such as a sealed or unsealed road, or a water body); or

- The requirements of the Guidelines Appendix B.2, Table 9 – APZ technical requirements; or
- The alternative standard in the local planning scheme (when it exists); and
- Any required ongoing vegetation management is agreed upon via a substantiated management agreement between the applicable landowners and the local government.

☑ ☐ ☐ **APZ Management:** The APZ can and will be managed in accordance with the requirements established in the Guidelines, Appendix B.2 or the alternative standard in the gazetted local planning scheme (when it exists).

Assessment Supporting Details: The entirety of the subject site is subject to BAL-FZ in its pre-development state, due to existing onsite vegetation. The proponent has determined that all vegetation will be removed for development, therefore Asset Protection Zone(s) will not be required. The removal of all onsite vegetation is anticipated to occur prior to commencement of any development (i.e. not staged).

Once all vegetation has been removed from the subject site, it is the responsibility of the relevant landholder to ensure that weed grasses or any other vegetation regrowth, including future vegetation that may be planted anywhere on the subject site (including public open space/drainage, road verges, and all other lots), be maintained in a low threat state at all times, and in perpetuity, in accordance with the requirements of the Guidelines Appendix B.2 and Clause 2.2.3.2 of AS 3959.

A2.3 Clearing of native vegetation Applicable: Yes Compliant: Yes

☑ ☐ ☐ The development avoids, or where unavoidable, minimises the clearing of native vegetation.

Assessment Supporting Details: Clearing of native vegetation for the proposed subdivision is unavoidable. The proponent proposes complete clearing of all vegetation within the subject site. The subject site is in an existing residential built-out area and is itself the main bushfire hazard in the area. Removal of the bushfire prone vegetation (all onsite vegetation) will result in the area no longer being classified as "Bushfire Prone".

5.3.3 Element 3: Vehicular Access

ELEMENT 3: VEHICULAR ACCESS (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced. The technical construction requirements for access types and components are established in the Guidelines Appendix B.3, Table 10 (certain information is copied and presented in Appendix C of this BMP). The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply. These are included as an appendix if requested by the local government. ***Note:*** *The following understanding of what constitutes a 'road', and the stated definitions can be important considerations for assessments against an acceptable solution for Element 3.* • *Guidelines Appendix B3: Vehicular Access, identifies a 'road' as being either a public road (that includes a no-through road) or a perimeter road. All other access types (i.e. emergency access ways, fire service access routes, battle-axes and private driveways) are considered a different class of access i.e. they are not 'roads'.* • *SPP 3.7 defines 'no-through road' as "a cul-de-sac or dead end road".* • *SPP 3.7 defines 'two-way access' as "vehicular access from a site in two different directions to at least two different suitable destinations". This allows for required access to potentially be provided by an emergency access way and not just public roads.*	
	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
O3	**SPP 3.7, 6.3: Ensure the design and capacity of vehicular access and egress provide:** • **For efficient and effective evacuation to a suitable destination(s); and/or** • **As a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option.**
	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
E3	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS				
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⊘ Not relevant	
A3.1 Public roads	Applicable:	Yes	Compliant:	Yes
☑ ☐ ☐	Public roads meet the technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).			
☑ ☐ ☐	Public roads meet the technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.			

☑ ☐ ☐	Public road technical requirements for minimum horizontal clearance, gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.

Assessment Supporting Details: All proposed roads in the development can and will comply with public road technical requirements as stated above.

A3.2 Access routes	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	Subject site is in Area 1 (Urban) (Map of BPA). Public road access, with all-weather surfaces, is provided to at least one suitable destination.
☐ ☐ ⊘	Subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is provided in two different directions, to two different suitable destinations.

Assessment Supporting Details: The two proposed roads within the subdivision will link with existing Salerno Drive, which provides two-way access to the broader public road network, and to multiple suitable destinations (immediately surrounding suburbs).

A3.3a No-through roads	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	A3.3a is not applicable to the subject planning proposal because the planning proposal is sited in Area 1 (Urban) (Map of BPA), and there is no limitation on no-through road lengths.
☐ ☐ ⊘	A3.3a is not applicable to the subject planning proposal because access to the subject site is via a private driveway from a public road providing two-way access. Consequently, vehicular access to the subject site does not have a no-through road component.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site is via a no-through public road that does not exceed the established maximum of 200 metres in length from the subject site boundary to an intersection where two-way access is provided.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. It is demonstrated that there are site constraints and/or that there are no alternative design options to achieve the 200 metre maximum length. Compliant two-way access within 200 metres from the proposed lot(s) boundary will be established through the provision (or existence) of a compliant emergency access way through the application of acceptable solution A3.4: Emergency Access Way.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. However, the additional road length can be considered to satisfy the acceptable solution as the following established additional requirements can be met:

☐ ☐ ⊘	It is demonstrated that that an alternative access, including an emergency access way, cannot be provided due to site constraints; and
☐ ☐ ⊘	The no-through road travels towards a suitable destination; and
☐ ☐ ⊘	The balance of the no-through road that is greater than 200 metres from the subject site is: • Wholly within a residential built-out area; or • Wholly within an area designated Area 1 (Urban) on Map of BPA; or • Potentially subject to radiant heat levels from adjacent bushfire prone vegetation not exceeding 12.5 kW/m² / BAL-LOW (Guidelines Figure 29).

Assessment Supporting Details: The subject site is within Area 1 Urban, therefore there are no limitations on no-through road lengths.

A3.3b No-through roads technical requirements	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.3b is not applicable to the subject planning proposal because the assessment against A3.3a has established that vehicular access to the site does not have a no-through road component.
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The no-through road meet (or can and will meet) the public road technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.
☐ ☐ ⊘	The no-through road (i.e. public road) technical requirements for minimum horizontal clearance (excluding perimeter road), gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: None required.

A3.4 Emergency access way	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.4 is not applicable to the subject planning proposal because it has been assessed as compliant with A3.2 (and A3.3a and A3.3b when applicable), and an emergency access way is not required.
☐ ☐ ⊘	A3.4 is applicable to the subject planning proposal because an emergency access way currently exists and has been part of the subject planning proposal's ability to comply with A3.2. Consequently, it will apply with regard to meeting (or being able to meet), the specified technical requirements and ongoing management requirements, rather than its installation.
☐ ☐ ⊘	The requirements established for acceptable no-through road access to the subject site / lot(s) in A3.2 and/or A3.3a and/or A3.3b cannot be achieved. An emergency access way (EAW) is provided as the alternative access and can be considered as an acceptable solution, when the following established requirements are met:

☐ ☐ ⊘	It is demonstrated that an alternative design option does not exist and that site constraints prevent the requirements of A3.2 and A3.3 being met; and
☐ ☐ ⊘	The access way is no more than 500 metres in length, provides a through connection to a public road connecting to a public road network. The connection onto the State Road Network has access approval from Main Roads WA and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	The access way will be signposted and, if gated, gates will open for the whole carriageway width and remain unlocked; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the emergency access way.
☐ ☐ ⊘	The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. Consequently, a temporary access way is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.

Assessment Supporting Details: None required.

A3.5a Perimeter roads	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5a is not applicable to the subject planning proposal because the proposal is for less than 10 lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision).
☑ ☐ ☐	A3.5a is not applicable to the subject planning proposal. The assessment justifies the non-applicability due to one or more of the following exclusion factors being relevant (see Supporting Details): • The adjoining classified vegetation is Class G Grassland (AS 3959); • Lots are zoned for rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have frontage to an existing public road.
☐ ☐ ⊘	The proposed greenfield development or large scale urban infill adjoins classified vegetation (excluding Class G, AS 3959) and consists of 10 or more lots adjacent to each other (including the cumulative number of lots created as part of a staged subdivision). A perimeter road will be provided to separate the areas of permanent classified vegetation (under AS 3959) from the proposed lot(s) and remove the need for battle-axe lots that back onto areas of classified vegetation.

☐ ☐ ⊘	The perimeter road meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 8 metres and Area 2 = 12 metres), minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ⊘	The perimeter road technical requirements for gradients and inner radius curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.

Assessment Supporting Details: All onsite vegetation (the main bushfire hazard resulting in the area being classified as Bushfire Prone) is proposed by the proponent to be removed entirely for development. Upon completion of development, it is anticipated that there will be no surrounding bushfire prone vegetation that needs to be separated from the proposed lots (as per Figure 3.1.1.), therefore Perimeter Roads are not required.

A3.5b Fire service access route	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because a perimeter road is assessed as being required in accordance with A3.5a, therefore a fire service access route is not required.
☐ ☐ ⊘	A3.5b is not applicable to the subject planning proposal because: Appropriate firefighter access is currently available to all relevant areas classified vegetation (under AS 3959) that is not Class G Grassland. Consequently, a fire service access route is not required to provide firefighter access to this vegetation, despite otherwise being required when a perimeter road is assessed as not being required (in accordance with A3.5a).
☐ ☐ ⊘	The proposed lots adjoin classified vegetation (classified under AS 3959) that is not Class G Grassland, and a perimeter road is not required in accordance with A3.5a. A fire service access route can and will be provided for firefighter access to the relevant classified vegetation where firefighter access is not currently available. It can and will meet the following established requirements:
☐ ☐ ⊘	The fire service access route is a through-route with no dead-ends, no further than 500 metres from a public road and will be signposted; and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	When gated, gates will open the whole carriageway width and can be locked by the local government and/or the emergency services, when keys are provided for each gate; and
☐ ☐ ⊘	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the fire service access route (unless it is a Crown reserve managed by another entity).

Assessment Supporting Details: A fire service access route is not required for the subject site as per the justification provided above in *A3.5a perimeter roads.*

A3.6 Battle-axe legs	Applicable:	No	Compliant:	-

☑ ☐ ☐	A3.6 is not applicable to the subject planning proposal because the subject planning proposal does not contain battle-axe legs.
☐ ☐ ⊘	The subject site is in a reticulated water area and the point where the battle-axe access leg(s) joins the effective area of the battle-axe lot, is less than 50 metres from a public road. No battle-axe leg technical requirements apply.
☐ ☐ ⊘	It is demonstrated that a battle-axe access leg(s) cannot be avoided due to site or design constraints, but they can and will satisfy the following established technical requirements (allowing the battle-axe leg(s) to be considered as an acceptable solution):
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (6 metres) or where not required to comply with the Guidelines width, it meets the requirements of the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision; and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	The battle-axe leg meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for the gradients of different surfaces and dips; and
☐ ☐ ⊘	Passing bays are (or can and will be) installed every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres i.e. the combined carriageway width of the passing bay and constructed private driveway will be a minimum 6 metres; and
☐ ☐ ⊘	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: No battle-axe legs proposed for this development.

5.3.4 Element 4: Water Supply

ELEMENT 4: WATER SUPPLY (STRUCTURE PLAN / SUBDIVISION APPLICATION)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O4	State Planning Policy 3.7 Bushfire - Outcomes to be Achieved
	SPP 3.7, 6.4: Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire.
E4	Statement for Compliance with Element E1 – The Deemed to Comply Pathway
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A4.1 Water supply for structure plans Applicable: Yes Compliant: Yes

☑ ☐ ☐	Evidence is provided that a reticulated water supply, available for firefighting purposes, can be provided at the subdivision and/or development application stage, in accordance with the specifications established by the relevant water supply authority.
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply dedicated to firefighting purposes can be provided at the subdivision and/or development application stage, in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the structure plan, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The structure plan is over land with fragmented ownership and the local government has determined that a strategic water supply tank is required. The first stage of the development will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.

☐ ☐ ⊘	Evidence will be provided, at the subsequent relevant planning stage, that the proposed water supply has been installed in accordance with the specifications established by the relevant water supply authority and/or the Guidelines, Appendix B4: Water supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site is planned to have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) and fittings dedicated to firefighting purposes (noting that combining drinking and firefighting uses of water is not recommended and may be contrary to relevant provisions), that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply, will be provided. These will be met at the subdivision and/or development application stage as applicable.
Assessment Supporting Details: The proposed development is a Scheme Amendment. The site is located in an existing reticulated built-out area. Additional hydrant connection(s) can and will be provided for each lot in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).	
A4.2 Water supply for subdivision applications	Applicable: No Compliant: -
☐ ☐ ⊘	Evidence is provided that a reticulated water supply, available for firefighting purposes, exists or can be provided. Hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The planning proposal is for the creation of two lots (one additional lot) on which a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of three to 24 lots and a 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot.
☐ ☐ ⊘	The planning proposal is for the creation of 25 lots or more. A 10,000 litre water supply tank, dedicated to firefighting purposes, will be installed on each lot, or 50,000 litre strategic water tank(s), dedicated to firefighting purposes, will be installed per 25 lots or part thereof, or a combination of these requirements will be installed - as most appropriate or as instructed by the relevant local government.
☐ ☐ ⊘	It has been determined (by the proposed number of lots and/or the local government) that the provision of a strategic water supply tank(s) is required. A suitable area(s) will be identified as a Crown reserve on the subdivision, to the satisfaction of the WAPC on advice from the local government. The land on which the strategic tank is to be located is to be ceded and should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes.'
☐ ☐ ⊘	The proposed subdivision is to be staged, and the local government has determined that a strategic water supply tank is required. The first stage of the subdivision will include the installation of the strategic water supply tank(s) on the identified Crown reserve(s).
☐ ☐ ⊘	The applicable local planning scheme provisions provide for developer contributions for public infrastructure. The local government is supportive of applying a cash-in-lieu arrangement for the

	provision of a strategic water tank for firefighting purposes. This arrangement is presented as an Addendum in this BMP.
☐ ☐ ⊘	Any strategic water supply tank dedicated to firefighting purposes and proposed to be installed, will be located no more than 10 minutes travel time (for an emergency services vehicle at legal road speeds), from the farthest development site.
☐ ☐ ⊘	Planned above ground water supply tank(s), dedicated to firefighting purposes (and tank stand(s) when applicable), will be constructed of non-combustible material and as necessary, will comply with AS/NZS 3500.1(as amended). This includes not using the same water supply for both domestic use and firefighting purposes. If a combined use tank(s) is to be used, it will separate the storage compartments in accordance with the provisions of the standard (i.e. internal installation of double partition walls).
☐ ☐ ⊘	Each strategic tank water outlet connection fitting will have a full flow valve and either a 100 mm or 50 mm male camlock coupling (with the applied size dependant on the advice or condition established by the local government).
☐ ☐ ⊘	The outlet connection fitting for the water supply tank(s), dedicated to firefighting purposes, will have a full flow valve and a 50 mm male camlock coupling.
☐ ☐ ⊘	All above-ground, exposed water supply pipes and fittings will be metal and positioned facing away from the source of bushfire hazard and/or shielded against potential bushfire impact – to allow access by emergency services.
☐ ☐ ⊘	The planned provision of the water supply tank(s) will consider locations relative to the bushfire hazard. Location of the tank(s) and management of vegetation will ensure vegetation will not exist over or against the tank(s) and that sufficient separation exists to limit the potential bushfire impact. Due consideration will also be given to the provision of sufficient separation from vegetation and/or shielding for the protection of firefighters accessing the water supply.
☐ ☐ ⊘	An unobstructed, hardened ground surface, for emergency services vehicle access, can and will be installed within 4 metres of the water supply outlet (refer to Figure 39, Guidelines).
☐ ☐ ⊘	It is proposed for a water supply tank outlet(s) is to be remote from the tank, the local government and DFES will have been consulted regarding the application and location. The determined requirements are presented as an Addendum in this BMP.
☐ ☐ ⊘	Planned below ground water supply tank(s), dedicated to firefighting purposes, will have at least a 200 mm diameter access hole – or a suitable inspection opening - to allow tankers or emergency services vehicles to refill direct from the tank, with the outlet location clearly marked on the surface. As necessary, the tanks(s) will comply with AS/NZS 3500.1 (as amended).
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site will have a reticulated water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) will be provided and fittings dedicated to firefighting purposes that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply.
☐ ☐ ⊘	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measures as best practice but voluntary. The following measure is adopted by the planning proposal:

	The subject site is in a non-reticulated area. Pumping equipment is installed and will be powered by means other than the electricity network such as an appropriately powered and capacity petrol/diesel or onsite generator/electricity, driven pump, and be shielded against potential bushfire impact.
Assessment Supporting Details: None required.	

A4.3 Water supply for existing habitable building(s)	Applicable:	No	Compliant:	-

☐ ☐ ⊘	The proposed subdivision includes an existing habitable building(s) that is to be retained. A hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☐ ☐ ⊘	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply. Details of the applicable specifications that will be met have been presented in the assessment of 'A4.2: Water supply for subdivision application above'.
Assessment Supporting Details: No existing habitable buildings to be retained on the subject site.	

6 RESPONSIBILITY CHECKLISTS

EXPLANATORY INFORMATION

This section of the BMP sets out the responsibilities of the relevant entity or person for:

- The initial implementation of the required bushfire protection measures and their timing; and
- The ongoing maintenance of the required bushfire protection measures to ensure their continued effectiveness.

Note: Protection measures that may be recommended by the bushfire consultant in the BMP section titled "Additional Recommended Bushfire Protection Measures" are not included in the Responsibility Checklists. Their application is at the discretion of the decision maker and/or the proponent.

6.1 Bushfire Protection Measures - Implementation Checklists

6.1.1 Developer Responsibilities Prior to Issue of Certificates of Title for New Lots

TABLE 6.1
DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS

No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines	Local Government Clearance	Bushfire Consultant Clearance
1	For the entire area of each new lot, ensure any retained vegetation, if any, can be regarded as: • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance. Where native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority. Refer to the applicable local government for advice.	☐	☐
2	Ensure the 'Private Community Purpose (future school use)' is established and vegetation can be regarded as: • Non-vegetated; or • Presenting a 'low bushfire threat' currently and in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and fuel load. Refer to Appendices B3 and B5 of this BMP for guidance.	☐	☐
3	A landscape management plan is to be prepared, to include all elements discussed in Section 2.3.		

TABLE 6.1 DEVELOPER RESPONSIBILITIES PRIOR TO ISSUE OF CERTIFICATES OF TITLE FOR NEW LOTS			
4	Construct the public roads to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access, A3.1 Public roads - or have these works bonded.	☐	☐
5	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 4: Water supply, A4.2 Water supply for subdivision applications - or have these works bonded.	☐	☐
6	The subdivision approval may be conditioned to require information be provided that informs the decision maker: • That the required bushfire protection measure implementation contained in Table 6.1 of this bushfire management plan, have been complied with during subdivisional works; and • Notes any evidence that relevant and required bushfire protection measures contained in Table 6.2 of this bushfire management plan will be complied with. The relevant bushfire protection measures are those that can be checked for compliance by a bushfire consultant. The compliance certification will be provided as a certificate or report (as most applicable).	☐	☐

6.1.2 Developer Responsibilities Prior to Sale of New Lots

TABLE 6.2 DEVELOPER RESPONSIBILITIES PRIOR TO SALE OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines.
2	On sale of a lot, the new property owner must be made aware of the existence of this approved BMP and provided with access to a copy and be informed of their ongoing responsibilities it contains. A copy of the BMP should be attached to all contracts of sale.
3	The relevant local government either has no 'Notice' or the lot sizes of the planning proposal are too small to trigger the requirement to implement firebreaks resulting in no protection measure being established.

6.1.3 Landowner Responsibilities Prior to Occupancy of New Lots

TABLE 6.3 LANDOWNER RESPONSIBILITIES PRIOR TO OCCUPANCY OF NEW LOTS	
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
-	Nil required

6.2 Bushfire Protection Measures - Maintenance Checklists

6.2.1 Landowner Responsibilities

TABLE 6.4 LANDOWNER RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Maintain all lots, and the entire subject site, in a low threat state in accordance with AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines. Each lot may have a different relevant landholder, each individual relevant landholder is responsible for maintenance of each lot (including residential lots, roads and road verges, public open space/drainage, and future school use lot).
2	The landscape management plan, discussed in Section 2.3, has detailed onsite vegetation design and management, ensure that this continues to be implemented as planned.
3	When the property changes ownership or occupancy, to assist with the ongoing maintenance of the implemented bushfire protection measures, ensure that the relevant person(s) is aware of the BMP, and the responsibilities it contains. Provide access to a copy of the BMP (Note: this BMP may be superseded by a subsequent BMP produced specially for development on a lot).
MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under the Building Act 2011/ Building Regulations 2012/ Building Code of Australia	
4	Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area. A BAL assessment report may be required to determine the applicable BAL rating. A BAL certificate will need to be issued to accompany building permit applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to certain buildings in designated bushfire prone areas (i.e. Class 1, 2 and 3 and certain Class 9 buildings and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).
5	Maintain and repair buildings to ensure continuing compliance with the bushfire resistant construction requirements, corresponding to the BAL rating applied to the building, in accordance with AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). In particular, ensure the minimisation of gaps and effectiveness of screening is maintained to prevent ember entry to internal spaces and combustible materials.

6.2.2 Local Government Responsibilities

TABLE 6.5
LOCAL GOVERNMENT RESPONSIBILITIES – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES

No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by the Bushfire Management Plan
1	To be aware of the potential consequences of any significant changes in the local government's management of land (including potential re-vegetation), of which they have vested control, that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where: • The applicable 'determined' BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what could reasonably be expected to potentially change in the future with regards to the composition and structure of the vegetation on the local government controlled land and therefore its correct classification under AS 3959:2018 BAL determination methodology. • The proposed "Drainage/Public Open Space" is anticipated to be established to result in low threat vegetation as per AS 3959 Clause 2.2.3.2 and Appendix B.2 of the Guidelines, and is reasonably expected to be maintained in a low threat state in perpetuity by the relevant landholder.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low-threat vegetation located on school grounds consisting primarily of sporting fields with reticulated lawns under 10cm in height. Scattered trees throughout the area form significantly less than 5% of total area, all well maintained in a low fuel state.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 2	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Low threat vegetation parkland, consisting of reticulated lawn oval/playing field, and mature trees maintained in a low fuel condition, under-pruned to a height of at least 2 metres above the ground, and with minimal fine fuels and leaf litter, mulches and reticulated lawns under.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 3	
Exclusion Clause	2.2.3.2 (e) Non-vegetated area
Justification Comments:	Predominantly non-vegetated area includes a carpark and buildings part of the 'Quinns Village' shopping complex. Narrow strip of reticulated lawn on verge, under 10cm in height.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 4	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Non-vegetated area includes sealed public roads, footpaths, driveways, paved yards, and buildings. Low threat vegetation includes road verges planted with a variety of species, maintained in a low fuel state with minimal fine fuels and leaf litter. Also includes reticulated lawns under 10cm in height and mulches.
Post Development Assumptions:	Low threat vegetation is reasonably expected to remain in a low threat state in perpetuity.



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VEGETATION AREA 5						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11		Closed (low) heath C-10		Open scrub D-14	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	>30%	Shrub/Heath Height	<2m	Tree Height	N/A	
Justification Comments:	Mixed native shrubland with a variety of non-native species on limestone road verges of Marmion Avenue. Typically less than 2 metres in height, scattered shrubs up to 3 metres in height form <5% total foliage cover throughout the area. Patchy vegetation, degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Offsite vegetation cannot be altered or removed by the subject site landowner without prior written authority from the relevant agency. For the purpose of this assessment, it is assumed that earthworks will be required to establish the proposed road adjacent to Area 5 vegetation. For this reason, it has been assumed as per Figure 3.1.1 (*Post Development Classified Vegetation*) that the narrow strip of Area 5 vegetation immediately adjoining the subject site will be removed during development. It is reasonably assumed that the area will either remain non-vegetated, or that any re-planted vegetation or verge treatments will be maintained in a low threat state in perpetuity by the relevant landholder, in accordance with AS 3959 Clause 2.2.3.2.					



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PHOTO ID: 23

	
PHOTO ID: 24	PHOTO ID: 25

VEGETATION AREA 5	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Post-Development anticipated vegetation only, refer to Figure 3.1.1.
Post Development Assumptions:	Currently, the mapped Bushfire Prone Area covering the subject site is solely a result of the vegetation that exists entirely within the subject site. Upon development of the site and complete removal of vegetation as proposed, it reasonable to expect that the subject site will no longer be in a Bushfire Prone Area. Importantly, the linear road verge adjacent to Marmion Avenue and beyond the subject site assessment area (100 metres) is excluded from Bushfire Prone Area mapping. Upon development, which will involve the complete removal of onsite vegetation, the eastern adjoining Shrubland vegetation ("Area 5") will form a continuation of the Marmion Avenue road reserve, which is excluded from Bushfire Prone Area mapping. Accordingly, the road verge has not been included as classified vegetation for the purposes of this assessment.

VEGETATION AREA 6						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Sparsely vegetated area consisting of shrubs typically less than 2 metres in height, less than 10% of total area contains shrubs greater than 2 metres in height. Remainder of area consists of grasses. Overall degraded condition.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					
						
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VEGETATION AREA 7						
Classification	C. SHRUBLAND					
Types Identified	Open heath C-11					
Effective Slope	Measured	d/slope 8.5 degrees	Applied Range (Method 1)	Downslope >5-10 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	1-2m	Tree Height	N/A	
Justification Comments:	Native shrubland containing a variety of species, including grasstrees, multiple banksias incl. parrot bush, and honeymyrtle, typically 1 to 1.5 metres in height. Clipboard in Photo ID: 29 and 32 is 45cm height. Patches throughout the site are heavily degraded, and contains non-native species throughout the site.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



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PHOTO ID: 31	PHOTO ID: 32

VEGETATION AREA 8						
Classification	**D. SCRUB**					
Types Identified	Closed scrub D-13					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	>30%	Shrub/Heath Height	>2m	Tree Height	N/A	
Justification Comments:	Dense re-growth of wattles in small area on the subject site previously cleared of vegetation, 3 to 5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



PHOTO ID: 33



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VEGETATION AREA 9						
Classification	G. GRASSLAND					
Types Identified	Open herbfield G-27		Sparse open herbfield G-28		Tussock grassland G-22	
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	N/A	
Justification Comments:	Area has been previously cleared of native vegetation, regrowth of grasses typically less than 0.5 metres in height.					
Post Development Assumptions:	Vegetation has been classified as worst-case scenario. Native vegetation cannot be altered or removed by the subject site landowner without authority from the relevant agency. The proponent proposes that all vegetation within the subject site will be removed for the development. All future vegetation on the subject site must be maintained in a low threat state in perpetuity, in accordance with AS 3959 Clause 2.2.3.2.					



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VEGETATION AREA 10	
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Existing non-vegetated area within the subject site consisting of bare earth limestone and sand firebreaks and paths.
Post Development Assumptions:	Upon completion of the proposed subdivision, the entire subject site (existing Lot 507) is proposed to be non-vegetated and/or consist of low threat vegetation as per Clause 2.2.3.2 of AS 3959. This will include residential lots, a POS/Drainage lot, and a lot "Retained for Future School Use". It is reasonably expected that any future vegetation introduced onto the subject site, specifically the POS/Drainage and Lot Retained for Future School Use, will be introduced and maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder for each lot (i.e. local government, private landowners). Until such time as the "Lot Retained for Future School Use" is developed, it must be maintained in a low threat state, which shall include slashing of grasses to a height under 10cm at all times. Any future vegetation regrowth must be managed in accordance with Clause 2.2.3.2 of AS 3959. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.



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VEGETATION AREA 11	
Exclusion Clause	2.2.3.2 (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Post-Development anticipated vegetation only, refer to Figure 3.1.1.
Post Development Assumptions:	This lot is proposed to be future "POS/Drainage" as per Figure 1.1 of this report. A landscape management plan currently does not exist for the site. It is acknowledged that this lot may become vegetated, however it is reasonably expected that the lot will be planted with low threat vegetation, and will be maintained at all times, and in perpetuity, in a low threat state as per Clause 2.2.3.2 of AS 3959. This will be the responsibility of the relevant landholder (i.e. local government). Upon approval of this Bushfire Management Plan, a Landscape Management Plan will be required, giving consideration to bushfire issues, specifically addressing future establishment and maintenance of the POS/Drainage lot. Any variations or changes to the above assumptions may change the Indicative BAL ratings and outcomes presented in this BMP report. A revision of the BMP will be required in that case.

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizonal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	Will Vary	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the effective slope value that is applied (i.e., with a greater length - apply to a greater extent). But the actual slope of these shorter slopes is less likely to be applied as it is not a 'significant' length.
20-30	Possibly - Likely	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support an assessment of not 'significant'. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher consequent risk levels require greater precaution meaning these length slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may justifiably be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].

- "It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification) … (i.e. the vegetation within 100 m) (Clause C2.2.5).

- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

  In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2 and Figure 3.2.1.

APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES

B1: Bushfire Attack Level (BAL) - Understanding the Results

UNDERSTANDING A BAL RATING

The potential transfer (flux/flow) of radiant heat from a bushfire to a receiving object is measured in kW/m². The AS 3959:2018 Bushfire Attack Level (BAL) determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified in increasing levels of flux as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. The building/structure final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. The building/structure will always remain subject to the same BAL regardless of:
    (a) The retention of all existing classified vegetation either onsite or offsite; and
    (b) Its design or position on the lot - including, as relevant and necessary, accounting for any regulatory or enforceable building setbacks from lot boundaries (i.e. R-codes, restrictive covenants and defined building envelopes).

A BAL Certificate <u>can</u> be issued for a determined BAL. If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the supporting assessment data.

INDICATIVE AND CONDITIONAL BAL RATINGS

An indicative BAL indicates the highest BAL rating that exists for the applied set of assessment parameters (which may vary resulting in the inability to be considered 'determined').

A conditional BAL establishes the BAL rating that will be considered as a 'determined' rating once the stated required conditions are approved by the relevant authority and confirmed as being met.

The possible variables of the 'conditions' include:

- The future development sites being either identified accurately or modified; and/or
- Classified vegetation being modified or removed to establish the required vegetation separation distances.

A BAL Certificate <u>cannot</u> be issued for an indicative or conditional BAL rating.

B2: BAL /APZ and Planning vs Building Approval Requirements

BAL RATINGS AND APZ DIMENSIONS - PLANNING VERSUS BUILDING APPROVAL REQUIREMENTS

Statement: It is not the purpose of this 'planning' BMP to derive a 'determined' BAL rating that will apply to an existing or future habitable or specified building to establish its bushfire resistant construction requirements in accordance with the Building Code of Australia (although in limited situations this can be done – refer to Appendix B1).

Planning Applications: To be compliant, a planning proposal must demonstrate it will be possible to install the required minimum sized asset protection zone (APZ), to the required technical requirements, surrounding a habitable or specified building, while applying APZ location constraints and allowances established by the Guidelines.

The Minimum Sized APZ: Is one whose dimensions ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m² from fire in any surrounding types of classified vegetation. This is the upper limit of the range of radiant heat flux corresponding to the BAL-29 rating. The dimensions of this 'BAL-29 APZ' will vary dependent on the site specific conditions.

Building Permit Applications: Require a determined BAL rating for proposed buildings works (stated on a BAL Certificate). The lower the BAL rating the greater the size of the corresponding APZ that would need to be installed and maintained in a low bushfire threat state to ensure the building's exposure to bushfire threats continues to be matched to the bushfire resistant construction applied.

APZ Dimensions: A larger APZ, potentially requiring the modification/removal of additional native vegetation, is required to subject a building to a lower BAL rating. However, bushfire planning policy does not support such an approach as evidenced by the following guidance to which due regard must be given:

> *SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.*
>
> *SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.*
>
> *The Guidelines, Appendix B2, B.2.1 states "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."*

Additional Assessment and Reporting: The implication of the planning policy's guidance is if developers/landowners desire to lower the BAL rating to which future building works are subjected – by modification or removal of native vegetation greater than the BAL-29 dimensioned APZ - additional site assessment and reporting would be required to be submitted to the relevant authority for approval to modify/remove that vegetation.

Consequently, the determination of a BAL rating for building permit application purposes is likely to require a separate assessment as:

- It will potentially have implications regarding the obtaining of approvals for native vegetation modification and/or removal – the retention of which is an objective of State Planning Policy 3.7 Bushfire; and/or
- The precise location of a future building/structure within a lot and relative to any bushfire hazard may not be known at the time of producing this BMP.

Dimensions of the APZ to be Installed and Maintained by the Landowner: The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building (to align the building bushfire resistance to its level of exposure to flames, radiant heat and embers), will be those corresponding to the building's 'determined' BAL rating and the site specific conditions.

The dimensions of the 'BAL-29 APZ' identified in this BMP for planning assessment purposes, will not necessarily be the APZ that is to be implemented and maintained by a landowner in perpetuity.

B3: BAL Contour Map Interpretation

THE BAL CONTOUR MAP

Caution! *Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).*

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

The Bushfire Attack Level (BAL) contour map, when used, is a diagrammatic representation of the results of the bushfire attack level assessment that has been conducted. It presents different coloured contours extending out from the different areas of classified vegetation.

Each contour represents a set range of radiant heat, corresponding to the BAL rating as defined by the AS 3959:2018 BAL determination methodology. When an exposed element (building, person or other defined element), is fully or partly located within a specific contour, it is potentially subject to the corresponding level of radiant heat transfer.

The width of each coloured BAL contour is dependent on both the BAL rating it represents, and the relevant site specific calculation inputs and will vary. It represents the minimum and maximum vegetation separation distances that correspond to each BAL rating for that site.

For post development BAL contour maps, the areas of classified vegetation applied to the production of the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and/or re-vegetation have been completed.

B4: The Asset Protection Zone (APZ)

THE APZ – DESCRIPTION, DIMENSION AND TECHNICAL REQUIREMENTS

DESCRIPTION AND PURPOSE

An asset protection zone (APZ) is an area surrounding a habitable or specified building that is not vegetated and/or supports retained or planted vegetation that can be considered to present a low bushfire threat as a result of flammability and/or moisture content characteristics and/or minimal fuel loads (either naturally or as a result of continual maintenance).

The primary objectives of establishing an APZ are to ensure:

1. A reduction in the exposure of the building/structure to bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation from each area of classified vegetation. [The required APZ dimensions will be dependent on site specific conditions and the use of the site and are measured from the nearest part of an external wall and/or supporting posts of building parts without external walls]; and
2. A reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
    - Preventing surface fire spreading to the building/structure;
    - Minimising the potential for tree strike; and
    - Limiting the potential for consequential fire to impact the building/structure by eliminating, reducing and/or shielding consequential fire fuels. These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and
3. To provide a defendable space for firefighting activities.

DIMENSIONS

Established by the Guidelines

No APZ dimensions are established by the Planning for Bushfire Guidelines, DPLH/WAPC (as amended). The Guidelines are intended to inform the application of State bushfire planning policy. For planning approval purposes, it only needs to be demonstrated that a BAL-29 dimensioned APZ can be appropriately established, surrounding a building/structure for the specific development site conditions.

For certain vulnerable land uses, evidence of the ability to implement a larger APZ may be required to inform planning decisions. These include dimensions corresponding to radiant heat impact levels of 10 kW/m^2 and/or 2 kW/m^2 and calculated using a flame temperature of 1200 K rather than 1090 K.

Established by the 'Determined' BAL Rating

The dimensions of the APZ that will be the responsibility of a landowner to implement and maintain around a habitable or specified building - to align the building's bushfire resistance construction level, to its level of exposure to flames, radiant heat and embers - will be those corresponding to the building's 'determined' BAL rating.

This rating will account for the relevant physical characteristics of a specific site and the applicable building's separation distance from classified vegetation, the type of vegetation it is exposed to and the slope of the ground supporting that vegetation.

Variations to these dimensions (i.e. vegetation separation distances) will only exist as the result of either:

- A requirement presented within an associated Bushfire Management Plan to increase the size of the APZ as part of a required additional protection measure; or
- A directive of the relevant Local Government through their annual notice, issued under s.33 of the Bushfires Act 1954 (see below), that results in a larger dimension.

Established by the Relevant Local Government

To satisfy the local governments requirements, a required APZ dimension may be stated in the notice issued annually by the relevant local government under s.33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc).

For certain vegetation/sites, based on environmental considerations, a maximum allowable dimension may be established, typically that corresponding to a BAL-29 rating for the relevant building – which will vary in response to the site specific conditions.

The existence of any such restrictions is information that would need to be sought from the relevant local government planning department.

TECHNICAL REQUIREMENTS

Established by the Guidelines

The relevant technical requirements for an APZ are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B2: Siting and design and available online at Planning WA - SPP 3.7 Bushfire

Established by the Relevant Local Government

Refer to the notice issued annually by the relevant local government under s33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc). It may state technical requirements that vary from and/or are additional to those established by the Guidelines to be complied with. Refer to the ratepayer notice and/or the local government's website for the current version.

The local government's technical requirements may be established by their gazetted local planning scheme.

B5: Vegetation Excluded from Classification – Ensure Continued Low Threat Status

MAINTAINING THE LOW THREAT STATUS OF EXCLUDED VEGETATION

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being a 'low bushfire threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant low threat areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as - proximity to the subject site / small areas of vegetation / low flammability / higher moisture content / low fuel load.

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space or crown land, written evidence that the land manager e.g. local government or a State Government department, agrees to maintain the designated area of land in a low threat state in perpetuity.

2.2.3.2 *Exclusions—Low threat vegetation and non-vegetated areas*

The following vegetation shall be excluded from a BAL assessment:

(a) Vegetation of any type that is more than 100 m from the site.

(b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.

(e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.

(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

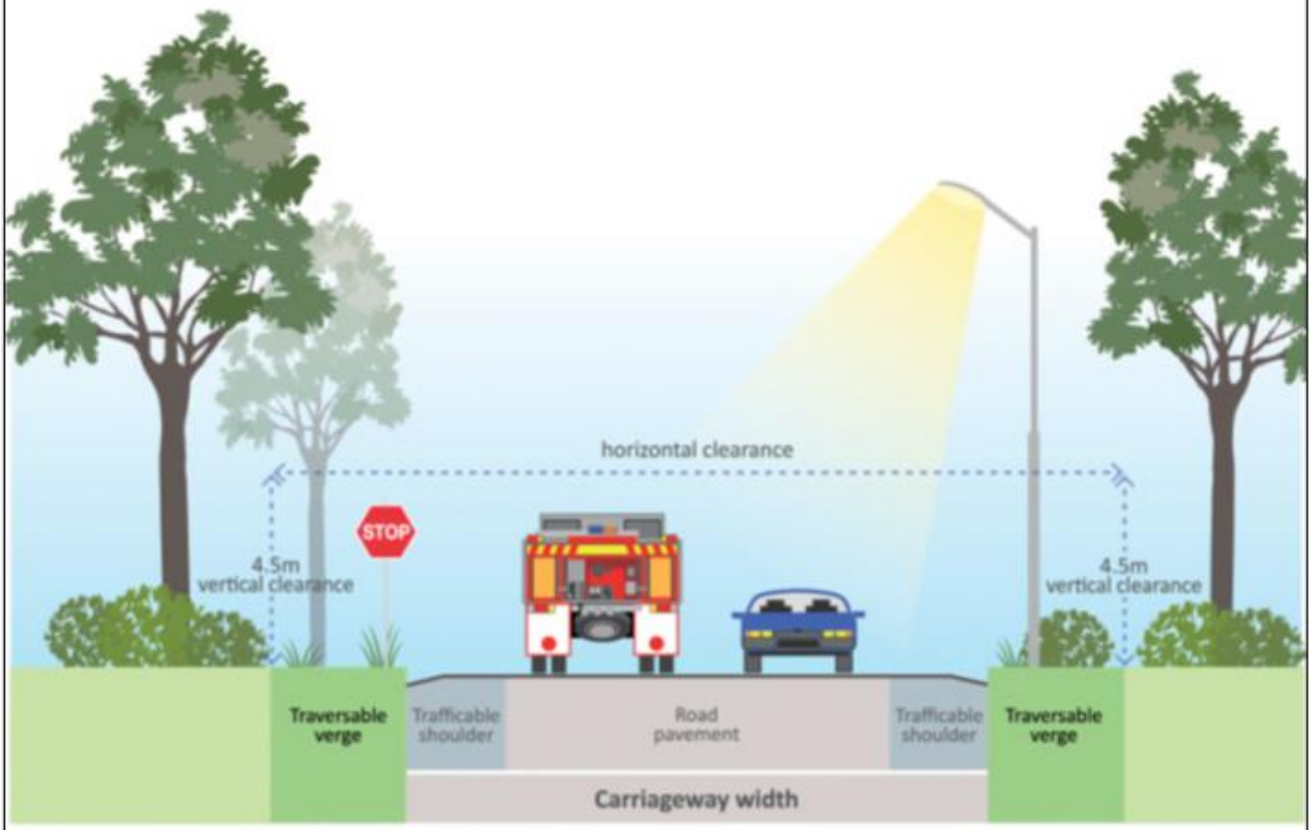
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B3: Vehicular access and available online at Planning WA - SPP 3.7 Bushfire

The following excerpts are presented here as a quick reference to applicable terminology and design requirements applied in the assessment against the bushfire protection criteria, Element 3: Vehicular access in this BMP.

C1: Road Component Terminology

Figure 26: Area encompassing horizontal clearance and vertical clearance



Horizontal clearance: The carriageway width (including the road pavement and trafficable shoulder) and traversable verge that provides for the movement and parking of vehicles and area required by emergency services to operate. Infrastructure and vegetation within the traversable verge should be frangible, however, non-frangible items can occur providing they do not restrict vehicular movement in the event of an emergency.

C2: Vehicular Access Technical Requirements

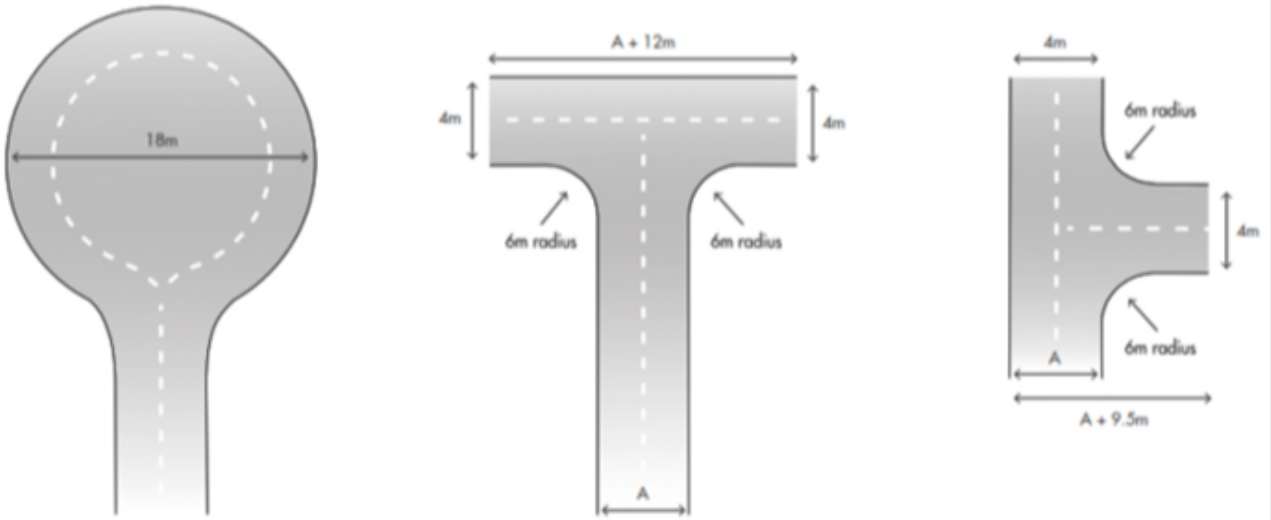
Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	**PERIMETER ROADS**		**PUBLIC ROADS**		**EMERGENCY ACCESS WAY[3]**		**FIRE SERVICE ACCESS ROUTE[3]**		**BATTLE-AXE & PRIVATE DRIVEWAYS[1]**	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road[2]	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road[2,4]					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
5. As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B4: Water supply and available online at Planning WA - SPP 3.7 Bushfire

The information provided in this appendix is additional to that provided in the Guidelines. It includes:

- For reticulated water supply, the hydrant location specifications established by the WA Water Corporation (Design Standard DS 63), as dependant on land use type and relevant to bushfire planning assessments (highlighted). Note: the maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas; and
- Images of example installations of acceptable water supply tanks and outlet fittings.

D1: Hydrant Location in Reticulated Areas

Design Standard DS 63
Water Reticulation Standard

2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run)between hydrants in residential areas with lots per dwelling <10,000m^2 shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m^2 (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e. median slow points or chokers, chicanes, mini traffic circles, and **intersection 'pop-outs' to ensure traffic is not** impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage
- directly on top of the main using a tee unless proved to be impractical

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mainroads WESTERN AUSTRALIA

Enquiries: Damien Lockyer on (08) 9323 5456
Our Ref: 04/10927-20 (D26#92583)
Your Ref: 54343

5 February 2026

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

Email: enquiries@wanneroo.wa.gov.au (via email)

Dear Sir/Madam,

PROPOSED DISTRICT PLANNING SCHEME AMENDMENT 234 – DISTRICT PLANNING SCHEME NO. 2 – REZONE PART OF LOT 507 (NO.50) SALERNO DRIVE, MINDARIE FROM 'PRIVATE COMMUNITY PURPOSES' TO 'RESIDENTIAL R40' – CITY OF WANNEROO – REF: 54343

In response to your correspondence received on 16 December 2025, Main Roads has no objections to the proposal and provides the following comments:

- Marmion Avenue is a State Road under Main Roads' care and control. The current Metropolitan Region Scheme classification as an 'Other Regional Road' does not reflect the road classification. A Metropolitan Region Scheme amendment required to reclassify Marmion Avenue as a 'Primary Regional Road'.

- No direct vehicular access shall be permitted onto Marmion Avenue. While the current submission does not propose any direct connection to Marmion Avenue, this comment is provided for completeness.

- Detailed access arrangements will be addressed at the subdivision and/or Development Application stage, including assessment of vehicle movements and integration with the existing road network.

- Any future subdivision or development application over the subject site must be supported by:
  a) A Transport Noise Assessment is to be prepared in accordance with State Planning Policy 5.4 Road and Rail Noise, and the associated WAPC Guidelines. The assessment is to include on-site noise measurements and modelling, with associated treatment recommendations, which are compliant with SPP 5.4 and its Guidelines. This includes consideration of a 20-year planning horizon.

  b) A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) prepared in accordance with the WAPC Transport Impact Assessment Guidelines (August 2016) and electronic SIDRA Intersection files (.sip) in Version 10.

Main Roads Western Australia
Don Aitken Centre, Waterloo Crescent, East Perth WA 6004
PO Box 6202, East Perth WA 6892

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- The design of any future subdivision or development should consider physical separation, or barriers to prevent vehicular access between Marmion Avenue and the local road.

Should the City require further information please do not hesitate to contact Damien Lockyer on (08) 9323 5456.

Please ensure a copy of the City's recommendation is sent to planninginfo@mainroads.wa.gov.au.

Yours sincerely

mthornely.

Maryanne Thornely
Road Access and Planning Manager

OFFICIAL

Department of
Education

GOVERNMENT OF
WESTERN AUSTRALIA

Your ref: 54343
Our ref: D26/0159269
Enquiries Ikmal Ahmad

Rhiannon McQuillan
Senior Planner
City of Wanneroo

Email: rhiannon.mcquillan@wanneroo.wa.gov.au

Dear Rhiannon

Amendment No. 234 to The City of Wanneroo District Planning Scheme No. 2
Part Lot 507 (No. 50) Salerno Drive, Mindarie

Thank you for your email dated 15 December 2025 and granting time extension to provide the Department of Education (Department) with the opportunity to comment on the proposed Amendment No. 234 to The City of Wanneroo District Planning Scheme No. 2 (DPS Amendment) to reclassify the abovementioned lot from 'Private Community Purposes' to 'Residential' with a density code of R40.

The DPS Amendment area falls within the student enrolment intake area of Mindarie Primary School. Currently, the subject school is under student accommodation pressure with the school operating beyond its permanent student accommodation capacity. The potential delivery of residential lots in this DPS Amendment area coupled with the cumulative impact from new infill residential development in the locality are expected to exacerbate the enrolment demand of the subject primary school.

It is worth noting that every new residential development or intensification of residential density create demand for, or on, public schools. This requires careful planning consideration to ensure that the anticipated student demand balances with the provision of public schools in the locality. The Department will continue to monitor the student enrolment demand as development progresses within the locality and that new public primary school site/s and/or future augmentation or expansion of the primary school site (e.g. off-site early childhood facility) may be required. In addition, it should be highlighted that any requirement for primary school developer contributions will be assessed and may be applied at the subdivision stage.

Section 1.3 of the supporting DPS Amendment Report states that the Mindarie Senior College '*includes a publicly accessible oval providing further opportunities for active recreation in the immediate vicinity*.' This information is flawed as the subject school is a standalone site with no shared use arrangement to enable formal use by the public outside the school hours. As such, the statement is to be deleted/amended accordingly.

In view of the above, the Department has no in-principle objections to the proposed DPS Amendment subject to the above matters being addressed. Any further changes to the zoning, residential density coding and dwelling lot numbers which may result in an increase to the student yield in the locality will require prior consultation with the Department.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning on (08) 9264 4435 or email at Ikmal.ahmad@education.wa.edu.au

Yours sincerely



Matt Turnbull
Manager Land and Planning

24 February 2026

Concept Plan



Thank you for the opportunity to provide comment on proposed Amendment No. 234 to the City of Wanneroo's District Planning Scheme No. 2, in respect to the rezoning of a portion of 50 Salerno Drive, Mindarie (2.75 hectares) from 'Private Community Purpose' to 'Residential'.

Western Power confirms that the supply of electrical power to the subject site is distributed from the Western Power's Clarkson substation, which currently has a capacity of less than 5MVA under Western Power's current Network capacity mapping tool

Western Power supports the proposed Amendment No. 234, however, the supply currently forecasts minimal capacity for future development. Information regarding the capacity for the proposed concept plan, demonstrating that the site could potentially yield approximately 55 residential lots with an area retained for future school use, is currently pending and will be forwarded to you when it is available.

The following is an overview of Western Power's network and recommendations relevant to the subsequent strategic and statutory planning processes.

With any new and infill urban development, it is important that the electrical transmission infrastructure is located such that the electrical supply to these areas is optimised. New and reinforced infrastructure should be embedded within infill areas, whilst also ensuring that off-site impacts often arising are adequately managed.

Should the site require the upgrading and provision of additional power infrastructure as part of the future infill development, the relevant agency or proponents are to engage with Western Power to inform specific development requirements and potential developer contribution plans from both a distribution and transmission perspective. Developer contribution plans for new distribution feeder networks may require further investigation between both parties. Works of this nature are customer funded, as part of the subdivision and development process.

Western Power recommends the following standard Advice Notes prior to development or subdivision as required, pursuant to Section 167 of the *Planning and Development Act 2005:*

Advice Notes:

(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.

(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or safe clearance zones without the prior written approval of Western Power.

(iii) The applicant should formally progress the Western Power network connection arrangements with Western Power.

(iv) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as and where required.

Should you wish to discuss the above further, please contact Doreen Rowley on Doreen.Rowley@westernpower.com.au.

Kind regards,

Doreen Rowley

Land Use Planning Specialist

Land Access & Land Use Planning

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Your Ref: 54343
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Enquiries: Donna McDermott
Direct Tel: 9420 2099
Email: land.planning@watercorporation.com.au

28 January 2026

Senior Planner
City Of Wanneroo

WANNEROO WA 6065

Attention of: Rhiannon McQuillan

Re: Amendment 234 - 50 Salerno Dr, Mindarie

Thank you for your letter dated 8th December 2025. We offer the following comments regarding this proposal.

Water
Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

Wastewater
Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

It should be noted an existing 300mm sewerage main is located within the subject land near the eastern boundary on a north/south alignment. An easement is registered for the protection of this sewer main. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs to submit an Approval of Works application before any works takes place. For information about this application please follow this link: https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works

The developer may be required to fund new works or the upgrading of existing works and protection of all works associated with the Water Corporation.

The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works associated with the Water Corporation.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Kind Regards

Donna McDermott
Advisor – Land Planning
Development Services

The Anglican School Commission Incorporated

Lot 507 (#50) Salerno Drive, Mindarie

District Planning Scheme No.2 Amendment

July 2025

Project Code: 09265

Version	Date	Main Contributor	Issued by	Approved by
A - Draft	27 June 2025	Gary Soo	Tanya Moran	Tanya Moran
B- Final	01 July 2025	Tanya Moran	Tanya Moran	Tanya Moran

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1 Introduction

1.1 Background

Tomahawk Property, on behalf of The Anglican School Commission Incorporated, has commissioned PJA Australia Pty Ltd to prepare this Transport Impact Assessment (TIA) in relation to the proposed development site located on Lot 507 (#50) Salerno Drive in Mindarie, Western Australia. The site sits under the jurisdiction of City of Wanneroo.

Specifically, this TIA has been prepared to accompany a proposed amendment to the current City of Wanneroo's District Planning Scheme No.2 (DPS2). The DPS2 amendment proposes a portion of the land be rezoned from its current designation as 'Private Community Purposes' which could be yet another school in the area, to instead be rezoned 'Residential'.

This assessment has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 2 – Planning Schemes, Structure Plans & Activity Centre Plans (2016)*, which is the most appropriate level of TIA for a proposed DPS2 Amendment.

Under the WAPC Guidelines for TIAs, a DPS2 Amendment requires a 'broad brush' assessment of the impacts of the development. Accordingly, this scheme amendment report sets out recommendations suitable for the current rezoning planning process and subject to the DPS2 amendment being ultimately supported by WAPC.

The scope of this 'broad-brush' TIA has been developed in consultation with City of Wanneroo and the agreements on content and scope of assessments have been fully adhered to within this report.

The potential yield of the development site (the Site) in terms of developable land use, is expected to be:

- Residential Lots = 55 residential lots
- Community School = 5,001m^2 (area not included in this application, see below).

The location of the Site in relation to the immediate surrounding road network is shown on **Figure 1-1**. It should be noted that this proposed DPS2 Amendment is looking to rezone the land area designated for residential lots only while the land area that is already designated for Community School will remain unchanged as 'Private Community Purposes' and therefore as agreed with the City of Wanneroo, does not need to form a part of this TIA.

It is also noted that typically any residential development less than 100 dwellings would only require a Traffic Impact Statement (TIS) due to its anticipated 'moderate impact' as defined within the

WAPC Guidelines. This scheme amendment proposal is well below 100 dwellings (~55 dwellings) and therefore would traditionally require a TIS as it will not have a 'high' impact, but for the purposes of this document, we have called the report a TIA as is noted for district level scheme amendments.

Figure 1-1: Site Location



Base map source: Nearmap

1.2 Summary of TIA

In accordance with the WAPC Guidelines, this report sets out the details of the proposed DPS2 scheme amendment, the key transport issues and impacts related to the development of the Site from a residential traffic generation perspective including the current level of accessibility by road, public transport, cycle and on foot.

This TIA identifies where the level of accessibility and infrastructure is acceptable and where it is found to be deficient, sets recommendations to improve these areas to a suitable level where required and appropriate for this future development.

1.3 Regional and Local Policy Context

Metropolitan Region Scheme (MRS)

The Site area is currently zoned 'Urban' under the MRS and is located immediately west of Marmion Avenue, a 'Other regional roads', surrounded by land currently zoned as 'Urban'. The *Mindarie Senior College* to the west of the Site is zoned as 'Public purposes – high school'.

Figure 1-2: MRS Zone



Source: Department of Planning, Lands and Heritage PlanWA Map Viewer

City of Wanneroo District Planning Scheme No.2

Under the provisions of the DPS2 the site area is currently zoned as 'Private Community Purposes'. To the south of Site, there is the existing *Quinns Baptist College* and *Peter Moyes Anglican Community School*, both which are zoned as 'Private Community Purposes'. The parcel of land adjacent to the *Peter Moyes Anglican Community School* is zoned as 'Public Purposes (High School)' and is in use as *Mindarie Senior College*.

The parcel of land to the north of *Mindarie Senior College* is zoned as 'Mixed Use' and is used for *Quinns Medical Health Hub*.

The parcel of land to the north of the Site is zoned as 'Commercial' and is used for *Quinns Village Shopping Centre*.

The majority of the land surrounding the Site is predominantly zoned as 'Residential'. **Figure 1-3** illustrates the DPS2 area zoning.

Figure 1-3: City of Wanneroo District Planning Scheme No.2



Source: City of Wanneroo

2 Existing Situation

2.1 Existing Site Context and Land Uses

The Site is located at the southwest corner of the intersection of Marmion Avenue / Quinns Road within City of Wanneroo jurisdiction. The Site is currently vacant and approximately 3.25ha in area. It is adjacent to *Quinns Baptist College, Peter Moyes Anglican Community School* and *Quinns Village Shopping Centre*. Other than that, the Site is predominantly surrounded by residential area.

While the Site could be developed as a school, the rezoning proposal to residential would in fact decrease the peak hour and daily number of vehicular trips that would be generated on the road network. As such the rezoning to residential, a less intense traffic generating land use, is seen as a positive outcome for the area.

2.2 Existing Road Network

A TIA for Scheme Amendment or Structure Plan usually require assessing the existing road network within a minimum of 2.0 kilometres from the site boundaries. However, given the small scale of the Site and the very low yield, the impact of the proposed DPS2 amendment is minimal in the context of other uses in the surrounds. As such, the extent of the assessment for the road network adjacent to the Site are:

- Marmion Avenue
- Quinns Road
- Salerno Drive.

The characteristics of the adjacent road network fronting the Site is summarised in **Table 2-1**. The road hierarchy, speed classification and Restricted Access Vehicles (RAV) Network mappings for the adjacent road network are shown in **Figure 2-1**, **Figure 2-2** and **Figure 2-3**.

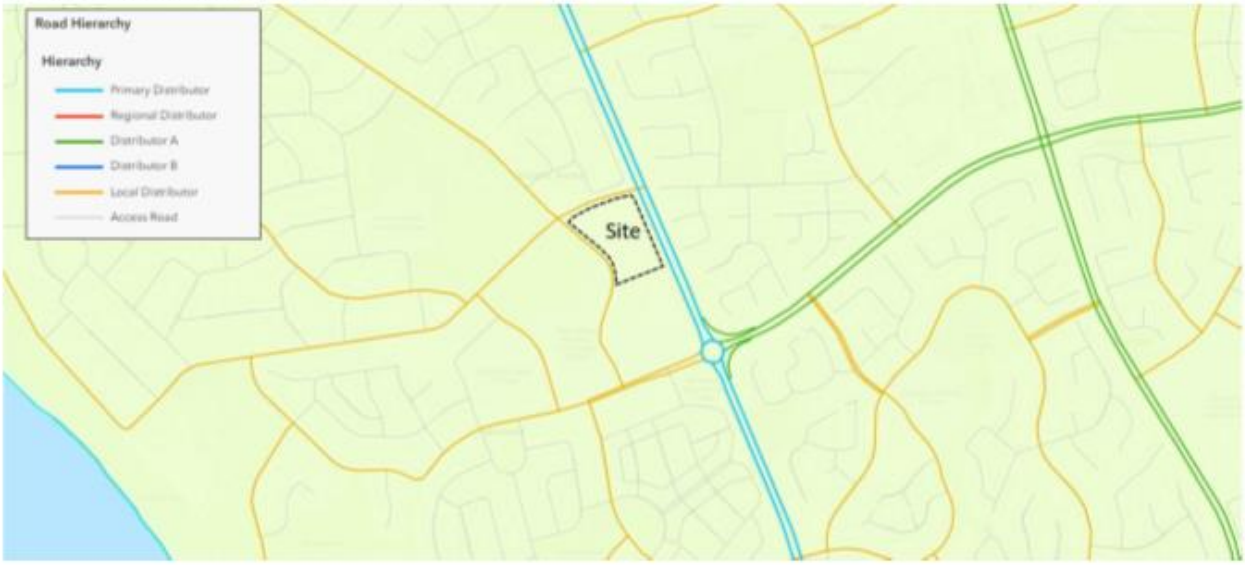
Table 2-1: Existing Road Network Characteristics

Road	Marmion Avenue	Quinns Road	Salerno Drive
Jurisdiction	Main Roads WA	City of Wanneroo	City of Wanneroo
Road Hierarchy	Primary Distributor	Local Distributor	Local Distributor
Carriageway	Four-lane Two-Way median divided dual carriageway	Median divided carriageway	Undivided single carriageway, median divided around the bend
Pavement Width	7m wide on each direction	**Eastbound** 6.6m wide two-lane carriageway **Westbound** 4.3m wide single lane carriageway	7.4m wide carriageway
Pathway	**West** 2.5m concrete shared path **East** 2m red asphalt cycle lane	**North** 2.5m concrete shared path **South** 1.5m pedestrian path	2m concrete shared path on both sides
Cycle Facilities	1.5m wide on-street bike lanes on both directions	2.5m concrete shared path	2m concrete shared path on both sides
Parking Facilities	None	None	Embayed parking on both sides
Posted Speed Limit	70 km/h	Default 50 km/h for built up areas, subject to 40 km/h school zone	Default 50 km/h for built up areas, subject to 40 km/h school zone
RAV Network	NA	NA	NA
Existing Traffic Volumes	41,350 vehicles per day[1]	12,000 vehicles per day[1]	3,578 vehicles per day[2]

[1] Estimated based on intersection of Marmion Avenue / Quinns Road SCATS data (19/06/23 – 23/06/23)

[2] Based on traffic count provided by City of Wanneroo (19/05/23 – 29/05/23)

Figure 2-1: Main Roads WA Road Hierarchy



Source: Main Roads WA Road Information Mapping System

Figure 2-2: Main Roads WA Speed Classifications



Source: Main Roads WA Road Information Mapping System

Figure 2-3: Existing RAV Network



Source: Main Roads WA RAV Network Mapping System

2.3 Existing Key Intersections

The following key intersections, providing access to the wider road network, adjacent to the Site are as follows:

- Marmion Avenue / Quinns Road
- Quinns Road / Salerno Drive / Tapping Way.

Figure 2-4: Existing Key Intersections into Site



Base map source: Nearmap

2.4 Existing Pedestrian / Cycle Networks

Existing pedestrian / cycle networks are illustrated in **Figure 2-5.** In the vicinity of the Site, there is at least one shared path on one side of the key surrounding roads of Marmion Avenue, Quinns Road and Salerno Drive. There are also on-street bike lanes along Marmion Avenue in both directions of travel which take cyclists through the Quinns Road signalised intersection.

The Palermo Court cul-de-sac to the east of the intersection of Marmion Avenue / Quinns Road also has a 2m wide concrete shared path on one side of the road that forms part of the Perth (Joondalup and Stirling) Bike Map. This connects with the concrete shared path along Baltimore Parade then further onto Hester Avenue which then finally connects to the Kwinana Freeway Principal Shared Path (PSP).

The Kwinana Freeway PSP runs north-south on the western side of the Freeway and is accessible via Hester Avenue. The PSP provides convenient and easy cycling access to Clarkson Train Station to the south, Romeo Road to the north, and destinations further afield.

Figure 2-5: Existing pedestrian / cycle networks



Source: Department of Transport

2.5 Existing Public Transport

Bus Service 480

The existing bus route within close vicinity of the Site includes the 480, which operates on Quinns Road and Salerno Drive and provides a link between Quinns Rocks and Clarkson Station, including *Quinns Village Shopping Centre* and *Ocean Keys Shopping Centre* in the south. Bus stops in each direction on Salerno Drive are located approximately 240m walking distance south of the proposed

southern intersection into the Site. This is highly conducive to walking and an approximate five-minute walk from every lot within the Site.

The frequency of service 480 is 20-30 minute intervals during peak periods and then hourly during off peak periods. The existing bus route map is shown in **Figure 2-7**.

Figure 2-6: Bus Service 480 Route Map



Source: Public Transport Authority

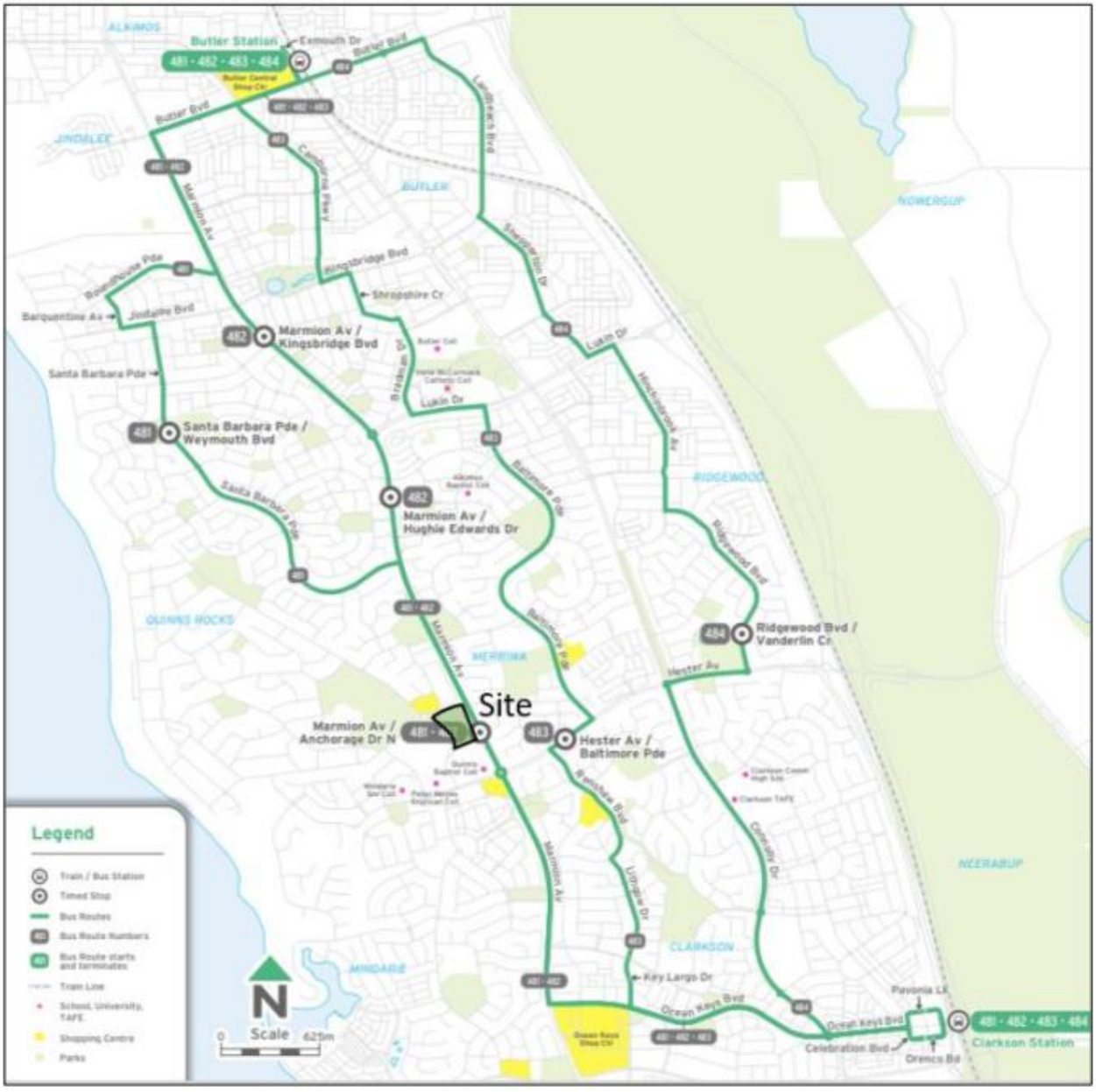
Bus Service 481 & 482

The existing bus routes 481 and 482 operates on Marmion Avenue and provides a link between Butler Station and Clarkson Station, including *Quinns Beach Primary School*, *Butler District Centre* and *Butler Shopping Centre* in the north, and *Ocean Keys Shopping Centre* in the south. Bus stops in each direction on Marmion Avenue are located to the south of Quinns Road, adjacent to the Site. The bus stops are approximately 600m walking distance from the centre of the Sited via Salerno

Drive and Quinns Road, a distance which is an approximate nine minute walk by 75% of the site, with the majority of the site located within a 10 minute walk of this service.

The frequency of service 481 and 482 during the week (Mon to Fri) is at an excellent 10-15 minute interval in the peak periods and then hourly during off-peak periods. The existing bus route map is shown in **Figure 2-7**.

Figure 2-7: Bus Service 481& 482 Route Map



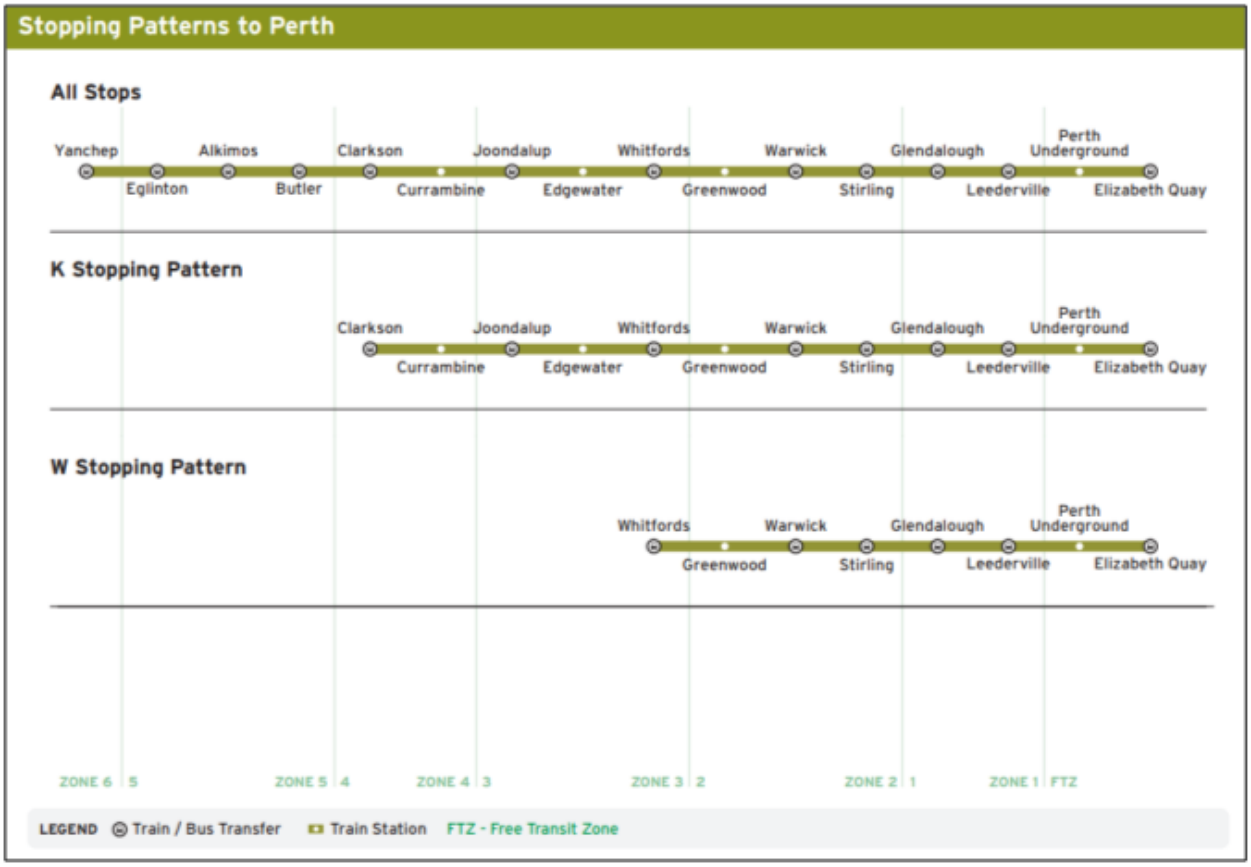
Source: Public Transport Authority

Rail Services

Clarkson Station and Butler Station are accessible via bus services 481 and 482 and provides access to the Yanchep Line and additional bus services 471, 474, 479, 480, 483, 484, 485, 486, 487 and 488.

During the week, the Yanchep line carries passenger rail services between Perth city and stations in between, stopping at Clarkson and Butler Station at intervals of approximately 10 minutes during the peak periods and every 15 to 30 minutes during the remainder of the day.

Figure 2-8: Stopping Pattern on the Yanchep to Perth



Source: Public Transport Authority

2.6 Crash Assessment

A search of the Main Roads WA Reporting Centre for crash data surrounding the site was undertaken. This search covered all recorded traffic accidents for the most recently available five-year reporting period between 1 January 2020 and 31 December 2024.

Marmion Avenue / Quinns Road

A total of 25 reported crashes have occurred at the intersection of Marmion Avenue / Quinns Road in the past five-year period as shown in **Figure 2-9**. Of the 25 crashes, 3 involved a 'right-turn factor' ('right-turn angle' and 'right-turn thru'), 21 involved 'Rear End' type crash and 1 involved a hitting object. 10 crashes resulted in medical treatment being required, including 5 which required hospital treatment.

Most of these 'Rear End' crashes were due to vehicles not stopping on time at the traffic signals while the crashes involved 'right-turn factor' are due to vehicles violating red light.

Figure 2-9: Crash Statistics – Marmion Avenue / Quinns Road – Traffic Signal Controlled Intersection



Source: Main Roads Crash Map

Quinns Road / Salerno Drive / Tapping Way

A total of 7 recorded crashes have occurred at the intersection of Quinns Road / Salerno Drive / Tapping Way in the past five-year period as shown in **Figure 2-10**. Of the 7 crashes, 4 involved a 'right-turn factor' and 3 involved 'Rear End' type crash. 3 crashes resulted in medical treatment being required, including 1 which required hospital treatment.

Figure 2-10: Crash Statistics – Quinns Road / Salerno Drive / Tapping Way – Roundabout



Source: Main Roads Crash Map

Quinns Road

A total of 4 recorded crashes have occurred along Quinns Road, between Marmion Avenue and Salerno Drive in the past five-year period as shown in **Figure 2-11**. All of these crashes involved 'right-turn factor' while 2 crashes resulted in medical treatment being required.

All of these crashes occurred at Quinns Village Shopping Centre driveway due to vehicles failing to give way to through traffic on Quinns Road.

Figure 2-11: Crash Statistics - Quinns Road, between Marmion Avenue and Salerno Drive



Source: Main Roads Crash Map

Salerno Drive

Interestingly, only a total of 2 recorded crashes have occurred along Salerno Drive, between Quinns Road and Anchorage Drive North in the past five-year period as shown in **Figure 2-12**. All of these crashes involved side-swipe from the same direction that resulted in properties damage only.

These crashes occurred along the section of Salerno Drive with embayed parking as vehicles exited parking and were overtaken.

Figure 2-12: Crash Statistics – Salerno Drive, between Quinns Road and Anchorage Drive North



Source: Main Roads Crash Map

On the basis of the above property damage only crash records on Salerno Drive, the scheme amendment proposal would actually remove some of the on-street car parking.

3 Proposed Amendment

3.1 Private Community Purposes to Residential Rezoning

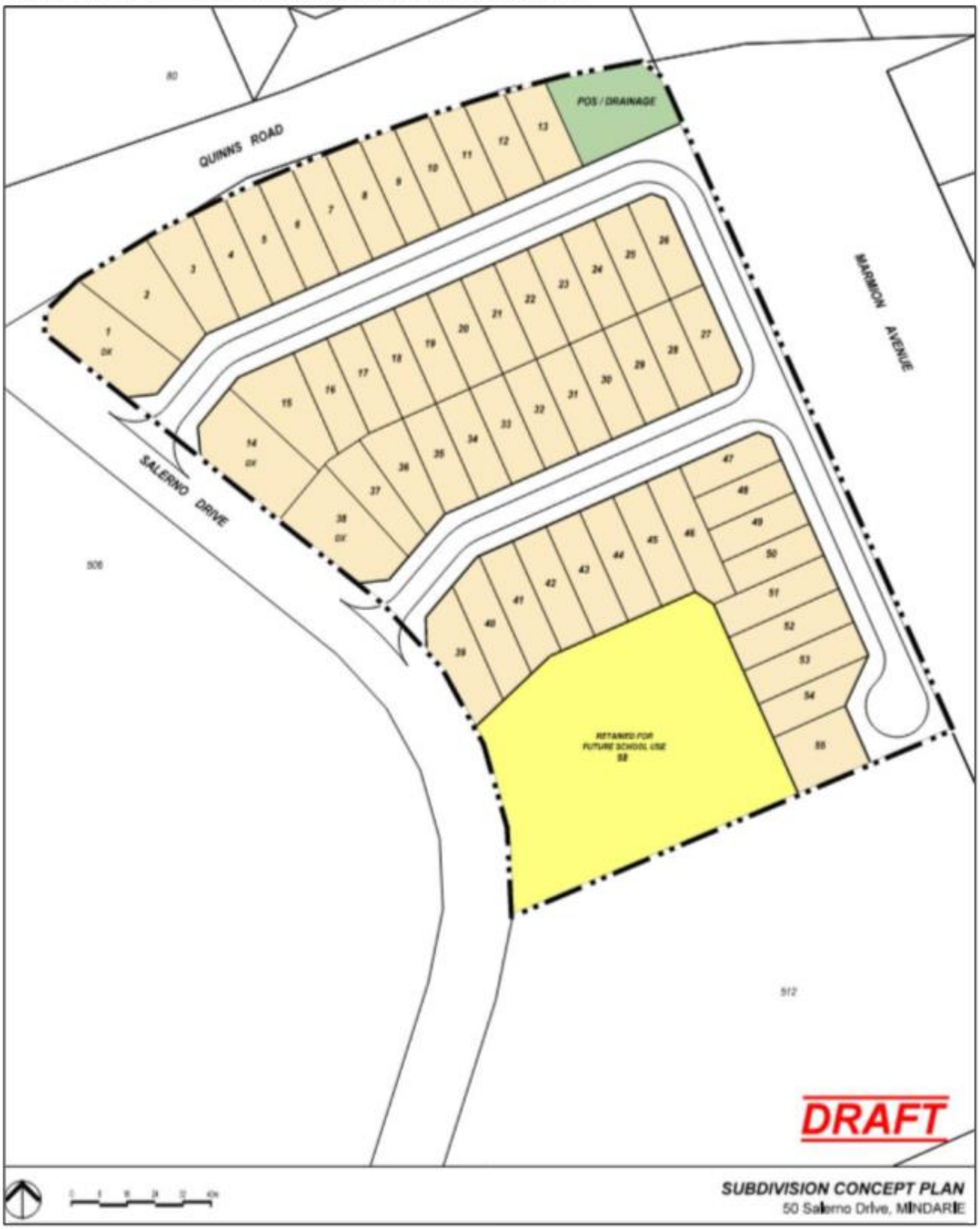
The Site area is currently zoned 'Urban' under the MRS. Under the provisions of the City of Wanneroo DPS2, the site area is currently zoned as 'Private Community Purposes'.

The DPS2 amendment proposes most of the Site to be rezoned from its current designation as 'Private Community Purposes' to 'Residential' for green titled residential subdivision, in line with a R40 residential density.

The subdivision concept plan as shown in Figure 3-1 (full plan attached in Appendix A) currently proposes 55 residential lots and the remaining ~5,000m^2 of the land to remain as 'Private Community Purposes'.

Proposed Amendment

Figure 3-1: Proposed DPS2 Amendment and Residential Subdivision



Source: Tomahawk Property, July 2025

3.2 Internal Road Network

The proposed DPS2 amendment (for residential subdivision) will continue to be developed in line with guidance in *Liveable Neighbourhoods Guidelines 2009 (LN09)* with reviews of sustainable transport modes (public transport, walking and cycling) and high-quality cycling facilities, footpaths, street trees etc to facilitate and encourage non-car modes as practically possible.

The proposed internal road network for the Site will form two intersections along Salerno Drive to the south of the intersection of Quinns Road / Salerno Drive / Tapping Way roundabout. The proposed internal road network is proposed to be all Access Street D type streets, with road reserve widths of 15m and 13m respectively, as shown in **Figure 3-2**.

Figure 3-2: Concept Road Hierarchy and Road Reserve



Source: Tomahawk Property, July 2025

3.3 Road Cross Sections

As shown in **Figure 3-2,** there will only be Local Access Streets across the Site, originating from the proposed access intersections along Salerno Drive. These will feature road reserves of between 13m to 15m wide where volumes are up to 1,000 vehicles per day with at least one 1.5m footpath on one side of the roads as per *City of Wanneroo's Pathways Policy 2024* and *LN09*.

A summary of the proposed streets is set out in **Table 3-1**Table 3-1.

Table 3-1: Proposed Streets

Road	Road Reserve	Location Description	Liveable Streets Road Type
Local Access Streets	13m Road Reserve	Most streets providing access to properties	Based on Access Street D (likely 5.5m - 6m wide pavement, 4.5m wide verges on both sides, 1.8m minimum footpath on at least one side)
	15m Road Reserve	Most streets providing access to properties with no through road	

The street types have been reviewed based on the LN09. This specifies the following for Access Streets and Laneways:

Table 3-2: Liveable Neighbourhoods, Element 2 - Road Specifications

Street Type	Max Design Speed / Target Operating Speed (km/hr)	Indicative Volume (vehicles per day)	Indicative Street Reserve Width (m)	Indicative Road Pavement Width (m)
Small Town Centre Street or Access Street D – Narrow, Yield or Give Way Street	50 / 30	<1000	10 to 14.2	5.5 to 6

The Access Street D roads (Narrow Yield or Give Way Streets) will have a 5.5m to 6.0m wide carriageway, as well as at least one footpath of at least 1.8m width.

3.4 Intersection Controls

Due to the low volume and low speed residential nature of the internal roads within the Site, the internal roads are proposed to be two-lane two-way single carriageway. The internal roads are expected to only have to accommodate vehicle volumes of up to 500 vehicles per day.

All intersections within the Site are intended to be constructed as priority-controlled T-intersections, where three street approaches meet. All intersections will require signage (Give Way or Stop) on the approaches to the intersection.

3.5 Pedestrian and Cyclist Access

Pedestrian and cyclist access has not yet been fully defined on the internal concept plan, however it should be provided generally in accordance with the requirements of the guidance for LN09 as discussed in **Section 3.3**. The internal road network should have at least one 1.8m wide footpath

on one side of the street that connects to already excellent existing pedestrian and cyclist network along Salerno Drive and the wider network.

3.6 Pedestrian Crossing Thresholds

As the internal road network within the Site are to have relatively low volumes of traffic, with a maximum of up to 50 two-way vehicle trips within the AM or PM peak hour, it is considered that none of the proposed roads within the site would be particularly difficult for pedestrians and cyclists to cross.

This is in line with Table 3 of the *WA Transport Impact Assessment Guidelines Volume 2,* which has been reproduced below. This states that for a two-lane undivided road, which is what is proposed for the internal road network, the ability of most pedestrians to cross would only be affected if there are more than 1,100 vehicles per **hour**. As such, the proposed internal road network will provide an acceptable environment for pedestrians to cross an undivided road.

Table 3-3: Traffic Volumes Affecting Pedestrian Crossing Amenity

Road cross-section	Traffic volume affecting ability of pedestrians to cross (vehicles per hour – two-way)
2 lane undivided	1,100 vph
2 lane divided (or with pedestrian refuse islands)	2,800 vph
4 lane undivided (without pedestrian refuge islands)	700 vph
4 lane divided (or with pedestrian refuge islands)	1,600 vph

3.7 Safe Walk/Cycle to School Assessment

As discussed previously, the Site is bounded to the south by *Peter Moyes Anglican Community School* and *Quinns Baptist College*. The *Quinns Rocks Primary School* is approximately 820m walk distance to the east of the Site.

The entrances to the *Peter Moyes Anglican Community School* and *Quinns Baptist College* are accessible off Salerno Drive. The internal road network proposes at least one 1.8m wide footpath on one side of the roads and these footpaths will connect to the existing concrete shared paths along both sides of Salerno Drive which provide convenient walk / cycle path to these schools.

As shown in **Figure 2-5,** there are shared paths along Mindarie Drive, Ainger Road, White Road and Rees Drive that provide walk / cycle paths to *Quinns Rocks Primary School*.

4 Changes to External Transport Network

Given the excellent pedestrian / cycle network which already exists and the number/frequency of bus routes around the Site, the proposed DPS2 amendment does not need to propose any changes to the road / pedestrian / cycle networks and public transport services. The key road infrastructure to be constructed to support the DPS2 amendment would be the two intersections along Salerno Drive to access the Site.

4.1 Salerno Drive Intersection Control

The proposed internal road network will form two intersections along Salerno Drive. The northern intersection is proposed to be a full movement intersection while the southern intersection is proposed to be a Left-In/Left Out intersection due to the existing raised median at the proposed location of the intersection.

Northern Intersection

Preliminary desktop review of the northern intersection in 2D is shown in **Figure 4-1**. This has indicated that for an exiting vehicle from the minor street, there is likely to be approximately 120m Stopping Intersection Sight Distance (SISD) looking to the left (south) and 48m SISD looking to the right (north).

The northern intersection is located at section of Salerno Drive that has an uphill grade of approximately 8% from the roundabout at Quinns Road to the south. While Salerno Drive has a default speed limit of 50 km/h for built up area, the vehicle operating speed for the west approach from the roundabout at Quinns Road is expected to be much lower than 50 km/h due to the roundabout. As shown in **Figure 4-1,** the roundabout has a 12m curve radius. Referring to *Austroads Guide to Road Design Part 3: Geometric Design 2016*, this road design is conducive to a vehicle speed travelling at approximately 22 km/h.

Based on the above and with reference to *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersection 2023*, the required and available SISD for the proposed northern intersection complies and is summarised in **Table 4-1**.

Figure 4-1: Northern Intersection Available SISD



Base map source: Nearmap

Table 4-1: Required SISD for proposed Northern Intersection

Direction	Operating Speed	Grade	SISD Required	SISD Available	Compliance
Looking right (to roundabout)	22 km/h	+ 8%	35m	48m	**Complies**
Looking left (to schools)	50 km/h	- 8%	105m	120m	**Complies**

The table above shows that the northern intersection complies with the required SISD.

Southern Intersection

Preliminary desktop review of the southern intersection in 2D is shown in **Figure 4-2**. This has indicated that for an exiting vehicle from the minor street, there is likely to be approximately 100m SISD looking to the left (south) and 98m SISD looking to the right (north).

The southern intersection is proposed to be located at section of Salerno Drive with a raised median. It has an uphill grade of approximately 4% from the north and it is generally flat from the south. The required and available SISD for the northern intersection is summarised in **Table 4-2**.

Figure 4-2: Southern Intersection Available SISD



Base map source: Nearmap

Table 4-2: Required SISD for proposed Southern Intersection

Direction	Operating Speed	Grade	SISD Required	SISD Available	Compliance
Looking right (to roundabout)	50 km/h	+ 4%	94m	98m	**Complies**
Looking left (to schools)	50 km/h	- 1%	99m	100m	**Complies**

The table above shows that the southern intersection complies with the required SISD.

4.2 Salerno Drive Embayed Parking Bays

There are currently embayed parking bays on both sides of Salerno Drive fronting the Site. Consultation with the City for the purposes of this scheme amendment report, has noted that the

bays were likely installed by the City a long time ago (based on aerial imagery) and the City would consider removal of these bays as is required to service the intended development of the land.

As the parking bays are currently available for use with no land use development to its east, the City has noted it is currently being used by parents/carers for school pick up / set down. Based on a preliminary assessment (see **Figure 4-3**), 11 of these on-street bays on the east side of Salerno Drive, adjacent to Site will need removal to construct the two intersections that are necessary to support development of the Site. A further assessment of seven of the bays between the two new proposed intersections would require a further assessment at subdivision stages to maintain unobstructed required SISD discussed above.

It is noted that given the only two property damage only type crashes recorded on Salerno Drive in the last 5 years were associated with overtaking manoeuvres of on-street parking vehicles, a removal of some spaces currently on both sides of Salerno Drive may assist an improved crash outcome. This is to be further reviewed at subdivision stages, following the sites rezoning to Residential.

Figure 4-3: Embayed Parking Bays to be assessed for removal



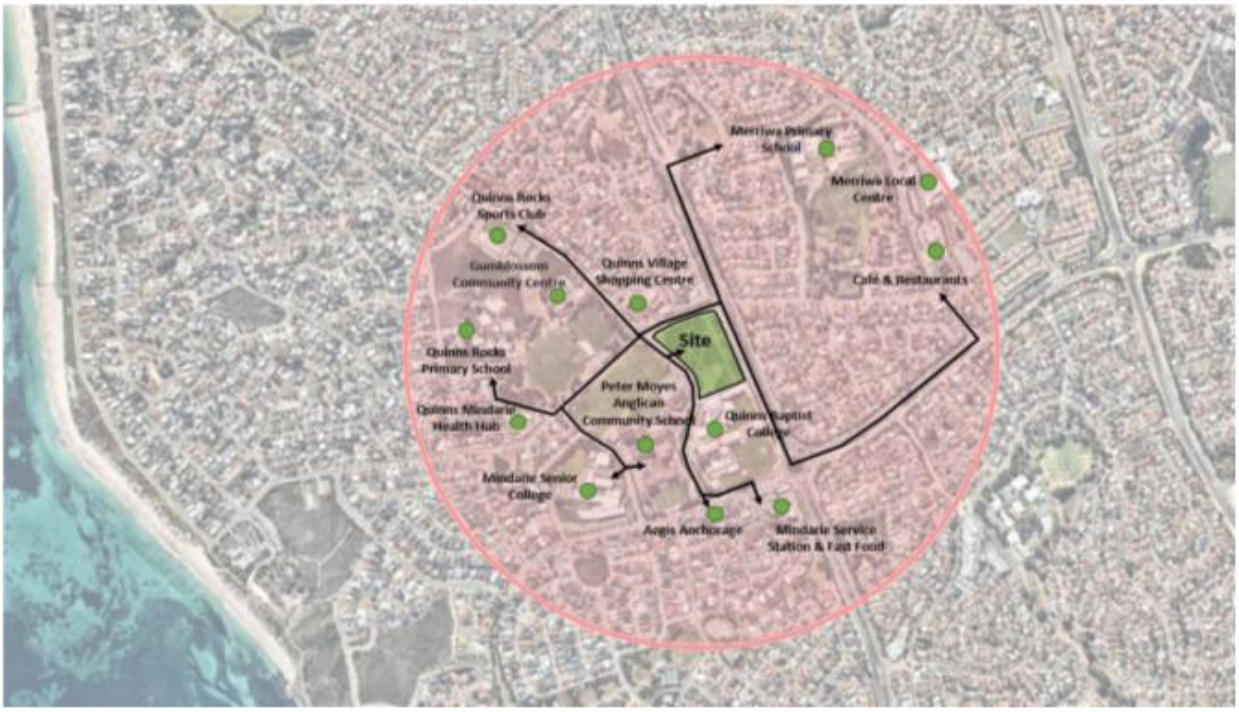
Source: Tomahawk Property, June 2025

5 Integration with Surrounding Areas

5.1 Trip Attractors/Generators Within 800 Metres

The major trip attractors and generators within 800m of the Site are shown in **Figure 5-1**. These trip attractors and generators can be readily accessed via the extensive road and pedestrian / cycle networks around the Site.

Figure 5-1: Surrounding Trip Generators / Attractors



Base map source: Nearmap

5.2 Proposed Changes to Land Uses Within 800 Metres

The Site is the only large vacant lot in the surrounding area where the other lots are mostly developed. With reference to DPS2, there is currently no known proposed changes to land uses within 800m of the Site.

5.3 Adequacy / Deficiencies in External Transport Networks

The Site is well located in relation to the existing local and primary state road network which connects to the wider road network, such as Marmion Avenue and Mitchell Freeway further to the east. The road network also comprises of shared path or footpath that provide linkages to the adjacent trip generators and attractors, bus stops, and the PSP along Mitchell Freeway.

The Site also has excellent public transport within proximity. There are three bus routes, 480, 481 and 482 that service Marmion Avenue and Salerno Drive within 600m walking distance from the Site. Thus, the external road network around the Site is adequate.

6 Analysis of Internal / External Networks

6.1 Proposed Traffic Generation

The traffic generation rates in **Table 6-1,** sourced from the WAPC Guidelines, have been used to calculate an estimate of the traffic generated in the AM and PM peak periods by the proposed residential land use.

Table 6-1: WAPC Trip Generation Rates – Residential

Land Use	Units	Daily	AM In	AM Out	PM In	PM Out
Residential	Per Dwelling	8	0.2	0.6	0.5	0.3

Table 6-2 summarises the trip volumes derived from the adopted generation rates.

Table 6-2: Proposed Development Traffic Generation

Land Use	Units	Daily	AM In	AM Out	PM In	PM Out
Residential	~55 Dwelling	440 veh/day	12 veh/h	33 veh/h	38 veh/h	17 veh/h

6.2 Proposed DPS2 Amendment Traffic Impact

As shown in **Table 6-2**, the proposed DPS2 amendment is expected to generate some 440 vehicles per day (two-way) and 44 vehicles per hour (two-way) in a typical peak. **Table 6-3** shows the increase in external road network traffic due to proposed DPS2 amendment development traffic based on the traffic counts reported in **Section 2.2**. As discussed in WAPC TIA Guidelines, a development that generates less than 100 vehicles per hour is considered moderate impact. Besides that, an increase in traffic of less than 10% on existing road is not likely to have material impact.

As demonstrated in **Table 6-2**, the increase in traffic on Quinns Road and Marmion Avenue is lower than 10%, namely some 3.6% of the existing traffic. Regarding traffic to/from Salerno Drive, the northern intersection can operate as a full-movement and the southern intersection is likely a be Left-In/Left-Out (due to a solid median), meaning a portion of the Site generated trips will travel north towards Quinns Road and a portion will travel south toward Anchorage Drive North. As such, this will result to increase in traffic along Salerno Drive to be 6.0% to 6.3%. This suggests that based on WAPC Guidelines no specific intersection modelling assessment is required around the Site.

Besides that and as noted earlier, the proposed DPS2 amendment to residential will generate significantly lower trips than the approved zoning of 'Private Community Purposes' as that allows for another school use to be developed at the Site instead.

Table 6-3: Increase in Traffic Due to Proposed DPS2 Amendment

Road	Recorded Daily Traffic	Proposed DPS2 Amendment Traffic	Increase in Traffic %
Salerno Drive north	3,578 vehicles per day	225 vehicles per day	6.3%
Salerno Drive south	3,578 vehicles per day	215 vehicles per day	6.0%
Quinns Road	12,000 vehicles per day	440 vehicles per day	3.6%
Marmion Avenue	41,350 vehicles per day	440 vehicles per day	1.0%
Anchorage Drive North	5,445 vehicles per day	215 vehicles per day	3.9%

6.3 Existing External Traffic Issues

While the proposed DPS2 amendment is not expected to have material impact on the existing road network, it has been noted from the City that the existing wider road network does experience significant queuing during peak periods on Anchorage Drive North at the approach to Marmion Avenue. Due to the concentrated number of schools in the area, Salerno Drive fronting the existing schools, will experience some typical school related congestions for an acute short period (~15mins typically before and after school ending time) which is typical of most school streets. City of Wanneroo are aware of this and have installed a bollard median along Salerno Drive fronting the schools (much further south of the Site) to prevent any u-turning behaviour, especially during a school pick-up period. Outside of the school peak periods and on non-school days, Salerno Drive performs satisfactorily given it is carrying low volumes of daily traffic.

The City of Wanneroo advised that they had previously engaged WSP to investigate feasible road improvement options in the wider area to help improve the traffic capacity/flow of the surrounding road network, although this study was not able to be provided for this development TIA. The City advised that they had improved the intersection capacity of Anchorage Drive North / Salerno Drive by constructing a left-turn and right-turn pockets to help improve traffic flow.

7 Conclusion

Based on the findings and discussions presented within this report, the following traffic and transport conclusions are made:

1. The Site is currently zoned as 'Urban' under Metropolitan Regional Scheme and as 'Private Community Purposes' under City of Wanneroo's District Planning Scheme No.2.
2. The proposed District Planning Scheme No.2 Amendment intends to rezone a large portion of the Site from 'Private Community Purposes' to 'Residential'.
3. While the Site could be developed as yet another school in the area, the rezoning proposal to residential in fact decreases the peak hour and daily number of vehicular trips that would be generated on the road network. As such the rezoning to residential, a less intense traffic generating land use, is seen as a positive outcome for the area.
4. The subject site is well serviced by existing bus routes on all frontage roads, which are no more than 600m from the site.
5. The subject site is adjacent to an extensive shared path network that provide linkages to bus stops, train stations and the Mitchell Freeway PSP. Protected crossings are available at Quinns Street intersection to assist cross Marmion Avenue. A continuous path is also available from Quinns Street to the north and Anchorage Drive North to the south, to access the Marmion Avenue bus stops.
6. The proposed internal road network should be designed in accordance with *Liveable Neighbourhood Guidelines 2009* and *City of Wanneroo's Pathway Policy 2024*.
7. The two proposed intersections off Salerno Drive into the Site have sufficient Safe Intersection Sight Distance along both directions of travel. The northern intersection is proposed to be a full movement priority-controlled intersection and is expected to operate satisfactorily under the traffic volumes recorded, while the southern intersection is proposed to be a Left-In/Left-Out due to the existing raised median at the location of the intersection. Both intersections will operate well under assessed volumes.
8. There is likely to be a loss of 11 on-street parking bays on the eastern side of Salerno Drive, adjacent to Site to construct the two new proposed intersections. A further assessment of seven of the bays between the two new proposed intersections would require a further assessment at subdivision stages to maintain unobstructed required SISD discussed in this report.
9. The site traffic generated by the proposed District Planning Scheme No.2 Amendment is in the order of 440 vehicles per day or 44 vehicles per hour in the AM and PM peaks. The increase in traffic on surrounding immediate road network is expected to be as low as 3.6%.

10. Therefore, the impact of the lower number of trips to be generated by the Proposed District Planning Scheme No.2 Amendment is expected be indeed 'moderate' and will not have material impact to the road network.

Appendix A Subdivision Concept Plan



DRAFT

SUBDIVISION CONCEPT PLAN
50 Salerno Drive, MINDARIE

Appendix B TIA Checklist

Item	Provided	Comments/Proposals
Introduction / Background	Y	
Structure Plan Proposal		
Regional context	Y	
Proposed land uses	Y	
Table of land uses and quantities	Y	
Major attractors / generators	Y	
Specific issues	Y	
Existing Situation		
Existing land uses within structure plan	Y	
Existing land uses within 800m of structure plan area	Y	
Existing road network within structure plan area	Y	
Existing pedestrian / cycle network within structure plan area	Y	
Existing public transport services within structure plan area	Y	
Existing road network within 2 (or 5) km of structure plan area	Y	
Traffic flows on roads within structure plan area (PM and/or AM peak hours)	Y	
Existing pedestrian / cycle networks within 800m of structure plan area.	Y	
Existing public transport services within 800m of structure plan area.	Y	
Proposed Internal Transport Networks		
Changes / additions to existing road network or proposed new road network	Y	
Road reservation widths	Y	
Road cross-sections & speed limits	Y	
Intersection controls	Y	
Pedestrian / cycle networks and crossing facilities	Y	
Changes to External Transport Networks		
Road network	Y	
Intersection controls	Y	
Pedestrian/cycle networks and crossing facilities	Y	
Public transport services	Y	

Integration with surrounding area		
Trip attractors / generators within 800 metres	Y	
proposed changes to land uses within 800 metres	Y	
travel desire lines from development to these attractors/ generators	Y	
adequacy of external transport networks	Y	
deficiencies in external transport networks	Y	
remedial measures to address deficiencies	Y	
Analysis of internal transport networks		
assessment years	Y	
time periods	Y	
Structure plan generated traffic	Y	
Extraneous (through) traffic	Y	
Design traffic flows (that is, total traffic)	Y	
Road cross-sections	Y	
Intersection controls	Y	
Access strategy	Y	
Pedestrian / cycle networks	Y	
Safe routes to schools	Y	
Pedestrian permeability & efficiency	Y	
Access to public transport	Y	
Analysis of external transport networks		
Extent of analysis	Y	
Base flows for assessment year(s)	Y	
Total traffic flows	Y	
Road cross-sections	Y	
Intersection layouts and controls	Y	
Pedestrian / cycle networks	Y	
Conclusions	Y	

Cr Smith returned to the meeting, the time being 7:53PM.

Procedural Motion

Moved Cr Berry, Seconded Cr Smith

That MN04–04/26 be brought forward as the next item in the Order of Business of this Agenda.

CARRIED UNANIMOUSLY
13/0

For the motion: **Mayor Aitken, Cr Bedworth, 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 9 Motions on Notice

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

File Ref:	44052V003 – 26/136972
Author:	Cr Helen Berry
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	1

Changes to Report and Additional Information Arising from Agenda Briefing

This Item was not presented to Agenda Briefing.

Issue

To consider further community engagement to be undertaken regarding the location of the proposed fishing platform at Quinns Rocks.

Background

In October 2021, the Council considered a Motion on Notice and resolved to allocate funds for a feasibility study for the development of a Universal Access Recreational Fishing Platform within Mindarie or Quinns Rocks. The development of design requirements was informed by internal and external consultation. An internal workshop held in September 2022 identified the City's technical and operational requirements. External consultation undertaken in October 2022 with Mindarie Fishing Club and Fishability, along with input from Quinns Rocks Fishing Club and Recfishwest, confirmed stakeholder support and provided feedback. In December 2022, Westpeak Engineering was engaged to complete the feasibility study.

The feasibility study included a desktop study and site selection assessment. Four locations were considered as follows:

1. Extending from Groyne 1, Quinns Rocks;
2. Extending from Frederick Stubbs Carpark, Quinns Rocks;
3. Mindarie Breakwater, adjacent to the intersection of Alexandria View and Shoreham Turn; and
4. Mindarie Breakwater, end of Alexandria View.

Option 1, extending from Quinns Rocks Groyne 1 received the highest overall score following the multi criteria assessment. Option 3, Mindarie Breakwater adjacent to the intersection of Alexandria View and Shoreham Turn, scored very similarly with only one point difference.

Following the completion of the feasibility study both Option 1 and Option 3 were presented to the community as part of the community engagement process.

Detail

The community engagement process was undertaken in accordance with the plan and included the following two key components:

- A Community Drop-In Session held at the Quinns Mindarie Community Centre on 7 June 2023 to present the concept options and respond to any queries; and
- A Community Feedback Survey that was advertised online between 23 May and 14 June 2023 and provided in hard-copy form to attendees of the Drop-In Session.

The Community Feedback Survey and Drop-In Session were advertised on social media, the City's website, via mail-out and with signage at the concept option locations. Questions in the Community Feedback Survey were tailored to determine the community's preferred concept option and understand general user requirements for a universal access fishing platform.

Two concept options (Concept Option 1 and Concept Option 3) were presented to the community as part of a consultation process conducted between May and June 2023. A total of 140 submissions were received, including 110 from residents within the City of Wanneroo.

Community consultation demonstrated support for the project with 97% of respondents supporting the development of a Universal Access Fishing Platform and 70% indicating they would use the facility at least monthly. Survey results identified no clear community preference between the two concept options, with 45% favouring Concept Option 1 and 44% favouring Concept Option 3. Due to the absence of a definitive preference, Concept Option 1 was recommended for progression as it achieved the highest overall score under the Multi Criteria Analysis.

Following on from the community consultation a detailed design was undertaken for Concept Option 1. Detailed design was undertaken in 2024/25 and completed December 2025. In early 2025 Labor, as an election commitment, promised $2m towards a fishing platform at Quinns Rocks. Following their successful campaign, the concept option was able to be expanded to provide increased platform area for improved usability. The funding was officially announced on 9 April 2026.

Comment

The City received 110 survey submissions from residents within the City of Wanneroo. While the 110 responses provided valuable insight, they represent a relatively small cross-section of the City's population and the immediate coastal communities most affected by the proposed location.

The available data does not indicate the extent to which responses were received from people living with disability, seniors, or others who may be primary users of a universal access facility. It is accepted that the City did consult with Fishability and on their website the nearest fishability friendly location is Hillary's Marina Southside adjacent to the Aquarium Of Western Australia (**AQWA**). No one disputes the good intent and need to provide an accessible fishing platform.

The engagement for this fishing platform took place just as the community engagement for the redevelopment of the Quinns Rocks Caravan Park was concluding, an item with large community interest at the time.

A Council meeting to consider the results from the Quinns Rocks Caravan Park community engagement was set for June 2023 and the focus of many in the community would have been on this item, given the press coverage at that time.

It is possible that community engagement regarding the fishing platform was overlooked due to the interest in the Caravan Park.

As the mover of this motion, I have looked back at my own social media posts. It is noted that my social media post in May 2023 promoting consultation on the fishing platform received minimal engagement. In contrast my post in April 2026 announcing State Government funding attracted significant public response and follow-up emails to Council questioning the adequacy of the earlier community engagement process.

There is potential for increased community satisfaction by enabling this Council to receive submissions from all abilities and all ages within our community including those with accessibility challenges who would be using this fishing platform. For this platform to be a success in the community, its location is vital, along with capturing concerns and addressing them.

A concern raised as to the current proposed location is from many who use this beach for swimming and the impacts bait to attract fish may have. Some residents have raised concerns about potential unintended impacts on swimmer safety, which would benefit from being explored through broader community input.

The community engagement process in 2023 consisted of one survey and one drop-in session. This raises a legitimate question as to whether the engagement undertaken achieved the full intent of Council's Community Engagement Policy in terms of breadth, accessibility and diversity of participation. Can this Council say it has complied with all the suggested ways to gather views as per the policy?

The key principles within this policy state:

1. The City encourages and facilitates involvement from a broad range of stakeholders within the City to ensure that a diverse range of views are expressed and considered.

2. The City actively seeks the participation of those affected by or interested in a matter being considered.

3. The City engages in a respectful and inclusive manner, allowing for the inclusion of diverse voices and perspectives within the community, using accessible formats such as Easy Read, translated material, and face-to-face consultation.

4. The City provides information that is accurate, easy to understand and accessible to a range of stakeholders, allowing sufficient time and opportunity to participate in a meaningful way.

5. The City values people's privacy and will ensure reasonable steps are taken when collecting, using, disclosing and handling personal information.

6. The City is committed to open and transparent decision-making, communicating the results to participants and the public, along with the reasons for decisions.

Did the processes taken gather a diverse and wide range of views as per the policy, did the processes taken actively seek participation, did the process provide accessible formats such as easy read and translated material as per the policy to enable full participation.

Did the process allow sufficient time and opportunity and was it committed to ensuring this Council received a diverse record of responses.

The City did not engage with members of its own Disability Access and Inclusion Reference Group (**DAIRG**) and did not provide accessible formats or easy read.

Community members have expressed concerns that the engagement carried out in 2023 may no longer reflect current community views and may not have reached all interested or affected residents.

This motion is not intended to overturn the principle of delivering a universal access fishing platform, but to strengthen community confidence in the final location decision.

Statutory Compliance

The *Local Government Act 1995* establishes the community's right to participate in local government decision-making, aiming to improve decision quality, increase community participation, enhance accountability, and ensure effective and efficient governance. Consistent with this, the City's Community Engagement Policy commits the City to inclusive, accessible, and transparent engagement that actively seeks diverse community views, provides clear information, protects privacy, and communicates outcomes and reasons for decisions.

Recent legislative reforms (sections 5.56A and 5.56B, yet to be adopted) further reinforce these principles by requiring Councils to prepare engagement charters and conduct prescribed community surveys.

Strategic Implications

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

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

The project is already listed in the approved 2025/26 Capital Works Program and draft 2026/27 Capital Works Program.

Voting Requirements

Simple Majority

Administration Comment

The previous community engagement was undertaken in accordance with the City's Community Engagement Plan and the Community Engagement Policy at the time of engagement. A summary of the community engagement undertaken is provided below:

- Community engagement was open to all community members.
- A community feedback survey was advertised online between 23 May and 14 June 2023.
- An open community drop-in session was held on 7 June 2023, between 5:30pm to 7:00pm as a suitable time for residents (following the working day).
- Hard copy handouts of concept plans and posters with project information were made available for all attendees at the drop-in session.
- The community engagement period and project progress was also formally discussed with the Quinns Beach Coastal Management Advisory Group.
- Signage was placed at both potential fishing platform locations, with a mail out to surrounding residents and this information was shared with Council Members.

In addition to community engagement, extensive internal and external stakeholder engagement was undertaken throughout the feasibility study which included, but is not limited to, State Government organisations, Recfishwest, Fishability, Local Fishing Clubs, Council Members and members of the DAIRG.

Although Concept Option 1 and Option 3 scored similarly within the community survey, Option 1 (Quinns Beach location, refer to **Attachment 1**) was selected as the preferred location based on the outcomes of the Multi Criteria Analysis within the feasibility study and the following benefits:

- A more sheltered coastal location;
- Proximity to existing supporting infrastructure including disabled parking and toilets; and
- Access to nearby amenities such as cafés and Frederick Stubbs Park.

It is noted that fishing is also currently undertaken regularly by the local community and visitors to the area from both the groyne structure and the beach adjacent to the carpark. A dedicated fishing platform in this location is expected to focus fishing pressure further offshore of the groyne at the proposed platform structure.

Subject to Council's decision on the recommendations made in this Motion, Administration would undertake further community engagement on the outcomes of the feasibility study and proposed fishing platform at Quinns Beach and will then prepare a report back to Council which could take up to six months. This will significantly delay the project schedule. Dependant on the outcomes of additional community engagement, new design and geotechnical works may be required subject to any changes (i.e. orientation, location etc.).

Undertaking the works during the calmer summer months of 2026/27 would no longer be achievable.
As a result, the current construction program would either need to be delayed into the 2027 Winter period, with a higher likelihood of adverse weather impacts and associated cost increases, or deferred until Summer the following year, exposing the project to inflationary cost pressures.

Beyond the potential escalation in construction costs, any delay to project delivery would also introduce reputational risk for the City, particularly given the prior community engagement and funding announcements already made.

Regarding the State funding, Administration has confirmed with Department of Primary Industries and Regional Development (**DPIRD**) that an extension of time to complete the works (if delayed beyond 2026/27) will be considered if required.

Attachments:
1⇩. Attachment 1 - Locality Plan 26/143960

Cr Rowe left the meeting, the time being 8:04PM and returned to the meeting, the time being 8:06PM.

Procedural Motion

Moved Cr Miles, Seconded Mayor Aitken

That the meeting do now adjourn for ten minutes until 8:50PM.

CARRIED
12/1

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

Against the motion: **Cr V Nguyen**

As per Standing Orders clause 7.1(b) Mayor Aitken adjourned the meeting, the time being 8:40PM.

Councillors who spoke on the item prior to the motion to adjourn were Cr Berry, Cr Bedworth, Cr Smith, Cr Coetzee, Cr Wright, Cr V Nguyen, Cr Seif. Cr Miles, Cr Figg and Cr Huntley.

Cr V Nguyen left the meeting, the time being 8:50PM, and did not return to the Chamber.

As per Standing Orders clause 7.1(b) Mayor Aitken recommenced the meeting, the time being 8:50PM.

Procedural Motion

Moved Cr Miles, Seconded Cr Seif

That the meeting do now adjourn for a further ten minutes until 9:01PM.

CARRIED
10/2

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

Against the motion: **Cr Figg and Cr Rowe**

As per Standing Orders clause 7.1(b) Mayor Aitken adjourned the meeting, the time being 8:51PM.

As per Standing Orders clause 7.1(b)Mayor Aitken recommenced the meeting, the time being 9:03PM.

Procedural Motion

Moved Mayor Aitken, Seconded Cr Miles

That clause 5.8(5) Limitation on members speaking be SUSPENDED.

CARRIED UNANIMOUSLY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Moved Cr Berry, Seconded Cr Bedworth

That Council:-

1. RESOLVES that the preferred location of the Universal Access Fishing Platform be subject to further, proportionate community engagement, consistent with the intent of the *Local Government Act 1995* and the Council Community Engagement Policy, thereby enabling everyone to have the opportunity to participate equally; and

2. RECEIVES a report from Administration following the new community engagement period with the results of that feedback to enable Council to make a decision on the location.

Substantive Motion as Amended

With the consent of the Seconder, the Mover proposed an amendment to the recommendation to the Motion to read as follows:

1. REQUESTS the Chief Executive Officer to undertake a further targeted community engagement regarding the location of the Universal Access Recreational Fishing Platform via drop-in session and YourSay for a period of two weeks; and

2. Report PRESENTED to Council with above by July 2026.

That Council:-

1. REQUESTS the Chief Executive Officer to undertake a further targeted community engagement regarding the location of the Universal Access Recreational Fishing Platform via drop-in session and YourSay for a period of two weeks; and

2. Report PRESENTED to Council with above by July 2026.

The substantive motion as amended was put and

LOST
2/10

For the motion: Cr Bedworth and Cr Berry

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

Procedural Motion

Moved Cr Rowe, Seconded Cr Miles

That clause 5.8(5) Limitation on members speaking be RESUMED.

CARRIED UNANIMOUSLY
12/0

For the motion:	**Mayor Aitken, Cr Bedworth, 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**

Attachment 1 – Locality Plan



Item 8 Reports

Approval Services

Cr Coetzee, Cr Figg and Cr Miles declared an impartiality interest in PS03-04/26 due to residing in the subject area.

PS03-04/26 Preparation of Amendment No. 237 to District Planning Scheme No. 2 - Normalisation of Land in the Capricorn Coastal Village Agreed Local Structure Plan No. 44 and Capricorn Coastal Node Agreed Local Structure Plan No. 75 Areas

File Ref: 55329 – 25/476501
Responsible Officer: Director Planning & Sustainability
Attachments: 8

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

For Council to consider initiating Amendment No. 237 to District Planning Scheme No. 2 (**DPS 2**), to normalise zoning of land affected by:

- Capricorn Coastal Village Agreed Local Structure No. 44 (**ASP 44**); and
- Capricorn Coastal Node Local Structure Plan No. 75 (**ASP 75**).

Background

The land subject to proposed Amendment No. 237 to DPS 2 (**Amendment No. 237**) is located in the Yanchep locality. Amendment No. 237 affects the land over which ASP 44 and ASP 75 currently apply (**subject area**).

The subject area is largely zoned Urban Development under DPS 2 as shown on the plan included in **Attachment 1**. The Urban Development Zone is applied as an interim zone for areas undergoing subdivision and development – and forms the basis for preparing structure plans.
ASP 44 was adopted by the WAPC in January 2006 to guide subdivision and development over the subject area. The current ASP 44 structure plan maps are provided in **Attachment 2**. Residential density coding (**R-Coding**) detail for individual lots is provided through both the ASP 44 structure plan mapping – or through endorsement by the Western Australian Planning Commission (**WAPC**) at subdivision stage.

Subdivision and development over the westernmost part of the subject area is guided by ASP 75, which was approved by the WAPC in January 2016. ASP 75 falls entirely within the broader ASP 44 boundary, and was created as ASP 44 identified the ASP 75 area as requiring its own structure plan. The current ASP 75 structure plan map is included as **Attachment 3**.

To date, both ASP 44 and ASP 75 have facilitated the creation of approximately 1,900 residential lots through subdivision. Collectively, the structure plans cover an area of approximately 259 hectares, of which approximately 68 hectares is yet to be subdivided.

In addition to supporting residential development, the structure plans identify areas for mixed use, business, and commercial land uses to facilitate non-residential development.

ASP 75 also includes a Special Use zone intended to accommodate a range of short-stay accommodation options.

At present, non-residential land uses within the subject area are limited to a mixed-use development spread across three lots on Lindsay Beach Boulevard, Yanchep (**Attachment 1**).

The Urban Development Zone becomes redundant over land that becomes established through subdivision and development. At that point, the zoning of established areas can undergo 'normalisation', meaning that it can be rezoned to a 'permanent' zone (such as Residential, Commercial, Mixed Use) that is reflective of land use. Any effect that a structure plan has over such areas can also be removed by way of the amendment.

This process of normalising structure planned areas is part of the City's ongoing approach to simplify the planning system and reduce complexity for the City's stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City's goal to provide for well-planned land uses to support the economy, the growing community and environment.

The subject area is also affected by the City's Yanchep-Two Rocks Agreed District Structure Plan No. 43 (**DSP 43**). DSP 43 provides the broad district level planning framework for development of the Yanchep and Two Rocks localities. The District Structure Plan map is included as **Attachment 4**. DSP 43 has also formed the basis for various local structure plans to be prepared, including ASP 44 and ASP 75.

Detail

The purpose of Amendment No. 237 is to apply zonings, reserves and R-Codings through DPS 2 over land in the Yanchep locality affected by ASP 44 and ASP 75. The full extent of the amendments proposed through Amendment No. 237 (including the Scheme (Amendment) Maps) is detailed in **Attachment 5**. The key features of Amendment No. 237 are summarised below:

- The rezoning of residential lots and pedestrian accessways created through subdivision from Urban Development to Residential. The amendment will impose R-Codings consistent with those provided in the ASP 44 or ASP 75 structure plan maps – or R-Codings endorsed by the WAPC at subdivision stage.
- Rezoning of the Bethanie Beachside Retirement Village site on Lindsay Beach Boulevard, Yanchep from Urban Development to Residential (R40). The location of this site is shown in **Attachment 1**.
- The rezoning of Lot 2000, Lot 2001 and Lot 615 Lindsay Beach Boulevard, Yanchep from Urban Development to Mixed Use. The location of these lots is shown in **Attachment 1**. The proposed Mixed Use Zone is appropriate given the existing land uses (including childcare premise, fast food outlet, shop, and medical centre) on these lots.
- The rezoning of the vacant Lot 4053 and Lot 4054 (corner of Templetonia Boulevard and Marmion Avenue, Yanchep) from Urban Development to Commercial. These lots are currently designated Business zone through ASP 44 – and are located where shown in **Attachment 1**. Further detail on this component of Amendment No. 237 – and related modifications proposed to the DPS 2 text – is provided in the Comment section below.
- The reclassifying of public open spaces in the subject area from Urban Development zone to 'Local Scheme Reserve – Public Open Space'.
- Reclassifying gazetted road reserves within the Urban Development Zone in the subject area to 'Local Scheme Reserve – Local Road'.

Amendment No. 237 does not affect land parcels which Administration considers capable of further subdivision in the subject area – or land parcels yet to be ceded as Crown land for the purpose of public open space. These areas will remain in the Urban Development Zone to ensure ASP 44 and ASP 75 remain in effect for these sites.

Similarly, Amendment No. 237 does not seek to rezone land subject to Amendment No. 13 to ASP 44, situated on Knoll Rise, Yanchep. Amendment No. 13 seeks to increase the density coding of residential lots (enforced through ASP 44) from R10 to R25. By not rezoning the lots on Knoll Rise, ASP 44 can continue guiding density and planning outcomes both before and after Amendment No. 13 is determined by the WAPC.

Subsequent Actions for ASP 44 and ASP 75

Any local planning scheme amendment affecting land in a structure plan area requires an accompanying Statement pursuant to the Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**). This Statement (**Reg. 35A Statement**) should detail whether an affected structure plan will be amended, revoked or not subject to change following the approval of a local planning scheme amendment.

In this case, Amendment No. 237 includes a Reg. 35A Statement outlining amendments to both ASP 44 and ASP 75 – and for DSP 39 not to change. The Reg. 35A Statement for Council's resolution is included in **Attachment 6**. The Reg. 35A Statement will then guide amendments to ASP 44 and ASP 75 that the WAPC will undertake pursuant to the deemed provisions for local planning schemes (**deemed provisions**) contained in Schedule 2 of the Regulations, following the approval of Amendment No. 237.

Administration considers that the following amendments are needed to ASP 44 and ASP 75:

- Updating the structure plan maps to identify areas where zoning and R-coding will be normalised into DPS 2;
- Deleting or modifying structure plan text in response to the changes to the planning framework arising from an approval of Amendment No. 237; and
- Removing all provision in both structure plans for residential medium density (or **R-MD**) standards applying over R60 coded areas. This coincides with recent amendments made to both the Residential Design Codes (**R-Codes**) and the City's *Local Planning Policy 4.19: Medium Density Standards* (**LPP 4.19**).

Recommended amendments to the ASP 44 and ASP 75 texts are also detailed as track changes in **Attachment 7** and **Attachment 8** respectively. Recommended amendments to the ASP 44 and ASP 75 maps are enclosed within the Reg. 35A Statement for Council's resolution as contained in **Attachment 6**.

DPS 2 Amendment Classification

Amendment No. 237 is considered to meet the following criteria for 'Standard Amendments' in the context of Regulation 34 of the Regulations:

- *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

Consultation

Should Council resolve to prepare Amendment No. 237, the amendment will need to be referred to the Environmental Protection Authority (**EPA**) pursuant to Sections 81 and 82 of the *Planning and Development Act 2005.*

Administration is not satisfied that the legislation exempts the need for Amendment No. 237 to be referred to the EPA (being Section 81(2) of the *Planning and Development Act 2005,* Section 48AAA(2) of the *Environmental Protection Act 1986* and Regulation 33C of the *Environmental Protection Regulations 1987*).

Further to the EPA referral process, Amendment No. 237 will also need to be referred to the Department of Planning, Lands and Heritage (**DPLH**) for approval to advertise. This referral will be made pursuant to Section 83A of the *Planning and Development Act 2005* and will be considered by an officer of the DPLH delegated to perform this function by the Minister for Planning.

Subject to the EPA and the Minister for Planning's delegate being satisfied with the amendment (with or without modifications), Amendment No. 237 will then be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, pursuant to Regulations 47 and 76A of the Regulations:

- Publishing a notice of the amendment on the City's website – and uploading the amendment documentation;
- Making a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Publishing a notice in a newspaper circulating in the relevant locality (Perth Now Wanneroo);
- Notifying public authorities likely to be affected by the amendment; and
- Advertising the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, Administration will write to landowners and occupiers of land most affected by Amendment No. 237. When Amendment No. 237 is being advertised, Administration can ensure that potential submitters are also made aware of the City's intentions for ASP 44 and ASP 75 to be amended.

Comment

The Regulations (Regulation 35A) make provision for when an amendment to a local planning scheme affects a structure plan area, the amendment must include a Statement that when the amendment takes effect:

(a) the approval of the structure plan is to be revoked; or
(b) the structure plan is to be amended in accordance with the Statement; or
(c) the approval of the structure plan is not affected.

In this case, Administration is therefore proposing that Amendment No. 237 include a Reg. 35A Statement in accordance with Regulation 35A(b) (that ASP 44 and ASP 75 be amended) and Regulation 35A(c) (that there will be no change to DSP 43). As outlined previously, a Reg. 35A Statement has been prepared for Council's consideration and is provided in **Attachment 6**. Following the approval of Amendment No. 237, the amendment to ASP 44 and ASP 75 will then be processed by the WAPC pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 44 and ASP 75 areas would mean that DPS 2 would take precedence in respect to zoning, R-Coding and land use. As a result, the subsequent amendment to ASP 44 and ASP 75 will recognise that such detail has been incorporated into DPS 2.

Application of R-MD Standards in Structure Plans

Medium-density residential standards (or R-MD standards) are stipulated for single house development in select areas coded R25, R30, R40 and R60 in ASP 44 – as well as areas

coded R40 and R60 in ASP 75. The R-MD standards, as formalised through LPP 4.19, relate to particular design elements such as building and garage setbacks, open space, parking, visual privacy and solar access. Remaining design elements are provided through the R-Codes.

Recent amendments to the R-Codes (as gazetted in April 2024) embedded new medium-density housing standards for single houses in R60 coded areas. Through the R-Codes, and by direction of the WAPC, local governments were given two years (until 10 April 2026) to remove local planning policy provisions that give effect to R-MD standards for R60 single house development. At its 18 August 2025 meeting, the Policy Review Committee approved amendments to LPP 4.19 that ensure that the R-MD standards for R60 cease to apply from 10 April 2026.

ASP 44 and ASP 75 both prescribe an effect of the R-MD standards over R60-coded areas, which presents a misalignment with the R-Codes and the amended LPP 4.19. Therefore, through the Reg. 35A Statement, the City is seeking a modification to ASP 44 and ASP 75 to remove the effect of R-MD standards over land coded R60.

Proposed Commercial Zoning

ASP 44 currently applies a Business zoning designation over two lots located at the corner of Templetonia Boulevard and Marmion Avenue, Yanchep – namely Lot 4053 and Lot 4054.

Historically, the Business zoning in ASP 44 aligned with the former Business zone under DPS 2. However, Amendment No. 172 (approved in May 2023) removed the Business zone from DPS 2 and replaced it with either the Service Commercial or Commercial zone over all land previously zoned Business.

Amendment No. 172 also introduced a provision into Schedule 17 of DPS 2 specifying that the Business zone within ASP 44 is to be interpreted as a 'Commercial' zone. Recognising this, Amendment No. 237 proposes to rezone Lot 4053 and Lot 4054 from Urban Development to Commercial. Both lots will be assigned an R60 R-Coding, consistent with what is shown on the ASP 44 maps.

Relative to ASP 44, Schedule 17 of DPS 2 only pertains to Lot 4053 and Lot 4054. Once these lots are rezoned, the provisions in Schedule 17 relevant to ASP 44 will become redundant.

Accordingly, Amendment No. 237 includes a text modification to DPS 2 to remove what will become unnecessary Schedule 17 zoning interpretations relating to land in the ASP 44 area.

ASP 44 also designates a Commercial zoning over three additional vacant land parcels located approximately 350 metres southwest of Lot 4053 and Lot 4054. Although these lots have been created, Administration considers that normalising their zoning to Commercial under DPS 2 will be premature at this stage. ASP 44 currently provides design principles and local development plan requirements that aim to guide built form outcomes over these three lots. Normalising the zoning now would remove the mechanism that enables the built form provisions to be implemented. No such built form requirements currently apply through ASP 44 for Lot 4053 and Lot 4054.

Development Contribution Implications

The northern part of the subject area is situated within development contribution area 'DCA 2' relating to the Yanchep and Two Rocks area, as indicated on the Scheme Map extract provided in **Attachment 1**. Schedules 12 and 13 of the DPS 2 text then provides the 'contribution arrangements' for the DCA 2 area.

Amendment No. 237 does not seek to amend any of the provisions in Schedules 12 and 13 of the DPS 2 text – or change the extent of the development contribution area 'DCA 2' as shown on the Scheme Map. Therefore, what Amendment No. 237 is proposing will not affect the development contribution arrangements in place.

Statutory Compliance

Amendment No. 237 to DPS 2 (and the subsequent actions to the relevant structure plans) will be processed and considered in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Strategic Implications

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

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 present short-term challenges 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	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.8 Decision Making	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

The above risk relating to the issues contained within the report has 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

Amendment No. 237 is being processed noting the guidance for the amendment of structure plans contained within WAPC-prepared 'WA Planning Manual: Guidance for Structure Plans'.

Financial Implications

Costs in preparing Amendment No. 237 to DPS 2 – and assisting the WAPC in amending ASP 44 and ASP 75 – can be met from the current Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Moved Cr Miles, Seconded Cr Wright

That Council:-

1. **Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 237 to District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 5;**

2. **Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* RESOLVES that Amendment No. 237 to District Planning Scheme No. 2 include the Statement as provided in Attachment 6;**

3. **Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 237 to District Planning Scheme No. 2 is a 'standard' amendment for the following reasons:**

   a) **an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;**

   b) **an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.**

4. **Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005*, REFERS Amendment No. 237 to District Planning Scheme No. 2 to the Environmental Protection Authority;**

5. **Pursuant to Section 83A of the *Planning and Development Act 2005*, SUBMITS Amendment No. 237 to District Planning Scheme No. 2 to the Minister for Planning for approval to advertise; and**

6. **Subject to the satisfaction of the Environmental Protection Authority and the Minister for Planning (or their delegates), ADVERTISES Amendment No. 237 to District Planning Scheme No. 2 for a period of 42 days pursuant to Regulation 47 and Regulation 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* incorporating any modifications that may be recommended or required.**

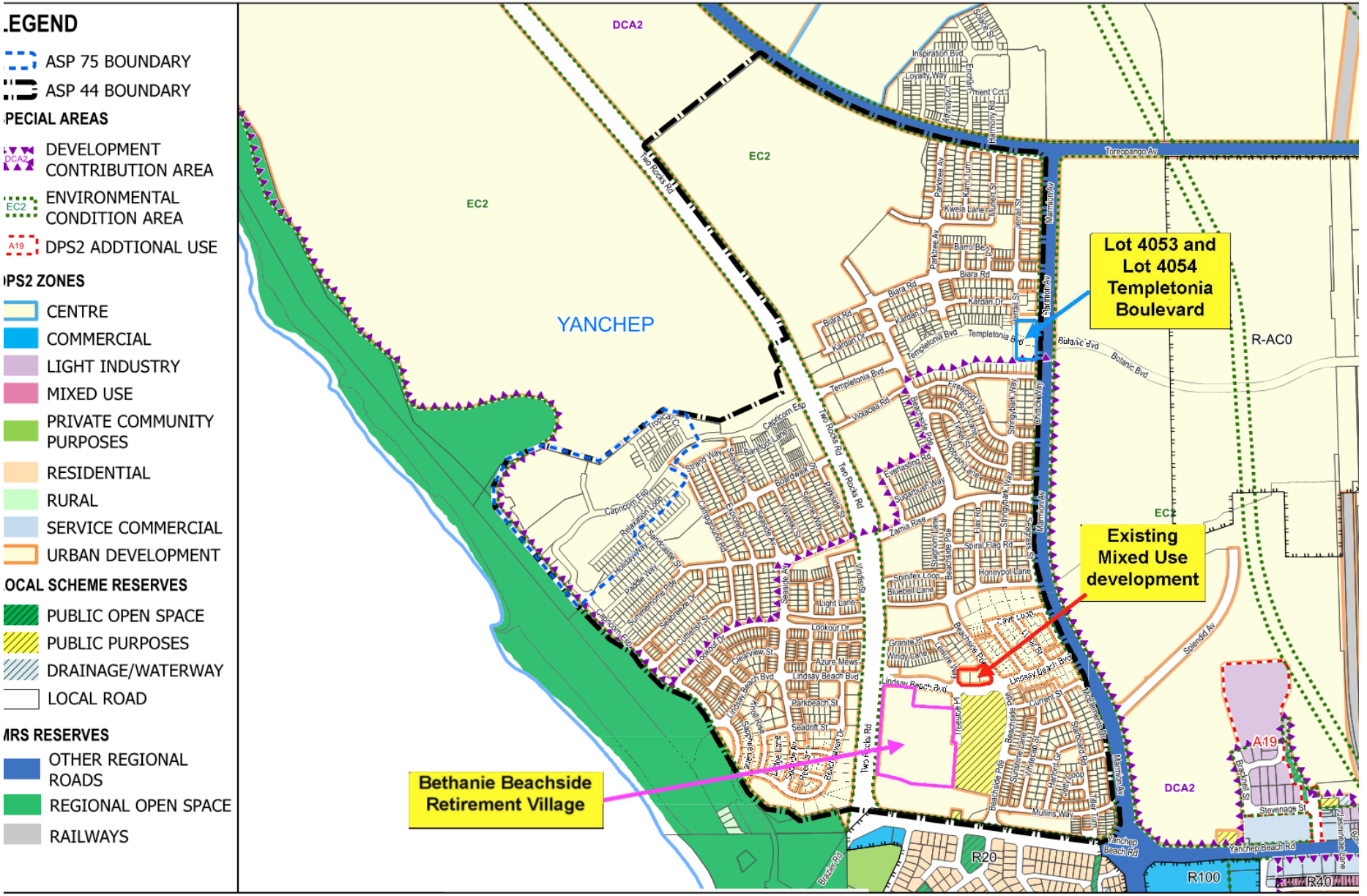
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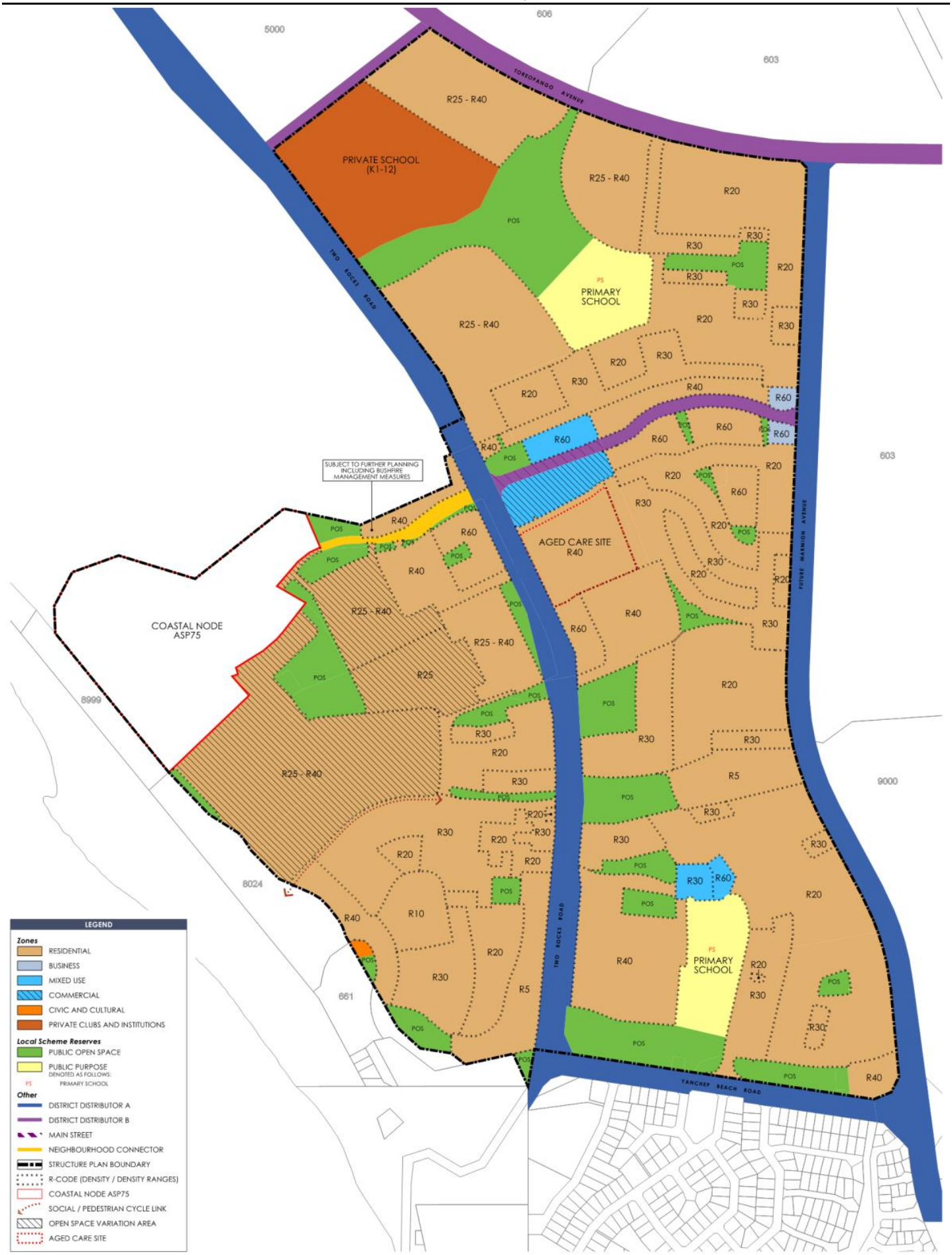
For the motion: **Mayor Aitken, Cr Bedworth, Cr Berry, Cr Coetzee, Cr Huntley, Cr Figg, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright**

Against the motion: **Nil**

Attachments:

1	*Attachment 1 - Scheme Amendment Map Extract - Area Affected by Amendment No. 237 to District Planning Scheme No. 2*	*26/67232*
2	*Attachment 2 - Structure Plan Maps - Capricorn Coastal Village Agreed Local Structure Plan No. 44*	*26/69733*
3	*Attachment 3 - Structure Plan Map - Capricorn Coastal Node Local Structure Plan No. 75*	*26/69743*
4	*Attachment 4 - Yanchep-Two Rocks District Structure Plan Map*	*24/249003*
5	*Attachment 5 - Scheme Amendment Proposal - Amendment No. 237 to District Planning Scheme No. 2*	*26/71377*
6	*Attachment 6 - Regulation 35A Statement - Supporting Amendment No. 237 to District Planning Scheme No. 2*	*26/87028*
7	*Attachment 7 - Track Changes of Recommended Text Amendments - Capricorn Coastal Village Agreed Local Structure Plan No. 44*	*26/86508*
8	*Attachment 8 - Track Changes of Recommended Text Amendments - Capricorn Coastal Node Local Structure Plan No. 75*	*26/86504*


LEGEND
ASP 75 BOUNDARY
ASP 44 BOUNDARY
SPECIAL AREAS
DCA2 DEVELOPMENT CONTRIBUTION AREA
EC2 ENVIRONMENTAL CONDITION AREA
A19 DPS2 ADDTIONAL USE
DPS2 ZONES
CENTRE
COMMERCIAL
LIGHT INDUSTRY
MIXED USE
PRIVATE COMMUNITY PURPOSES
RESIDENTIAL
RURAL
SERVICE COMMERCIAL
URBAN DEVELOPMENT
LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
PUBLIC PURPOSES
DRAINAGE/WATERWAY
LOCAL ROAD
MRS RESERVES
OTHER REGIONAL ROADS
REGIONAL OPEN SPACE
RAILWAYS
YANCHEP
Lot 4053 and Lot 4054 Templetonia Boulevard
Existing Mixed Use development
Bethanie Beachside Retirement Village
R-AC0
R20
R100
R40
0 100 200 Meters
City of Wanneroo
Extract of District Planning Scheme No. 2 Map
ASP 44 & ASP 75 Area and Surrounds
City of Wanneroo
Produced by Customer & Information Services
20/02/2026
KACE : 148747



PLAN 1 STRUCTURE PLAN
Capricorn Coastal Village ASP
Yanchep

0m 40 80 120m
s: 1:7,500@A3
d: 23/01/2020
p: 14/024/080l

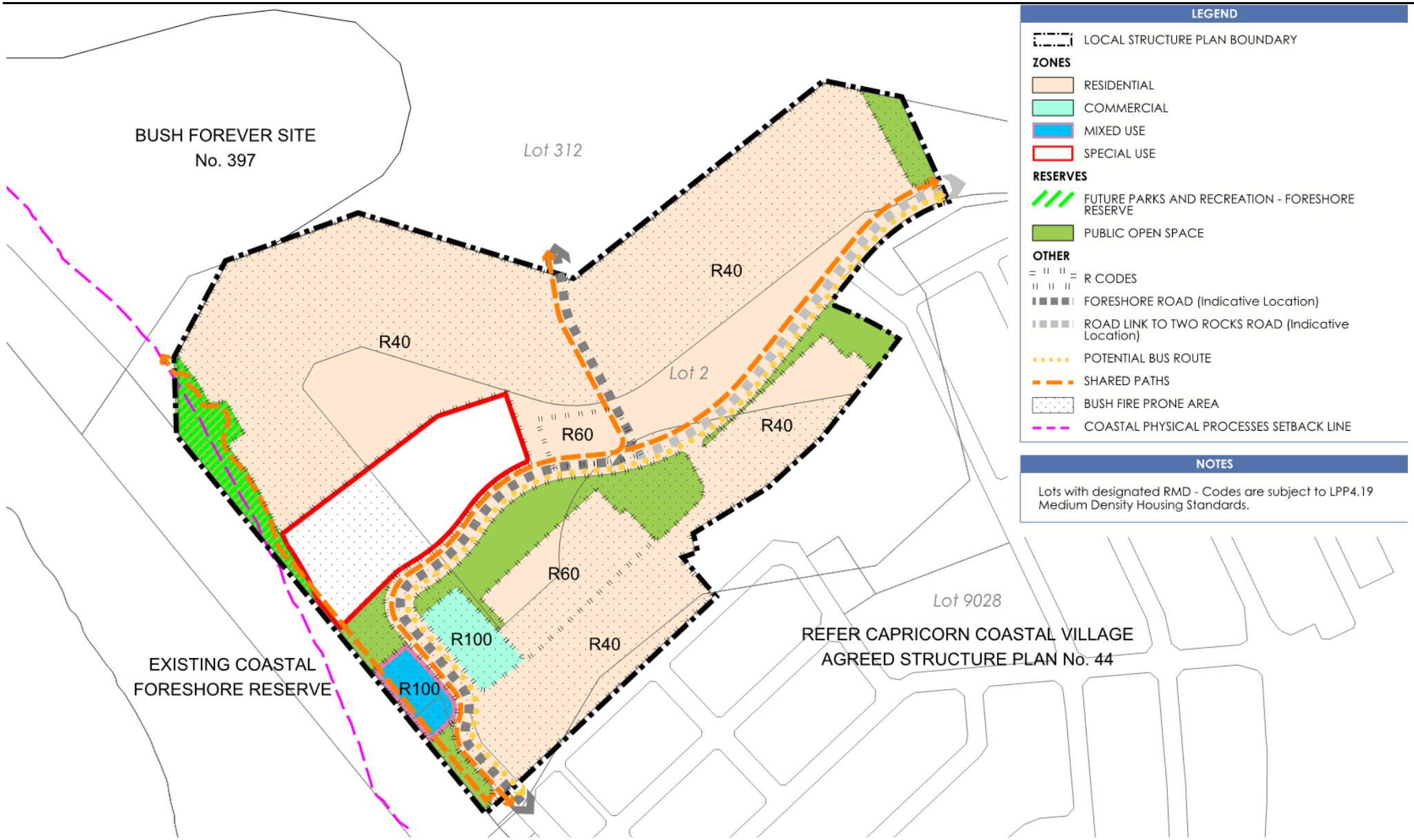
Taylor Burrell Barnett Town Planning and Design
187 Roberts Road Subiaco Western Australia 6008
p: (08) 9382 2911 f: (08) 9382 4586
e: admin@tbbplanning.com.au



PLAN 2 R-CODE & RMD CODE PLAN
Capricorn Coastal Village ASP 44
Yanchep

0m 40 80 120m
s: 1:7,500@A3
d: 23/01/2020
p: 14/024/153

Taylor Burrell Barnett Town Planning and Design
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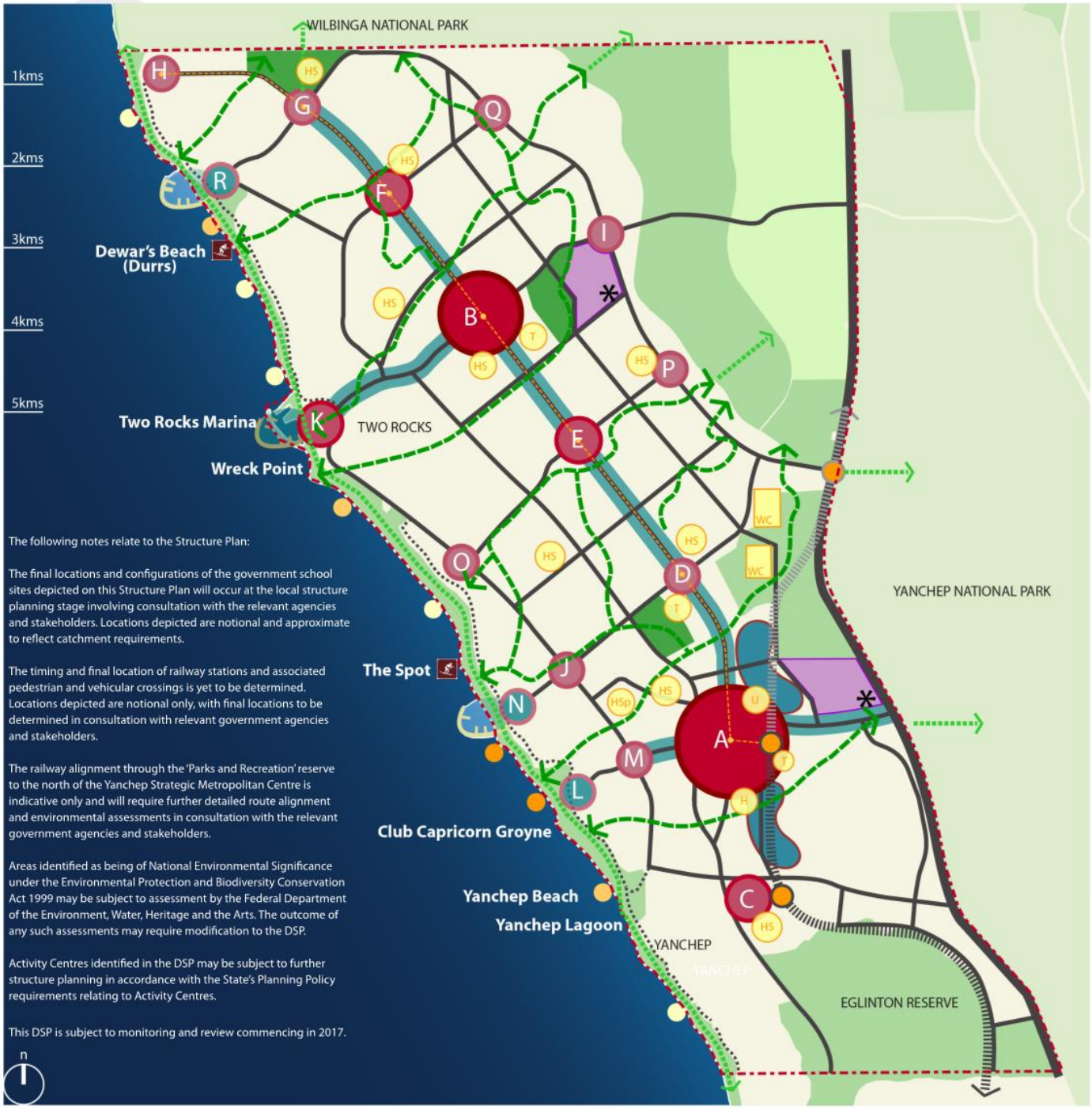
PLAN ONE - STRUCTURE PLAN

Capricorn Coastal Node, ASP 75
YANCHEP

0m 20 40 60m
s: 1:4,000@A4
d: 12/04/2021
p: 14/024/043M

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YANCHEP - TWO ROCKS DISTRICT STRUCTURE PLAN



Amendment No. 237 to District Planning Scheme No. 2 Proposal

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

1. Rezoning various residential lots in portions of the Yanchep locality and within the City of Wanneroo's Capricorn Coastal Village Agreed Local Structure Plan No. 44 and Capricorn Coastal Node Local Structure Plan No. 75 from 'Urban Development' to 'Residential' (with residential density codings of R5, R20, R25, R30, R40 and R60), as shown on the Scheme (Amendment) Maps.

2. Rezoning Lot 8057 (318) Capricorn Esplanade, Yanchep (on DP: 429573) from 'Urban Development' to 'Residential' (R40), as shown on Scheme (Amendment) Map 1.

3. Rezoning the following Crown land parcels for pedestrian accessway from 'Urban Development' to 'Residential' (R20), as shown on Scheme (Amendment) Maps 5 and 7:

    - Lot 8032 (64P) Chittick Way, Yanchep (on DP: 67831);
    - Lot 8031 (46P) Chittick Way, Yanchep (on DP: 67831);
    - Lot 8040 (41P) Firewood Vista, Yanchep (on DP: 67831);
    - Lot 8039 (23P) Firewood Vista, Yanchep (on DP: 67831);
    - Lot 8038 (17P) Firewood Vista, Yanchep (on DP: 67830);
    - Lot 8043 (25P) Tinsel Street, Yanchep (on DP: 69097);
    - Lot 8044 (13P) Tinsel Street, Yanchep (on DP: 69098); and
    - Lot 8023 (128P) Lindsay Beach Boulevard, Yanchep (on DP: 57628).

4. Rezoning the following Crown land parcels for pedestrian accessway from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Maps 3, 5, 6 and 7:

    - Lot 8027 (28P) Seadrift Street, Yanchep (on DP: 52674);
    - Lot 8046 (144P) Beachside Parade, Yanchep (on DP: 69097);
    - Lot 8045 (17P) Hopbush Lane, Yanchep (on DP: 69098);
    - Lot 8035 (38P) Tinsel Street, Yanchep (on DP: 69097);
    - Lot 8036 (22P) Tinsel Street, Yanchep (on DP: 69097);
    - Lot 8037 (12P) Tinsel Street, Yanchep (on DP: 69098);
    - Lot 8029 (14P) Staghorn Lane, Yanchep (on DP: 60316);
    - Lot 8028 (125P) Beachside Parade, Yanchep (on DP: 60316);
    - Lot 8020 (86P) Beachside Parade, Yanchep (on DP: 52675); and
    - Lot 8018 (10P) Harford Grove, Yanchep (on DP: 57628).

5. Rezoning Lot 8011 (119P) and Lot 8016 (147P) Capricorn Esplanade, Yanchep (both on DP: 57657), Crown land parcels for pedestrian accessway, from 'Urban Development' to 'Residential' (R40), as shown on Scheme (Amendment) Map 3.

6. Rezoning Lot 8072 (110) Templetonia Boulevard, Yanchep (on DP: 427804), a Crown land parcel for pedestrian accessway, from 'Urban Development' to 'Residential' (R60), as shown on Scheme (Amendment) Map 5.

7. Reclassifying the following land parcels from 'Urban Development' Zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:

    - Lot 8007 (1) Strand Way, Yanchep (on DP: 405421);

- Lot 8068 (130) Seaside Avenue, Yanchep (on DP: 426335);
- Lot 8069 (20) Shortboard Street, Yanchep (on DP: 426335);
- Lot 8010 (2) Viridis Street, Yanchep (on DP: 69291);
- Lot 8059 (2) Explorer Street, Yanchep (on DP: 400168);
- Lot 8060 (1) Explorer Street, Yanchep (on DP: 400168);
- Lot 8008 (86) Seaside Avenue, Yanchep (on DP: 69291);
- Lot 8002 (63) Beachhaven Drive, Yanchep (on DP: 54875);
- Lot 8013 (120) Capricorn Esplanade, Yanchep (on DP: 57657);
- Lot 8004 (2) Beachhaven Drive, Yanchep (on DP: 49302);
- Lot 8034 (36) Parktree Avenue, Yanchep (on DP: 48287);
- Lot 8001 (1) Templetonia Boulevard, Yanchep (on DP: 72037);
- Lot 8041 (65) Chittick Way, Yanchep (on DP: 75022);
- Lot 8042 (2) Firewood Vista, Yanchep (on DP: 69097);
- Lot 8047 (37) Zamia Rise, Yanchep (on DP: 69098);
- Lot 8021 (5) Leisure Way, Yanchep (on DP: 53310);
- Lot 8022 (20) Granite Place, Yanchep (on DP: 61218);
- Lot 8030 (45) Spinifex Loop, Yanchep (on DP: 60316);
- Lot 8015 (2) Treeside Place, Yanchep (on DP: 53309);
- Lot 8014 (5) Beachside Parade, Yanchep (on DP: 53309);
- Lot 8019 (12) Mullins Way, Yanchep (on DP: 61707); and
- Lot 8017 (24) Harford Grove, Yanchep (on DP: 57628).

8. Rezoning Lot 4053 (115) and Lot 4054 (120) Templetonia Boulevard, Yanchep (both on DP: 427804) from 'Urban Development' to 'Commercial' (R60), as shown on Scheme (Amendment) Map 5.

9. Reclassifying the following road reserves in the Yanchep locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road, as shown on Scheme (Amendment) Maps 1 and 5:

    - Portion of Capricorn Esplanade (on DP: 422559 & DP: 427270);
    - Portion of Summerhome Parade (on DP: 422559 & DP: 426652);
    - Paddle Way (on DP: 422559, DP: 426652, DP: 423847 & DP: 420826);
    - Portions of Holiday Way (on DP: 422559, DP: 423847 & DP: 420826);
    - Pastime Way (on DP: 429978 & DP: 423696);
    - Relaxation Loop (on DP: 423696 & DP: 420826);
    - Portion Sandcastle Street (on DP: 427270, DP: 423696 & DP: 420826);
    - Tranquil Way (on DP: 422599);
    - Seamark Road (on DP: 427270 & DP: 429573);
    - Tropical Crescent (on DP: 427270 & DP: 429573);
    - Pier Street (on DP: 429573);
    - Peaceful Lane (on DP: 429573);
    - Portion Seaside Avenue (on DP: 427270);
    - Shortboard Street (on DP: 422591 & DP: 426335);
    - Recreation Way (on DP: 422591 & DP: 426335);
    - Umbrella Grove (on DP: 428602 & DP: 430467);
    - Barefoot Lane (on DP: 426335 & DP: 430467);
    - Stroll Lane (on DP: 428602);
    - Portion of Templetonia Boulevard (on DP: 427804);
    - Portion of Parktree Avenue (on DP: 427804); and
    - Portion of Jerrail Street (on DP: 427804).

10. Rezoning Lot 2000 (93) and Lot 2001 (99) Lindsay Beach Boulevard, Yanchep (both on DP: 65152) from 'Urban Development' to 'Mixed Use' (R30), as shown on Scheme (Amendment) Map 6.

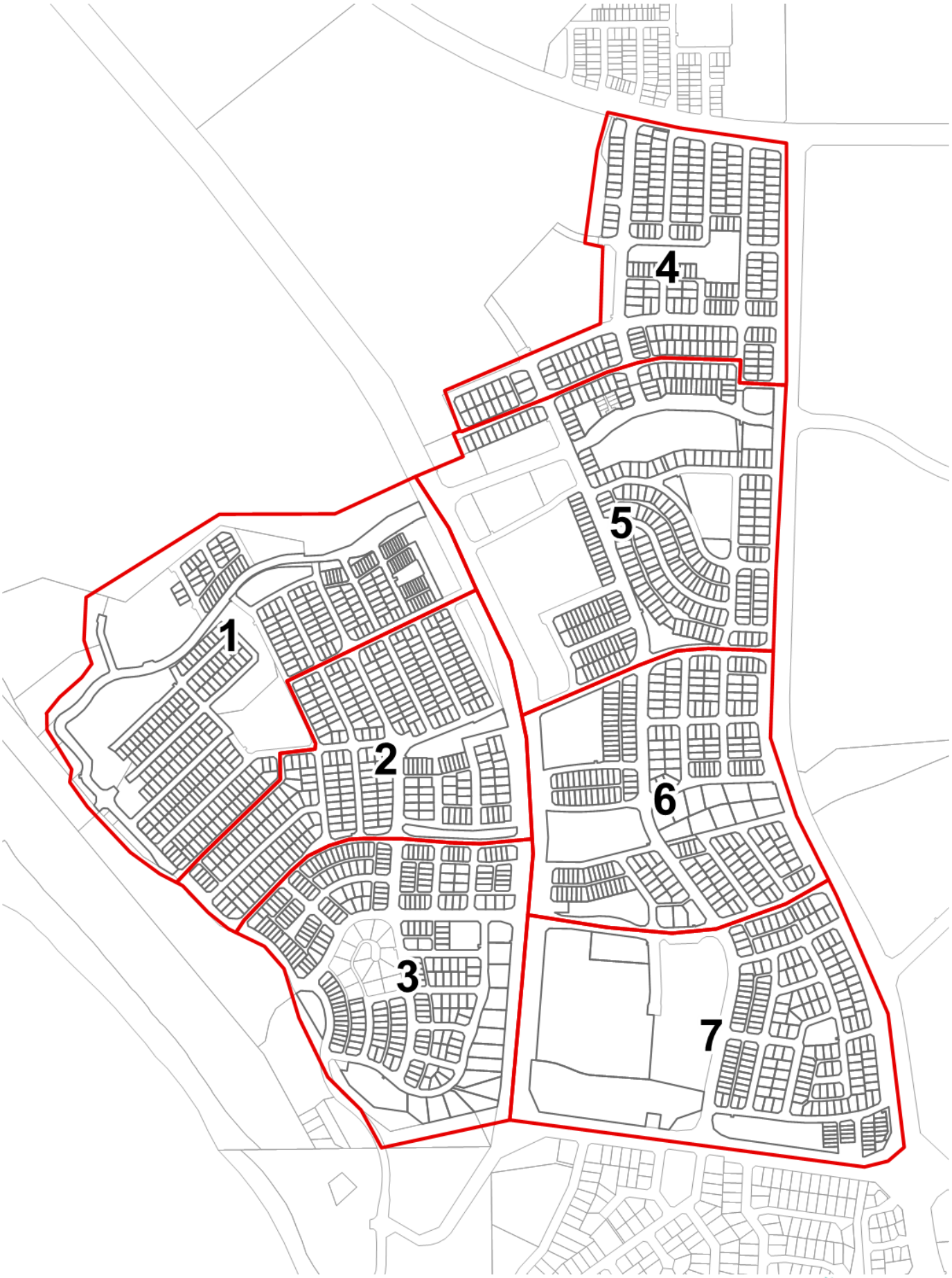
11. Rezoning Lot 615 (105) Lindsay Beach Boulevard, Yanchep (on DP: 53318) from 'Urban Development' to 'Mixed Use' (R60), as shown on Scheme (Amendment) Map 6.

12. Rezoning Lot 444 (629) Two Rocks Road, Yanchep (on DP: 49294) from 'Urban Development' to 'Residential' (R40), as shown on Scheme (Amendment) Map 7.

13. Amending Schedule 17 (Land Use Permissibility for Structure Plans and Precinct Structure Plans) of the Scheme text to delete the following:

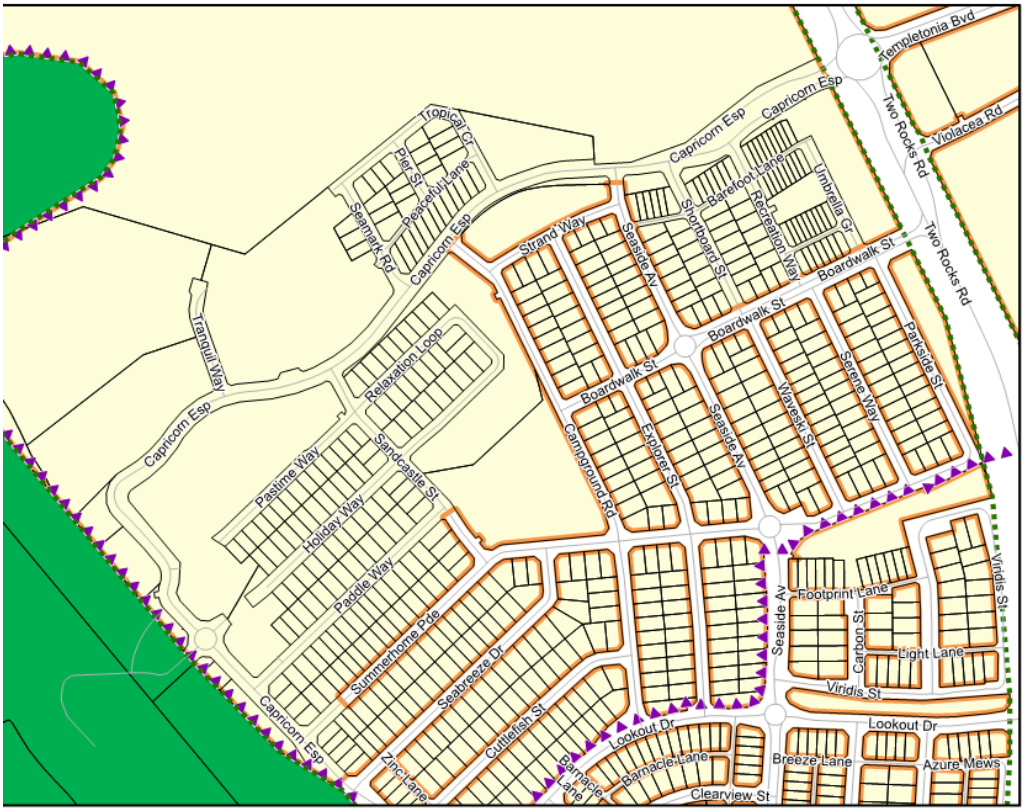
Structure Plan	Precinct/Zone	Equivalent Scheme Zone
Structure Plan No. 44 Capricorn Coastal Village	Commercial	Commercial
	Business	Commercial

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 237 - MAP INDEX



City of Wanneroo
Produced by Customer & Information Services
06/02/2026
KACE : 144822

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

- Development Contribution Area
- Environmental Condition Area

DPS2 ZONES & RESERVES

- URBAN DEVELOPMENT

MRS RESERVES

- REGIONAL OPEN SPACE

N
W E
S



SCHEME (AMENDMENT) MAP 1

LEGEND

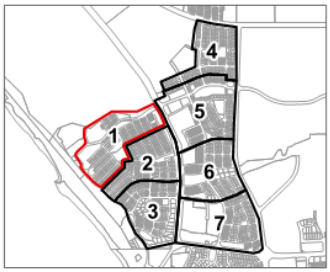
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

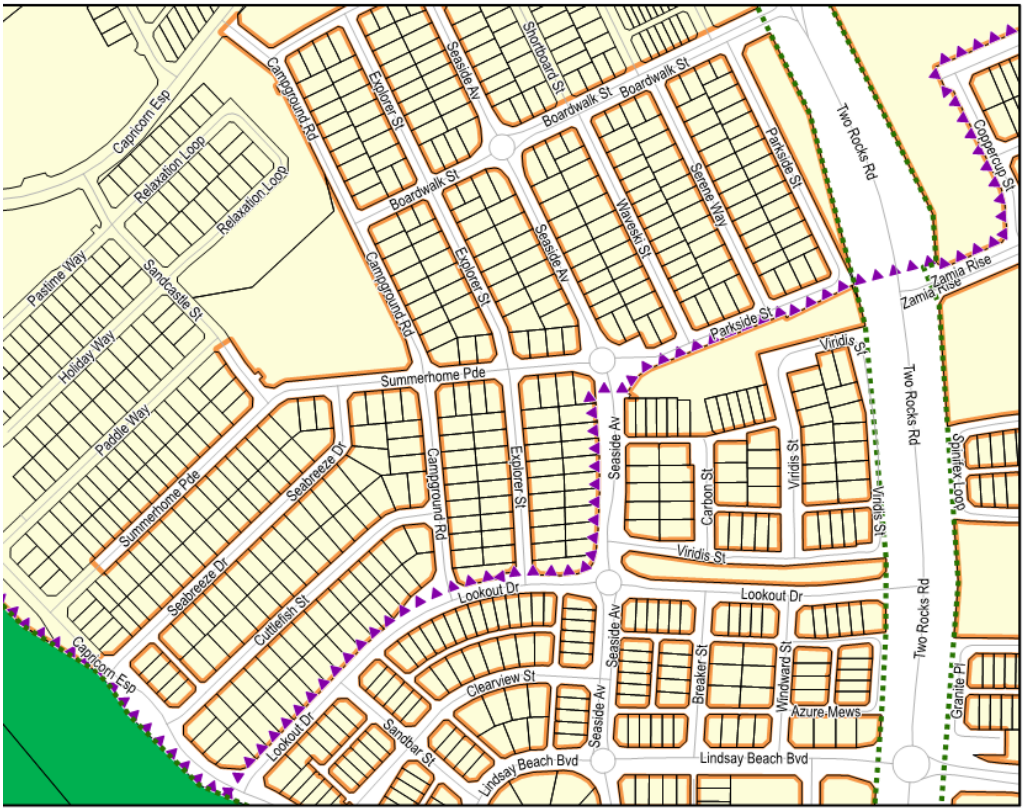
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- LOCAL ROAD



City of Wanneroo
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CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

- Development Contribution Area
- Environmental Condition Area

DPS2 ZONES & RESERVES

- URBAN DEVELOPMENT

MRS RESERVES

- REGIONAL OPEN SPACE

N
W E
S



SCHEME (AMENDMENT) MAP 2

LEGEND

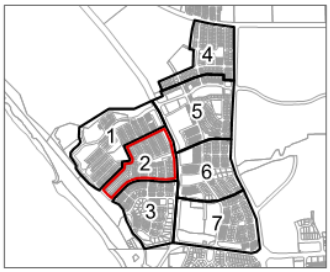
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

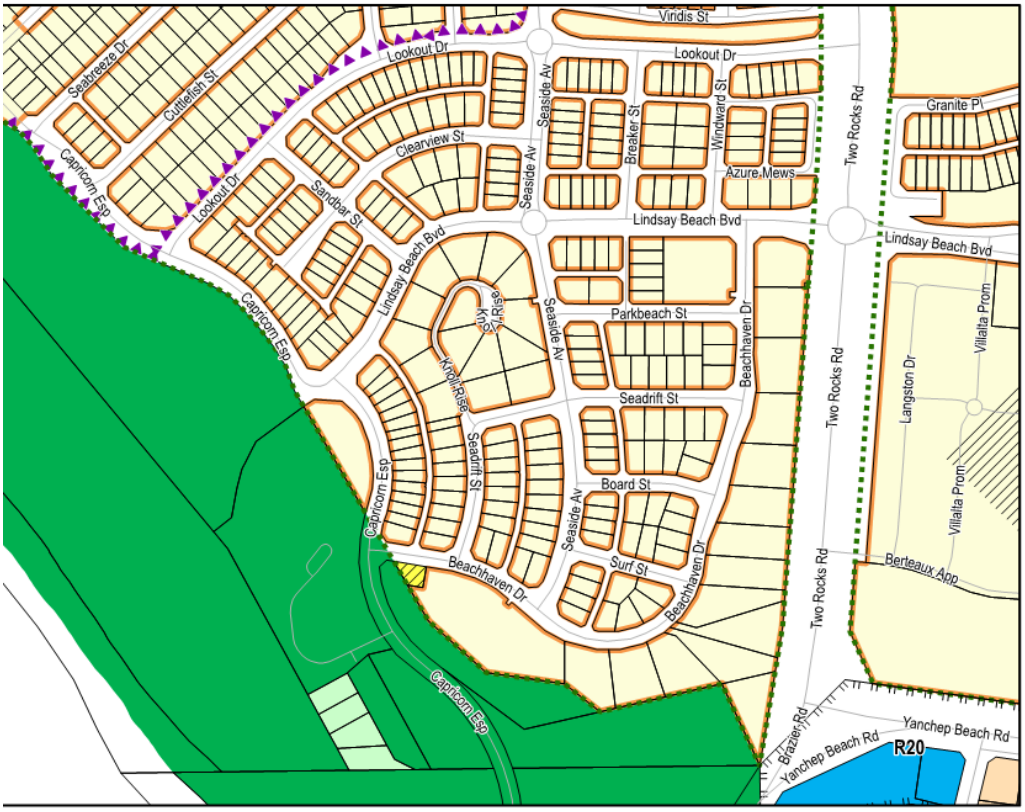
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



City of Wanneroo
Produced by Customer & Information Services
16/02/2026

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

- R20 R-CODE
- Development Contribution Area
- Environmental Condition Area

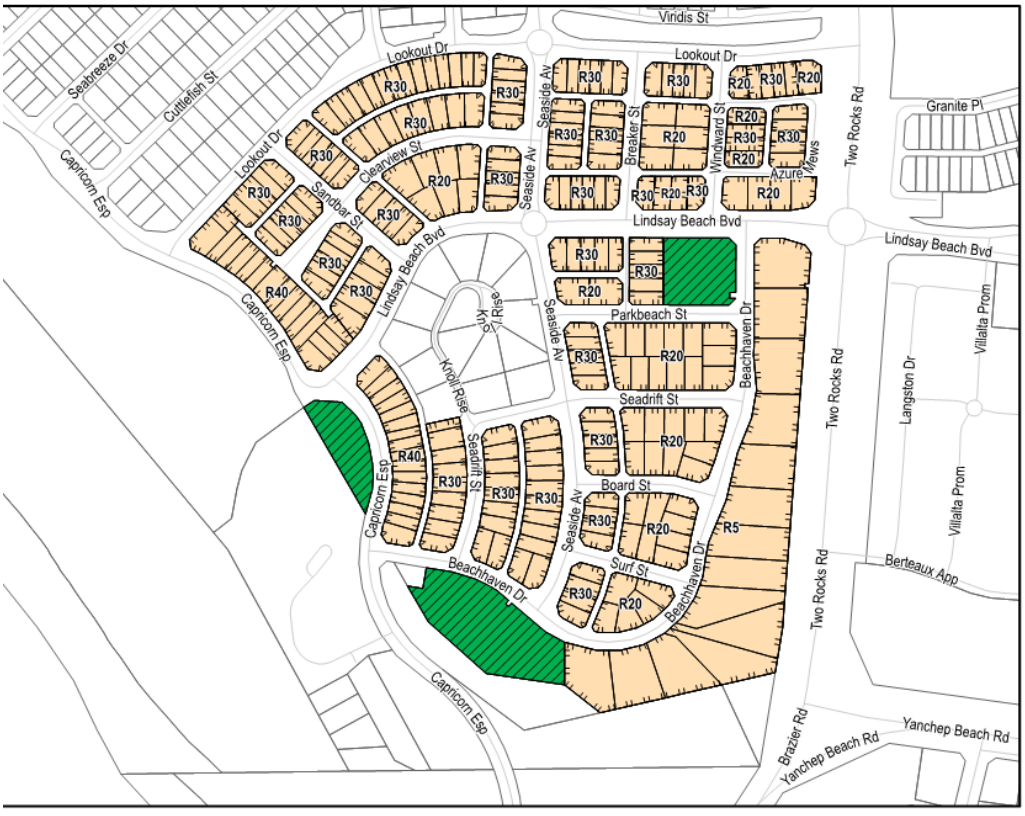
DPS2 ZONES & RESERVES

- COMMERCIAL
- PRIVATE COMMUNITY PURP
- PUBLIC PURPOSES
- RESIDENTIAL
- RURAL
- URBAN DEVELOPMENT

MRS RESERVES

- REGIONAL OPEN SPACE

N W E S



SCHEME (AMENDMENT) MAP 3

LEGEND

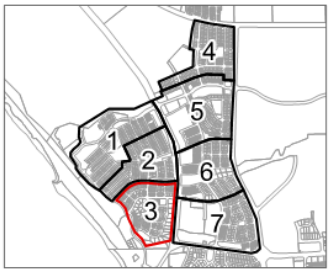
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

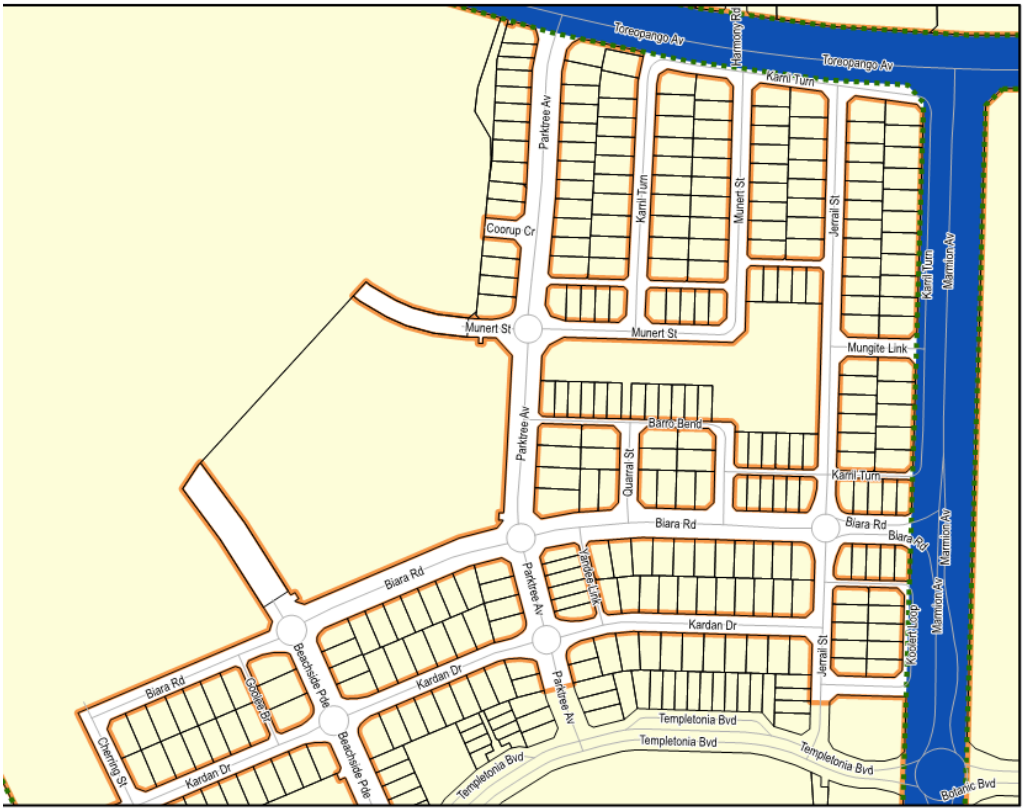
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



City of Wanneroo
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16/02/2026

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

Environmental Condition Area

DPS2 ZONES & RESERVES

URBAN DEVELOPMENT

MRS RESERVES

OTHER REGIONAL ROADS

N
W E
S



SCHEME (AMENDMENT) MAP 4

LEGEND

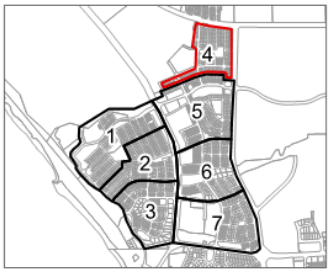
R30 R-CODES

DPS2 ZONES

RESIDENTIAL

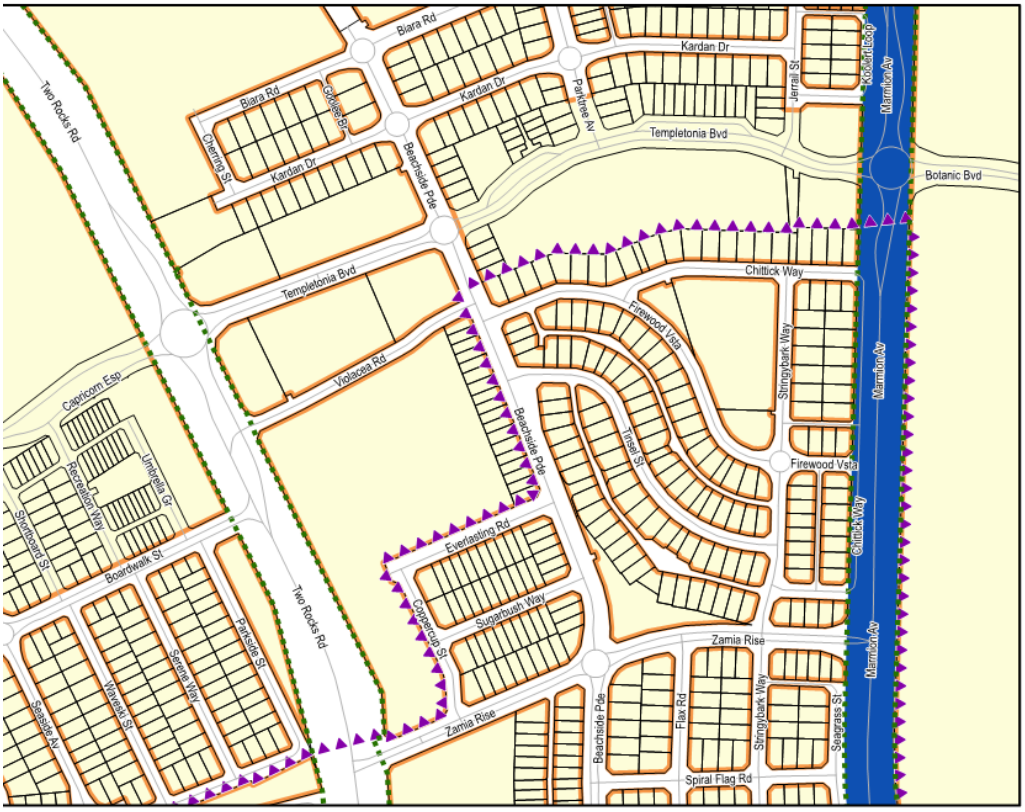
LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE



City of Wanneroo
Produced by Customer & Information Services
16/02/2026

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

Development Contribution Area

Environmental Condition Area

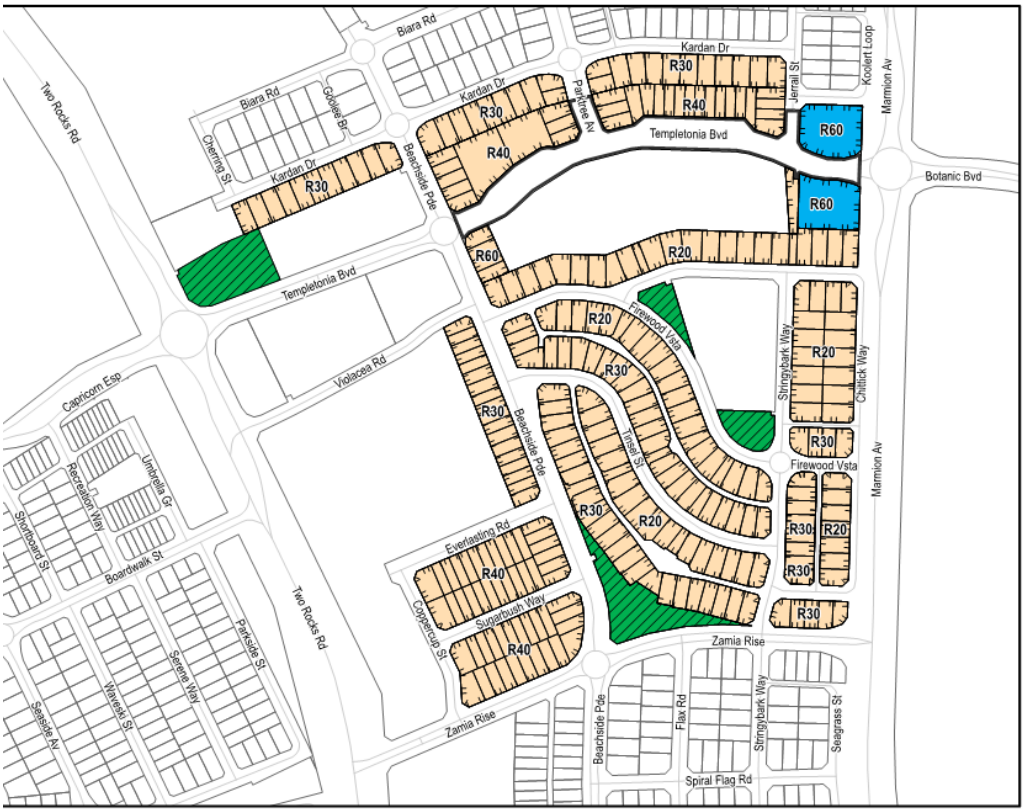
DPS2 ZONES & RESERVES

URBAN DEVELOPMENT

MRS RESERVES

OTHER REGIONAL ROADS

N
W E
S



SCHEME (AMENDMENT) MAP 5

LEGEND

R30 R-CODES

DPS2 ZONES

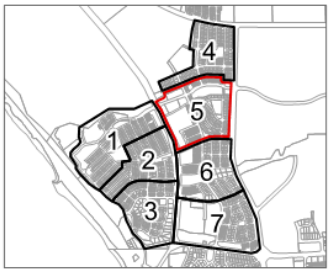
RESIDENTIAL

COMMERCIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

LOCAL ROAD



City of Wanneroo

Produced by Customer & Information Services
24/02/2026

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

Development Contribution Area

Environmental Condition Area

DPS2 ZONES & RESERVES

URBAN DEVELOPMENT

MRS RESERVES

OTHER REGIONAL ROADS

N
W E
S



SCHEME (AMENDMENT) MAP 6

LEGEND

R30 R-CODES

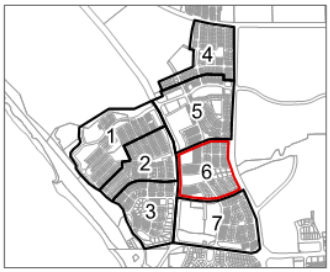
DPS2 ZONES

RESIDENTIAL

MIXED USE

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE



City of Wanneroo

Produced by Customer & Information Services
13/02/2026

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 237



EXISTING ZONE

Meters
0 100 200

LEGEND

- R20 R-CODE
- Development Contribution Area
- Environmental Condition Area

DPS2 ZONES & RESERVES

- COMMERCIAL
- PRIVATE COMMUNITY PURPOSES
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVES

- OTHER REGIONAL ROADS

N W E S



SCHEME (AMENDMENT) MAP 7

LEGEND

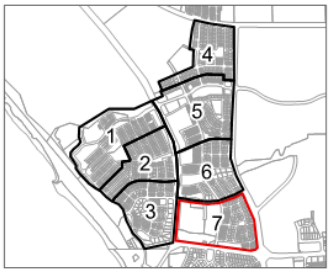
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



City of Wanneroo
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13/02/2026

Amendment No. 237 to District Planning Scheme No. 2

Statement Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plans:

- Yanchep-Two Rocks Agreed District Structure Plan No. 43;
- Capricorn Coastal Village Agreed Local Structure No. 44; and
- Capricorn Coastal Node Local Structure Plan No. 75.

Upon the Local Planning Scheme amendment taking effect:

1. The approval of the Yanchep-Two Rocks Agreed District Structure Plan No. 43 will not be affected.

2. The Capricorn Coastal Village Agreed Local Structure No. 44 is to be amended to the extent as follows:

   a) Plan 1: Structure Plan and Plan 2: R-Code & RMD Code Plan being modified as provided for as Structure Plan (Amendment) Maps in Schedule 1 of this Statement.

   b) The provisions in Clause 5.0 of the structure plan text (Zones, Reserves & Residential Density Codes) being replaced with the following:

      Plan 1 designates the zones and reserves applicable to the Structure Plan area. Plan 1 also shows the land in which zones and reserves are imposed in the Scheme.

      The land use and development objectives for zones imposed through this structure plan are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

   c) Adding the following below the heading '7.0 General Provisions' in the structure plan text – but before the sub-heading '7.1 Residential':

      The development objectives, land use and other planning provisions provided for in this section only apply to the land designated as Residential, Mixed Use and Commercial as shown on Plan 1. This section does not apply to land where these zones are imposed through the Scheme.

   d) Deleting all of Clause 7.3 (Civic and Cultural) and Clause 7.5 (The Business) from the structure plan text, and renumbering Clause 7.4 (Commercial) accordingly.

   e) For the seventh dot point of Clause 8.6 of the structure plan text (Other Provisions), modifying the first sentence so that it states as follows:

      Regardless of whether an area is zoned Residential in the Scheme or designated as such in this structure plan, the following variations to the Residential Design Codes constitute Acceptable Development with respect to all lots coded R20, R25, R30 or R40.

f) For the eighth dot point of Clause 8.6 of the structure plan text (Other Provisions), modifying the words "*RMD 25, RMD 30, RMD 40 and RMD 60*" to "*RMD 25, RMD 30 and RMD 40*".

g) Modifying Clause 8.7 of the structure plan text (Local Development Plans) to correct the references to Clause 6.4 (to Clause 7.3) and Clause 6.2 (to Clause 7.2).

h) For Clause 9 of the structure plan text (Residential Development):

(i) Inserting "*Except where otherwise provided for in the Scheme,*" before the words 'Plan 1' in the first paragraph; and

(ii) Correcting the reference to Clause 10.1 (to Clause 9.1) in the second paragraph.

3. The Capricorn Coastal Node Local Structure Plan No. 75 is to be amended to the extent as follows:

a) Plan 1: Structure Plan being modified as provided for as Structure Plan (Amendment) Map in Schedule 2 of this Statement.

b) The provisions in Clause 1.6 of the structure plan text (Zones and Reserves), prior to Clause 1.6.1, being replaced with the following:

Plan 1 – Structure Plan designates the zones and reserves applicable to the Structure Plan area. Plan 1 also shows the land in which zones and reserves are imposed in the Scheme.

The land use and development objectives for zones imposed through this structure plan are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

c) Adding the following below the heading '1.7.1 Residential Zone Development Provisions' in the structure plan text – but before provision (i):

Except where otherwise explicitly stated, the provisions provided for in this section only apply to the land designated as Residential as shown on ***Plan 1****.*

d) The provisions in the final two paragraphs of Clause 1.7.1(iii) of the structure plan text (Residential Zone Development Provisions) being modified to the following:

The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R40. Except in a situation where an approved LDP imposing R-Code variations applies, the standards set out in the R-MD Codes LPP 4.19 apply to R40 lots regardless of whether the lots are zoned Residential in the Scheme or designated as such in this structure plan.

The Plan 1 – Structure Plan applies an R40 and R60 density coding for the Residential zone.

e) For Clause 1.7.2(v) of the structure plan text (Mixed Use Zone Development Provisions:

(i) Deleting the second paragraph in its entirety; and

(ii) Modifying the final paragraph to the following:

The Plan 1 – Structure Plan applies an R100 density coding to residential components of development within the Mixed Use zone.

The Capricorn Coastal Village Agreed Local Structure No. 44 and Capricorn Coastal Node Local Structure Plan No. 75 are to be amended in response to zoning, local scheme reserves and residential density codings being transferred over into the Local Planning Scheme, as proposed through the Local Planning Scheme amendment. These structure plan will then continue to be operative until their expiry on 19 October 2030 and 6 January 2031 respectively.

REGULATION 35A STATEMENT SCHEDULE 1

Structure Plan (Amendment) Maps for Capricorn Coastal Village Agreed Local Structure No. 44



LEGEND

- REFER TO DETAIL IN DPS2
- STRUCTURE PLAN BOUNDARY

Zones

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- PRIVATE CLUBS AND INSTITUTIONS

Local Scheme Reserves

- PUBLIC OPEN SPACE
- PUBLIC PURPOSE - Primary School
- PS PRIMARY SCHOOL

Others

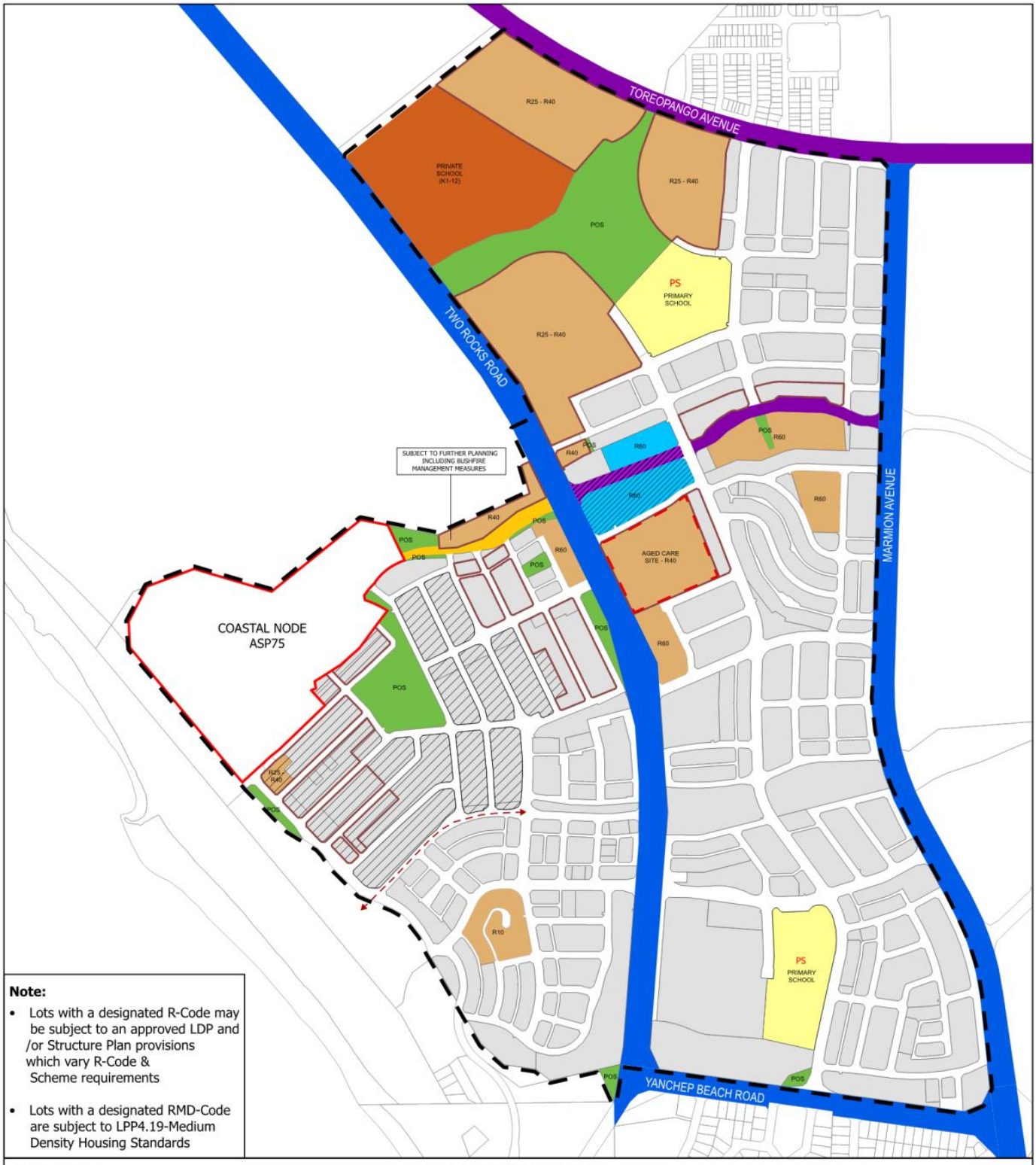
- DISTRICT DISTRIBUTOR A
- DISTRICT DISTRIBUTOR B
- MAIN STREET
- NEIGHBOURHOOD CONNECTOR
- COASTAL NODE ASP75
- SOCIAL / PEDESTRIAN CYCLE LINK
- AGED CARE SITE
- OPEN SPACE VARIATION AREA

0 100 200 Meters

CAPRICORN COASTAL VILLAGE ASP, YANCHEP STRUCTURE PLAN No. 44

PLAN No. 1 - STRUCTURE PLAN

City of Wanneroo
Produced by Customer & Information Services
09/03/2026
KACE : 148746



Note:

- Lots with a designated R-Code may be subject to an approved LDP and /or Structure Plan provisions which vary R-Code & Scheme requirements
- Lots with a designated RMD-Code are subject to LPP4.19-Medium Density Housing Standards

LEGEND

REFER TO DETAIL IN DPS2
STRUCTURE PLAN BOUNDARY

Zones

RESIDENTIAL
MIXED USE
COMMERCIAL
PRIVATE CLUBS AND INSTITUTIONS

Local Scheme Reserves

PUBLIC OPEN SPACE
PUBLIC PURPOSE - Primary School
PS PRIMARY SCHOOL

Others

DISTRICT DISTRIBUTOR A
DISTRICT DISTRIBUTOR B
MAIN STREET
NEIGHBOURHOOD CONNECTOR
COASTAL NODE ASP75
SOCIAL / PEDESTRIAN CYCLE LINK
AGED CARE SITE
OPEN SPACE VARIATION AREA
RMD PROVISIONS APPLY

0 100 200 Meters

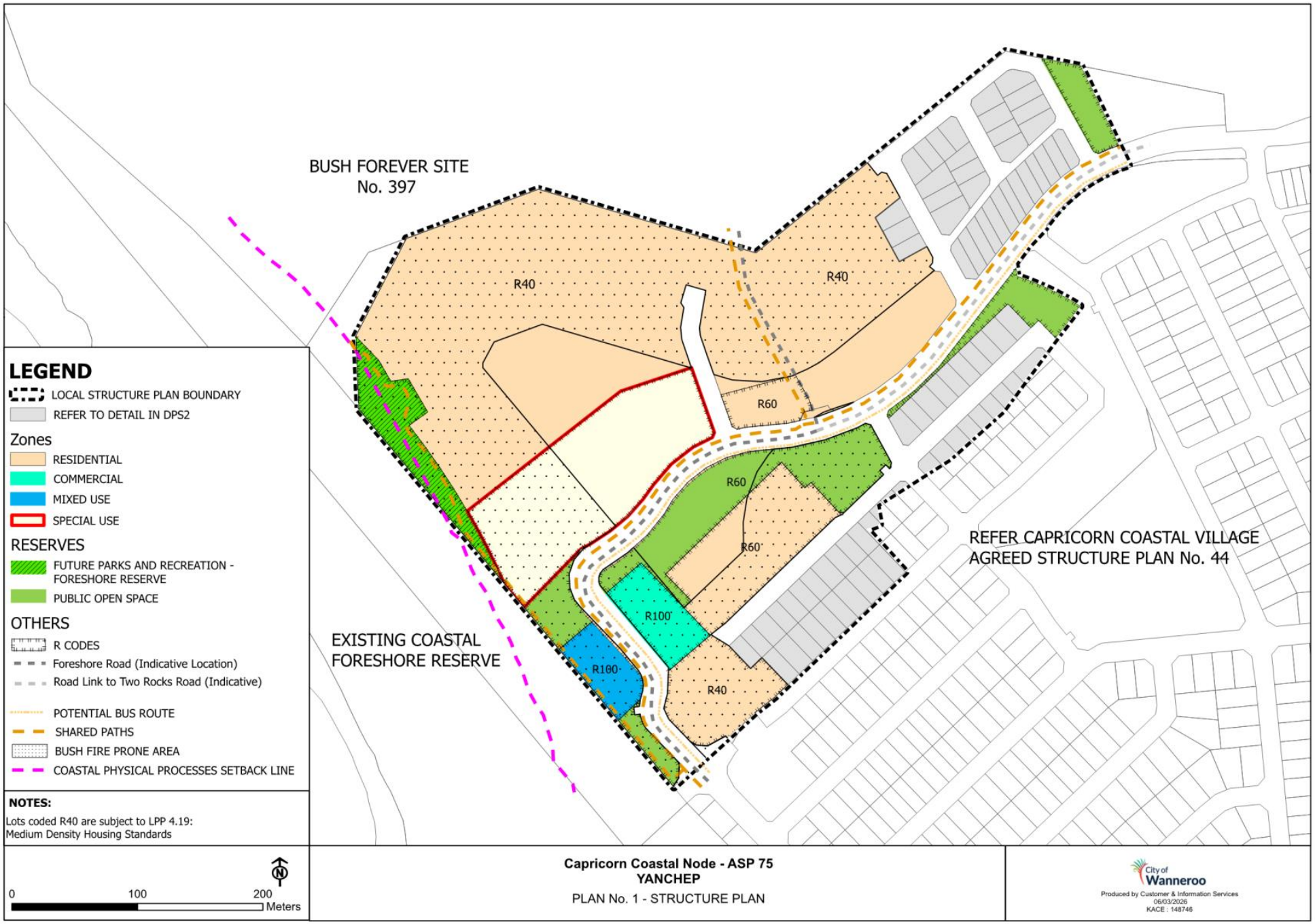
CAPRICORN COASTAL VILLAGE ASP, YANCHEP STRUCTURE PLAN No. 44

PLAN No. 2 - R-CODE & RMD CODE PLAN

City of Wanneroo
Produced by Customer & Information Services
09/03/2026
KACE : 148746

REGULATION 35A STATEMENT SCHEDULE 2

Structure Plan (Amendment) Maps for Capricorn Coastal Node Local Structure Plan No. 75


BUSH FOREVER SITE
No. 397
R40
R40
R60
R60
R60
R100
R100
R40
EXISTING COASTAL
FORESHORE RESERVE
REFER CAPRICORN COASTAL VILLAGE
AGREED STRUCTURE PLAN No. 44
LEGEND
LOCAL STRUCTURE PLAN BOUNDARY
REFER TO DETAIL IN DPS2
Zones
RESIDENTIAL
COMMERCIAL
MIXED USE
SPECIAL USE
RESERVES
FUTURE PARKS AND RECREATION - FORESHORE RESERVE
PUBLIC OPEN SPACE
OTHERS
R CODES
Foreshore Road (Indicative Location)
Road Link to Two Rocks Road (Indicative)
POTENTIAL BUS ROUTE
SHARED PATHS
BUSH FIRE PRONE AREA
COASTAL PHYSICAL PROCESSES SETBACK LINE
NOTES:
Lots coded R40 are subject to LPP 4.19: Medium Density Housing Standards
0
100
200
Meters
Capricorn Coastal Node - ASP 75
YANCHEP
PLAN No. 1 - STRUCTURE PLAN
City of Wanneroo
Produced by Customer & Information Services
06/03/2026
KACE : 148746

Capricorn Coastal Village

Taylor Burrell Barnett

AGREED STRUCTURE PLAN No. 44



May 2021

TABLE OF AMENDMENTS

Each time a Structure Plan is amended, the amendment is to be recorded in the table of amendments at the front of the Structure Plan, including the amendment type (minor or major).

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
1	Minor modifications including; relocation of Aged Care facility, increase in the size of the southern primary school site to 4 hectares, replace western area of POS with R10 density housing, other minor road and density coding variations.	Minor	24 January 2006
2	Minor modifications including; reconfiguration of sections of the local road network; incorporation of new residential mixed use and child care sites; modifications to areas of Public Open Space and other minor density coding variations.	Minor	11 March 2006
3	Major modifications to the Structure Plan design generally north of Lindsay Beach Boulevard including; road alignment, lot configuration, density and location of Public Open Space. Modification to Structure Plan boundary.	Major	21 August 2007
4	Minor modification to provision relating to boundary walls.	Minor	31 August 2010
5	Minor modifications including: local road network and open space in the north-east area, Centre Zone boundary; zoning of school sites; and retail floorspace provision.	Minor	30 November 2010
6	Major modifications to the structure plan design including increasing densities near the Coastal Node, creation of larger Public Open Space area to protect natural high point and grove of mature tree	Major	15 April 2013
7	Minor amendment to allow 'Take Away Food Outlet' as a 'D' discretionary use in the 'Mixed use' zone.	Minor	17 October 2012
8	Minor admenment to vary the minimum open space requriements in the Residential Design Codes for R20-R40 coded lots.	Minor	10 August 2015
9	Modification to the Struccture Plan design in the area bounded by Toreopango Drive, Parktree Avenue, future Primary School and adjoining future POS area, including altering the road layout and removing a small public open space area. Modification to the Structure Plan design in other areas shown as hatched on Plan 1 by simplifying street and lot layout and applying a blanket density code range from R25 to R40 (including locational criteria).	Major	10 August 2015
10	Modification to the Structure Plan boundary and Neighbourhood Centre boundary to include land previously subject to Capricorn Neighbourhood Centre Structure Plan No. 54. Modification to the Structure Plan design by removing street block detail and road network within the amendment area and Centre zones; applying a blanket density code range from R25 to R40; and consolidation of Plans 1, 2 and 3 into one Structure Plan figure.	Major	11 April 2016
11	Modification to the Structure Plan design and boundary to include land formerly subject to Capricorn Neighbourhood Centre Agreed Structure Plan No. 54 and area notated as 'Future ASP', including removing street block detail and road network; reallocation of residential density coding (R30, R40 & R60); consolidation of retail component to proposed commercial zone and identification of mixed use sites; provision of additional POS; removal of 'mixed use' zoning and designation as 'Residential' (R60) within 'Stage 5Z';	Major	27 February 2017

	and changes to the zoning consistent with the requirements of the Planning and Development (LPS) Regulations 2015.		
12	Minor modifications to the Structure Plan land use zones and reserves boundaries to align with approved subdivision layouts and detailed subdivision layouts; POS rationalisation and redesignation of two mixed use sites to business zone.	Major	3 June 2021
13	Modification to the Structure Plan to change the designated density coding of those lots bounded by Lindsay Beach Boulevard, Seaside Avenue, Seadrift Street and Sapphire Lane from R10 to R25.		
14	Minor modification to Structure Plan (Plans 1 & 2) to change the residential density coding for portions of Lot 9070 Stringybark Way and Lot 9074 Two Rocks Road from R60/RMD60 to R40/RMD40 and include adjacent POS.		
15	Various amendments made to the text and maps pursuant to Clause 29(2) of the deemed provisions, to coincide with Amendment No. 237 to District Planning Scheme No. 2		

PART ONE IMPLEMENTATION

1 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Capricorn Coastal Village location consisting of Part Lot 312 and Lots 2, 303 and 304, Two Rocks Road Yanchep, being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (Plan 1).

2 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

a Implementation (Part 1);
b Explanatory section (Part 2):
- Volume 1 - Structure Plan explanatory section
- Volume 2 - Technical Reports

3 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4 OPERATION DATE

This Structure Plan comes into operation when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to section 16 of the Planning and Development Act 2005.

5 ZONES, RESERVES & RESIDENTIAL DENSITY CODES

Plan 1 designates the zones and reserves applicable to the Structure Plan area. Plan 1 also shows the land in which zones and reserves are imposed in the Scheme.

The land use and development objectives ~~of each of the~~ for zones imposed through this structure plan are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

6 RETAIL NETT LETTABLE AREA

The maximum permitted Retail Net Lettable Area (NLA) for the Commercial Centre, as identified on Plan 1, shall not exceed 4,500sqm, unless otherwise specified in Schedule 3 of the Scheme.

7 GENERAL PROVISIONS

The development objectives, land use and other planning provisions provided for in this section only apply to the land designated as Residential, Mixed Use and Commercial as shown on **Plan 1**. This section does not apply to land where these zones are imposed through the Scheme.

7.1 RESIDENTIAL

Objectives

The objectives of the Residential Zone are to:

- maintain the predominantly single residential character and amenity of established residential areas;
- provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;
- provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- provide for compatible urban support services.

Use Permissibility

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

Provisions

All provisions, standards and requirements of the Residential Zone as set out in the Scheme shall apply.

Locational Criteria

The provision of increased density should be focused in high amenity areas such as within town or neighbourhood centres or adjacent to parks, public transport stops or school sites. Future residential development in areas provided with a Residential Density Code range should achieve an average density code of R30.

7.2 MIXED USE

Objectives

The Mixed Use Zone is intended to accommodate a mixture of residential development with small-scale business in a primarily residential scale environment. The predominant uses will be residential, office, consulting, dining and limited retail uses, occupying the street frontage of lots.

Use Permissibility

In addition to the uses permitted under the Scheme in the Mixed Use Zone, the following shall be a "D" Use in this zone:

(i) Shop with a net lettable area of up to 130m^2.

(ii) Take Away Food Outlet

Provisions

All provisions, standards and requirements of the Mixed Use Zone as set out in the Scheme shall apply.

Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Mixed Use Zone:

- Mixed use development should be designed with a degree of adaptability to allow for change of use and dwelling size over time to respond to changing needs.
- Mixed Use development along the main street should contribute to the amenity and activation of the public realm.

~~7.3 CIVIC AND CULTURAL~~

~~Objectives~~

~~The objective of the Civic and Cultural Zone is to make specific provision for public facilities such as government offices, halls, theatres and art galleries.~~

~~Use Permissibility~~

~~In addition to the uses permitted under the Scheme in the Civic and Cultural Zone, the following shall be a "D" Use in this zone:~~

~~(i) Take-away food outlet.~~

~~Provisions~~

~~All provisions, standards and requirements of the Civic and Cultural Zone as set out in the Scheme shall apply.~~

~~7.4~~7.3 COMMERCIAL

Objectives

The Commercial Zone is intended to accommodate retailing, entertainment, professional offices, business services and residential uses commensurate with the scale of a Neighbourhood Centre. Development of single residential dwellings is not encouraged within the Commercial Zone.

The Commercial Zone is intended to be the main activity hub and symbolic heart for the Capricorn Village community. In addition to servicing the daily and weekly needs of the community, the mixture of residential dwellings, office based employment generation, shops and cafés will ensure the centre remains active during the day and after hours. Overall the Commercial Zone aims to become an accessible, open and attractive hub that imparts a sense of community ownership.

Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Commercial Zone:

- The centre should be designed to facilitate pedestrian movement into the centre and along the main street.
- Development should ensure direct commercial activation of the main street.
- Development should maximise amenity and urban design quality along the main street.

Local Development Plan

In accordance with Clause 47 (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 this structure plan requires LDPS to be prepared for the area; as such no development should be commenced or carried out in the Commercial Zone until a LDP has been prepared and adopted pursuant to Part 6, Clause 47 of the Planning and Development (Local Planning Schemes) Regulations 2015.

~~7.5 THE BUSINESS~~

~~Objectives~~

~~The Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.~~

~~(i) provide for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets as well as complementary business services;~~

~~(ii) ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.~~

~~Provisions~~

~~All provisions, standards and requirements of the Business Zone as set out in the Scheme shall apply.~~

8 SPECIAL PROVISIONS

8.1 ENVIRONMENTAL CONDITIONS

In accordance with the Scheme, environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in a Statement under Section 48F of the Environmental Protection Act, shall be incorporated into the Scheme by provisions made in Schedule 12 of the Scheme contemporaneously with the making of the Scheme or amendment.

Lots 303 and 304 within the Project Area are subject to Environmental Conditions which require the preparation of the following relevant Environmental Management Plans:

- Drainage, Nutrient and Water Management Plan
- Foreshore Management Plan

These Management Plans have been prepared by ATA Environmental on behalf of the landowner. A copy of the Environmental Conditions and Statement is contained in Appendix 1. The requirements of the Management Plans shall be implemented to the satisfaction of the relevant authority at the specified stage of development / subdivision.

- The preparation of appropriate mechanisms to ensure the retention of the natural dunal landform and native vegetation within the low density R5 lots prior to subdivision of these areas.
- The preparation of a flora and fauna management strategy prior to the subdivision of land within the Project Area (including any soil disturbance or earthworks) to provide for the relocation and/or propagation of native flora and fauna and the implementation of the recommendations of the endorsed strategy.

8.2 BUSHFIRE MANAGEMENT

- Prior to subdivision and development within bushfire prone areas a Bushfire Management Plan is to be prepared where required by State Planning Policy 3. 7 Planning in Bushfire Prone Areas.
- Development identified in a bushfire prone area shall be in accordance with State Planning Policy 3. 7 Planning in Bushfire Prone Areas.

8.3 INFRASTRUCTURE PROVISIONS

- Contributions to infrastructure, the vesting of lands and the construction of roads to apply upon the subdivision of lands, shall be in accordance with the provisions as set out in the Deed of Variation to the Deed of Infrastructure (refer Appendix 2).
- No more than the number of residential lots referred to in the Western Australian Planning Commission's Policy, 'Allocation of Dwelling Units in the Yanchep - Two Rocks District', or such greater number determined by the Commission after a review of Dwelling Unit Allocation are to be created until regional traffic access is improved by the dedication and construction of Marmion Avenue between Kingsbridge Boulevard, Butler and Lagoon Drive, Yanchep. A traffic impact assessment will be required for all non residential developments to ensure no additional impact on Wanneroo Road.

- A strategy for the construction of the regional roads referred to in the deed of infrastructure between the proponent and the Western Australian Planning Commission on a traffic needs basis and the implementation of the strategy recommendations.

REGIONAL ROAD	CONSTRUCTION
Yanchep Beach Road duplication between Marmion Avenue and Two Rocks Road including the roundabout at the intersection of Yanchep Beach Rd and Two Rocks Road	Prior to 50% of clearances for lots contained within the Capricorn Coastal Village Structure Plan have been issued.
50% of Marmion Avenue between Yanchep Beach Road and Toreopango Avenue	Prior to 80% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.
50% of Toreopango Avenue along the northern boundary of the Structure Plan	Prior to 90% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.

- The staging for the construction of arterial roads will be considered as part of the preparation of the District Structure Plan. If the arterial roads reach capacity then the upgrading shall occur on an abuttal basis unless otherwise agreed by Council.
- The finalisation of the Neighbourhood Integrator Strategy to address the form, function and staging for the upgrade of Two Rocks Road (including the one way pair system and the early provision of a pedestrian cycle access to Yanchep Beach Road) prior to subdivision of land within the Project Area and the recommendations of the strategy being implemented.
- The construction of the foreshore road proposed to link with Brazier Road in association with the subdivision of the adjacent land and / or prior to 50% of the clearances for lots contained within that portion of the C.C.V.S.P area located west of Two Rocks Road.
- Agreement to be reached between the proponent, the City and Main Roads WA with respect to the location, cost and construction of schedule of proposed traffic signals within the LSP Area prior to the issue of titles for adjacent land.

8.4 NOISE ATTENUATION

- The neighbourhood centre is intended as a hub of activity and vitality and some noise can be expected from the permitted uses in the centre such as cafes, restaurants and taverns etc. All development is required to meet the appropriate noise attenuation standards outlined by the Building Code of Australia (BCA). However, noise attenuation measures are to be applied within reason and are not intended to prevent permitted uses being developed due to onerous attenuation measures.
- Development adjacent Two Rocks Road should have consideration to State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations.

8.5 PUBLIC OPEN SPACE

- The provision of public open space shall be in accordance with the Agreed Structure Plan.

- A minimum 10% open space allocation will be required across the entire Local Structure Plan area.

8.6 OTHER PROVISIONS

- The searching and clearance of unexploded ordnance prior to the staged subdivision or other development works (including any soil disturbance or earthworks) proceeding within the Project Area and arrangements being made to ensure purchasers and successors in title of the proposed lots are made aware of the matter of unexploded ordnance (including a Memorial on Title and Notification on Contracts of Sale).
- The finalisation and implementation of the Economic Development Initiatives Strategy for the Project Area in accordance with the Memorandum of Understanding between Tokyu Corporation, which expands upon the IDEAS project to incorporate additional local initiatives in order to expand employment opportunities for the existing community.
- The construction of bulk earthworks over the proposed area of active open space adjoining the northern primary school site will be required, at the cost of the subdivider, at the time the adjoining land is further subdivided.
- The relocation of the existing waste water treatment facility that exists within the Project Area and the relevant clearances being received from the Department of Environment and Conservation for associated land prior to residential development occurring on the land to the west of Two Rocks Road. The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development/subdivision.
- The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development / subdivision.
- Prior to any subdivision and/or development occurring on the proposed R5 (Conservation Lots), the proponent shall prepare and implement appropriate management provisions to ensure the retention of the natural dunal landform and native vegetation to the satisfaction of the City of Wanneroo. In this regard, Local Development Plans (LDP) and/or Restrictive Covenants (129 BA) may be utilised for this portion of the Structure Plan to ensure design coordination and integration.
- Regardless of whether an area is zoned Residential in the Scheme or designated as such in this structure plan, ~~T~~the following variations to the Residential Design Codes constitute Acceptable Development with respect to all lots coded R20, R25, R30 or R40. The intention of the provisions is to maximise the opportunity for passive surveillance and passive solar design and improve the relationship between the private realm of the dwelling and the public realm of the street, whilst not being overly prescriptive to ensure the lots can accommodate a range of standard housing designs and remain affordable.
- Development within areas identified on Plan 2 as subject to RMD 25, RMD 30~~,~~ and RMD 40 ~~and RMD 60~~ is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium-Density Housing Standards (R-MD).

Any single house development that complies with the Residential Design Codes, the following variations and/or any adopted Detailed Area Plan does not require separate planning approval or consultation with surrounding landowners. The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

1. Street Setbacks

a. Front loaded lots (i.e. lots that gain access from the street that is the primary frontage): Garages must be setback a minimum of 0.5m behind the front dwelling alignment.

b. Front loaded lots opposite POS and all laneway lots: Minimum 3m and maximum 4.5m. For laneway lots abutting POS, this setback applies to the boundary abutting POS.

2. Boundary Wall (for all lots less than 12m in width only)

a. One boundary wall for the dwelling is mandatory;

b. May be located on either or both boundaries for lots generally orientated north--- south; and

c. Mandatory on the southern side and permitted on both boundaries of lots generally orientated east-west.

3. Outdoor Living Area

a. To be located on the northern side of lots generally orientated east-west.

4. Vehicular Access

a. All laneway lots shall gain vehicle access from the rear laneway only.

5. Minimum Open Space (% of site)

a. For lots coded R20 and R25, within the Open Space Variation Area, the minimum total open space shall be 40% of the site area.

b. For lots coded R30 and R40, within the Open Space Variation Area, the minimum total open space shall be 30% of the site area.

- The western portion of the proponent's landholding, which is reserved for Parks and Recreation under the Metropolitan Region Scheme is to be ceded free of cost to the Crown as a Foreshore Reserve at the time of subdivision of the abutting land in accordance with Western Australian Planning Commission Policy.

8.7 LOCAL DEVELOPMENT PLANS

LDPs shall be prepared and implemented by the City of Wanneroo pursuant to Part 6, Clause 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to subdivision and/or development of:

- Lots smaller than 260m^2;
- Lots with direct boundary frontage to an area of POS;
- Lots deemed to be impacted by noise as identified in the Noise Assessment;
- Lots with rear-loaded vehicular access;

- Lots within the 'Commercial' zone (prior to development, refer Clause ~~6.4~~7.3); and
- Mixed Use sites establishing design criteria that facilitate intensification, adaptable and generational change of use (refer Clause ~~6.2~~7.2).

LDPs being prepared and approved for lots comprising one or more of the above site attributes shall address the following as a minimum, where necessary:

i) Surveillance of POS;
ii) Vehicular access and garage locations for rear-loaded lots;
iii) Vehicular and pedestrian access, parking and service areas;
iv) Building height;
v) Setbacks;
vi) Adaptable dwelling design that can facilitate intensification and generational change of use; and
vii) Noise management.

9 RESIDENTIAL DEVELOPMENT

Except where otherwise provided for in the Scheme, Plan 1 defines either the Residential Density Code or the Residential Density Code range that apply to specific areas within the Structure Plan.

Where Plan 1 prescribes a Residential Density Code Range, a Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan and the Residential Density Ranges identified on Plan 1 and the locational criteria contained in Clause ~~10.1~~9.1.

The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.

Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

A Residential Density Code Plan is not required if the WAPC considers that the subdivision is for one or more of the following:

i) the amalgamation of lots;
ii) consolidation of land for "superlot" purposes to facilitate land assembly for future development;
iii) the purposes of facilitating the provision of access, services or infrastructure; or
iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential.

9.1 LOCATIONAL CRITERIA

For areas identified as having a Residential Density Code range on the Structure Plan, the allocation of residential densities shall be in accordance with the following criteria:

a) R25-R40 Range

i) an average density code of R25 shall generally be provided for all residential lots.

ii) medium densities of R30 or R40 shall generally be provided for residential lots accessed by a rear laneway and/or lots directly fronting or adjacent to areas of POS.

Capricorn Coastal Node

Structure Plan No. 75



August 2017

DOCUMENT STATUS

14/024 Capricorn Coastal Node Structure Plan No. 75	Revision	Reviewer	Date Issued
Prepared By: **Taylor Burrell Barnett Town Planning and Design** 187 Roberts Road SUBIACO WA 6008 Phone: 9382 2911 Fax: 9382 4586 admin@tbbplanning.com.au In association with: Roberts Day City of Wanneroo	1	RC	05.03.2015
	2	RC	29.04.2015
	3	RC	26.05.2015
	4	MW	10.06.2015
	5	RC	19.08.2015
	6	RC	21.12.2015
	Amnt 1	RC	18.08.2017
	Amnt 2	ME	1.04.2021
	Amnt 3	JC	TBA

TABLE OF AMENDMENTS

Each time a Structure Plan is amended, the amendment is to be recorded in the table of amendments at the front of the Structure Plan, including the amendment type (minor or major).

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
Amendment 1	Undertake changes to the Agreed Structure Plan document by: • Including reference to RMD 40 & RMD 60 in Part 1, Section 1.7.1 for the Residential zone. • Including reference to RMD 60 in Part 1, Section 1.7.2 for the Mixed Use zone. • Including the following text within Part 1 – Sections 1.7.1 and 1.7.2; • 'The City of Wanneroo's Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Codes variations for lots applies, the standards set out in R-MD Codes LPP 4.19 apply to this Local Structure Plan. • Updating Plan 1 with RMD Codes and include a note in the legend as follows: *'Lots with a designated RMD-Code are subject to LPP4.19-Medium Density Housing Standards'.*	Major	25 July 2017
Amendment 2	• Minor modifications to the Structure Plan land use zones and reserves boundaries to align with approved subdivision layouts and detailed subdivision layouts; POS rationalisation and deletion of the Permanent Residential Development Excluded area.	Major	03 May 2021
Amendment 3	Various amendments made to the text and maps pursuant to Clause 29(2) of the deemed provisions, to coincide with Amendment No. 237 to District Planning Scheme No. 2		

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PART 1 IMPLEMENTATION

1.1 STRUCTURE PLAN AREA

The Capricorn Coastal Node Structure Plan (Structure Plan) shall apply to the area defined by the black dashed line on **Plan 1 – Structure Plan**.

1.2 PURPOSE

The Capricorn Coastal Node is intended to become a tourist and recreational coastal activity destination. This Structure Plan provides the planning framework to guide subsequent detailed urban design and development of the centre. This Structure Plan constitutes a Structure Plan prepared pursuant to the City of Wanneroo District Planning Scheme No. 2 (the Scheme).

1.3 STRUCTURE PLAN CONTENT

Part 1 – Implementation
Contains the structure plan map and outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the structure plan applies.

Part 2 – Explanatory Section and technical appendices
Supports the structure plan contained in Part 1 by providing the background and explanatory information used to prepare the structure plan.

1.4 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

Within the Structure Plan report, the term 'local government' refers to the City of Wanneroo.

Holiday Home means a dwelling which may also be used for short term accommodation but does not include a bed & breakfast.

Retail NLA shall have the same meaning as given to the term 'net lettable area' in Appendix 1 of State Planning Policy 4.2 *Activity Centres for Perth and Peel*.

Serviced Apartment means a group of units or apartments providing:

(a) self-contained accommodation for short term guests; and

(b) any associated reception or recreation facilities.

Short term accommodation has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended).

1.5 OPERATION DATE

This Structure Plan comes into operation when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to section 16 of the *Planning and Development Act 2005*.

1.6 ZONES AND RESERVES

The **Plan 1 – Structure Plan** designates the zones and reserves applicable to the Structure Plan area. Plan 1 also shows the land in which zones and reserves are imposed in the Scheme.

The land use and development objectives ~~of each of the~~for zones imposed through this structure plan are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

1.6.1 RESIDENTIAL ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Residential zone, the following objectives apply within the Structure Plan:

(a) Promote development that is conducive to the establishment of home based businesses.

(b) Provide for predominantly residential and short term accommodation uses that may be made up of one or a mix of the following types:

- Short term accommodation;
- Grouped or Multiple Dwellings; and
- Single Dwellings.

(c) Provide an appropriate interface between future development and public open space surrounding the Structure Plan area.

1.6.2 MIXED USE ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Mixed Use zone, the following objectives apply within the Structure Plan:

(a) Provide an area of transition between the Commercial zone and the surrounding residential area.

(b) Build coastal facilities with opportunities for festive, entertainment, leisure, recreational and artisan experiences.

(c) Be designed in scale and accessibility for pedestrians to linger.

(d) Be intricately connected to the natural coastal ecology.

(e) Final road alignments, public open space and indicative lot configuration providing for a flexible and adaptive road layout and local-scale coastal activity centre and complementing the existing environment.

(f) Land Use and development that is complementary to the Commercial zone comprising the predominant retail components of the Capricorn Coastal Node, and the Capricorn Village Neighbourhood Centre.

1.6.3 COMMERCIAL ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Commercial zone, the following objectives apply within the Structure Plan:

(a) Facilitate the development of a compact and accessible local-scale coastal activity node.

(b) Provide for a suitable amount of retail and compatible commercial, short-stay and tourism, recreation, entertainment and residential land uses.

(c) Complement and not compete with the conventional day-to-day retail, commercial and civic services offered in the Capricorn Village Neighbourhood Centre.

1.6.4 SPECIAL USE ZONE OBJECTIVES

The following objectives apply within the Special Use zone within the Structure Plan:

(a) Provide for a range of short-stay accommodation types for varying budgets with a tourism focus including motel, hotel and resort land uses; and incidental non-residential land uses.

(b) Integrate the built form within the coastal landscape having regard to changes in coastal processes over time. In this regard natural topography should be maintained as much as possible and the architecture, colour and landscaping should have regard to and complement the natural coastal character.

(c) Tourist / recreational facilities such as swimming pools, tennis courts, function rooms, and day spa may be provided, noting that non-tourism related retail, commercial and service facilities would be more appropriately located in the Mixed Use and Commercial zones.

1.7 DEVELOPMENT PROVISIONS

1.7.1 RESIDENTIAL ZONE DEVELOPMENT PROVISIONS

Except where otherwise explicitly stated, the provisions provided for in this section only apply to the land designated as Residential as shown on **Plan 1**.

i. Land Use Permissibility:

The permissibility of any use class within the Residential Zone is indicated in Table 1 of the Scheme.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above dwelling/ garage).

iii. Residential Density:

A target of minimum 15 dwellings per gross urban hectare shall be achieved within the Residential zone. Proposed subdivisions creating single residential lots must demonstrate how this can be achieved.

The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-~~R60~~R40. Except in a situation where an approved LDP imposing R-Code variations applies, the standards set out in the R-MD Codes LPP 4.19 apply to R40 lots regardless of whether the lots are zoned Residential in the Scheme or designated as such in this structure plan ~~this Local Structure Plan~~."

The **Plan 1 – Structure Plan** applies an ~~RMD40~~ R40 and ~~RMD60~~ R60 density coding for the Residential zone.

iv. Parking:

'Foreshore Road' and 'Road Link to Two Rocks Road': On street parking shall be maximised. Provision shall be made along both roads for suitable pedestrian crossings, street trees and landscaped verge areas, bus stops, and street furniture where appropriate.

1.7.2 MIXED USE ZONE DEVELOPMENT PROVISIONS

i. Land Use Permissibility:

The permissibility of any use class within the Mixed Use zone is indicated in Table 1 of the Scheme. Land uses at ground level within the Mixed Use zone adjacent to the Coastal Foreshore Reserve shall be non-residential.

In accordance with the Scheme, the following uses are determined to be consistent with the objectives and purposes of the Mixed Use zone within the structure plan area and, in considering an application for planning approval, shall follow the procedures for a 'D' use under the Scheme:

- Holiday Home , and;
- Serviced Apartment.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above a dwelling/garage).

iii. Subdivision and development on land zoned Mixed Use abutting the Coastal Foreshore Reserve, shall be designed so as to:

a) Maintain public accessibility to the foreshore reserve;

b) Maintain a visual connection to the coast from the Foreshore Road in strategic locations; and

c) Be sympathetic to the coastal environment and landscape.

iv. Local Development Plans:

A Local Development Plan (LDP), prepared pursuant to the Scheme, will be required to address the following:

- Frontage and interface for lots directly abutting public open space and/or the existing Coastal Foreshore Reserve;
- Adaptability to non-residential use over time by providing suitable access, parking, street interface, site layout, building external design, internal building design and facilities.

  Note: Non-residential adaptability of a development is to have regard to the type of building and expected non-residential land use.
- Development on land zoned Mixed Use abutting the Coastal Foreshore Reserve, shall be designed so as to maintain public accessibility and view corridors to the Coastal Foreshore Reserve as generally indicated on **Plan 1 – Structure Plan**;
- Bush Fire Management Plan requirements (for land within a Bush Fire Prone Area, refer **section 1.9**); and
- Other matters referred to in DPS 2 or considered relevant by the local government.

A LDP may be prepared for either the entire zone or for separate street block areas. The local government will not accept a LDP for any area that is spatially smaller than a street block.

Proposals that comply with the provisions of this Structure Plan and an approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

v. Residential Density:

A target of minimum 15 dwellings per gross urban hectare shall be achieved within the Mixed Use zone. Proposed subdivisions creating single residential lots must demonstrate how this can be achieved.

~~The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan."~~

The **Plan 1 – Structure Plan** applies an ~~RMD60 and~~ R100 density coding to residential components of development within the Mixed Use zone.

vi. Parking:

On street parking shall be maximised along the Foreshore Road, as depicted on **Plan 1 – Structure Plan**, and along local access streets in proximity to or abutting the existing Coastal Foreshore Reserve. Provision shall be made along the Foreshore Road where appropriate for suitable pedestrian crossings, street trees and landscaped verge areas, bus stops, street furniture, and a shared path.

The parking standards contained in LDPs shall be guided by the following:

- Parking areas comprising large open expanses of monotonous paving or asphalt shall be minimised;
- Parking shall be designed wherever possible to complement surrounding built form with the use of screening, planting and/or built form;
- On-site parking requirements shall be minimised, taking into account reciprocity;
- On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered by the local government; and
- Coastal centres have more amplified peak usage on weekends and during the warmer months, therefore to avoid the potential for large underutilised parking areas during off-peak times, multiple purpose sites that can accommodate parking such as grassed areas are encouraged to be used to cater for peak periods.

1.7.3 COMMERCIAL ZONE DEVELOPMENT PROVISIONS

i. Land Use Permissibility:

The permissibility of any use class within the Commercial zone is indicated in Table 1 of the Scheme.

In accordance with the Scheme, the following uses are determined to be consistent with the objectives and purposes of the Commercial zone within the structure plan area and, in considering an application for planning approval, shall follow the procedures for a 'D' use under the Scheme:

- Holiday Home , and;
- Serviced Apartment.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above dwelling/ garage).

iii. Local Development Plans:

A LDP, prepared pursuant to the Scheme, will be required to address the following:

- Land uses at ground level that provide an active commercial frontage;
- Suitable access, parking, street interface, site layout, building external design, internal building design and facilities for commercial development;
- Frontage and interface for lots directly abutting the Foreshore Road;
- Bush Fire Management Plan requirements (for land within a Bush Fire Prone Area, refer **section 1.9**); and
- Other matters referred to in the Scheme or considered relevant by the local government.

A LDP may be prepared for either the entire zone or for separate street block areas. The local government will not accept a LDP for any area that is spatially smaller than a street block.

Proposals that comply with the provisions of this Structure Plan and an approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

iv. Residential Density:

The **Plan 1 – Structure Plan** applies an R100 density coding to residential components of development within the Commercial zone.

v. Parking:

On street parking shall be maximised along the Foreshore Road, as depicted on **Plan 1 – Structure Plan**, and along local access streets within the Commercial zone. Provision shall be made along the Foreshore Road where appropriate for suitable pedestrian crossings, street trees and landscaped verge area, bus stops, street furniture, and a shared path.

The parking standards contained in DAPs shall be guided by the following:

- Parking areas comprising large open expanses of monotonous paving or asphalt shall be minimised;
- Parking shall be designed wherever possible to complement surrounding built form with the use of screening, planting and/or built form;
- On-site parking requirements shall be minimised, taking into account reciprocity; and
- On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered by the local government.

1.7.4 SPECIAL USE ZONE DEVELOPMENT PROVISIONS

i. Zoning Table:

No person shall use any land or any structure or buildings on land in the Special Use zone except for the purpose set out against that land in **Table 1**. All uses not listed in Table 1 are deemed Not Permitted 'X'.

ii. Subdivision and Development on land zoned Special Use abutting the Coastal Foreshore Reserve, shall be designed so as to maintain a pedestrian connection as shown on the Yanchep Two Rocks District Structure Plan No. 43 having regard to coastal physical processes over the longer term.

iii. Development within the Special Use zone is to be separated from the Coastal Foreshore Reserve in a way that provides a clear demarcation between public and private land.

TABLE 1 SPECIAL USE ZONING TABLE

USE CLASS	Land Use Permissibility	USE CLASS	Land Use Permissibility
Amusement Facility/ Parlour	D	Office	D
Art Gallery	D	Park	D
Beauty Parlour	D	Park Home Park	D
Bed & Breakfast	P	Place of Assembly	D
Camping Ground	P	Private Recreation	D
Car Park	P	Public Exhibition Facility	P
Caravan Park	D	Reception Centre	D
Caretaker's Dwelling	D	Restaurant	D
Holiday Village/ Resort	D	Serviced Apartment	D
Hotel	D	Telecommunications Infrastructure	D

USE CLASS	Land Use Permissibility	USE CLASS	Land Use Permissibility
Motel	D		

iv. Local Development Plans:

One LDP shall be prepared for the land zoned Special Use. A LDP, prepared pursuant to the Scheme, will be required to address the following:

- View analysis, including views from within the site and views of the development from the beach and surrounding areas;
- The spatial arrangement of land uses, consistent with **Table 1** Special Use Zoning Table in this Structure Plan;
- Building details including orientation, form, scale, height, colours, materials and roofing;
- Indicative earthworks plan and retaining walls;
- Pedestrian and vehicular access and parking through the site;
- Integration of development and access with the adjoining Mixed Use zone and existing Coastal Foreshore Reserve;
- Safe and controlled beach access in accordance with the Two Rocks Yanchep Foreshore Management Plan;
- Landscape Strategy;
- Building Exclusion Areas within the Coastal Physical Processes Setback area (refer to **section 1.11**);
- Bushfire Management Plan requirements (for land within a Bush Fire Prone Area, refer **section 1.9**); and
- Other matters referred to in the Scheme or considered relevant by the local government.

Proposals that comply with the provisions of this Structure Plan and the approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

1.8 RETAIL NET LETTABLE AREA

Notwithstanding that limited retail may be accommodated within the Mixed Use zone, pursuant to the Scheme for the Commercial zone, the Retail Net Lettable Area (NLA) shall not exceed 1,600m^2. Any increase in the Retail NLA shall be subject to an amendment to this Structure Plan and require a retail assessment report that takes into consideration ongoing tourism demands and adverse impacts on the viability of surrounding centres.

1.8.1 EMPLOYMENT SELF SUFFICIENCY TARGET

Directions 2031 & Beyond and the *Yanchep – Two Rocks District Structure Plan* (DSP) aim to deliver improved levels of employment self-sufficiency (ESS) within the North-West region (encompassing the Cities of Joondalup and Wanneroo). *Directions 2031 & Beyond* has an ESS target of 60% by 2031 and the DSP has an ESS target of 75% for the DSP area. The Structure Plan area will contribute to these ESS targets through the delivery of retail floorspace, commercial floorspace and tourism accommodation. DAPs and development applications within the Mixed Use, Commercial and Special Use zones are to demonstrate the contribution made to the overall ESS targets.

1.9 BUSHFIRE MANAGEMENT

A 100 metre Hazard Separation Zone applies over zoned land depicted as a 'Bush Fire Prone Area' on **Plan 1 – Structure Plan**. Prior to the lodgement of subdivision or development in these areas bushfire mitigation and management measures are to be addressed in accordance with the WAPC's *Planning for Bushfire Protection Guidelines*.

Any relevant class of building identified in *Australian Standard – Construction of Buildings in Bushfire Prone Areas* (AS3959-2009) (or equivalent) to be erected on any lot within the 'Bush Fire Prone Area' as declared in this Structure Plan shall comply with the requirements of AS3959-2009 (or equivalent).

The WAPC, on the advice of the local government and/or the Department of Fire and Emergency Services (DFES), may require a condition at the time of subdivision requiring the preparation, approval and implementation of a Bushfire Management Plan to the specifications of the Responsible Authority.

At the time of subdivision, the extent of the 'Bush Fire Prone Area' may be reviewed to have regard to any changes in the extent of the area subject to a 'Moderate' and/or 'Extreme' bushfire hazard.

1.10 PUBLIC OPEN SPACE PROVISION

Public Open Space Provision shall have regard to the spatial arrangement of public open space as outlined in the Capricorn Coastal Village Agreed Structure Plan No. 44 (ASP 44).

Subdivision within the Mixed Use zone adjacent to the Coastal Foreshore Reserve is to provide 0.2423ha public open space which is located and designed to maximise public accessibility and view corridors to the Coastal Foreshore Reserve.

Note: Two areas of open space, numbered 15 and 16, are identified in ASP 44 for Urban Space (Passive) and, excluding drainage, are documented to provide 0.2423ha out of the 26.7203ha Open Space allocation as contained in Table 1 of the Amendment 9 documentation for the ASP 44.

1.11 COASTAL PHYSICAL PROCESSES SETBACK LINE

A Physical Processes Setback Line, measured from the Horizontal Setback Datum (HSD), is depicted on **Plan 1 – Structure Plan**.

At the time of development, subdivision or strata subdivision in accordance with this Structure Plan and adjacent to the existing Coastal Foreshore Reserve, all land forward of the Physical Processes Setback Line shall be ceded to the Crown as 'Parks and Recreation' reserve for future management by the local government.

Development shall be located behind the Physical Processes Setback Line except where consistent with the requirements of SPP 2.6 *State Coastal Planning Policy*.

A Shared Path is to be provided along the coast, outside of the Coastal Physical Processes Setback area, and subject to detailed design as part of a Foreshore Management Plan.

1.12 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Table 2 outlines requirements for submission at subdivision and/or development.

TABLE 2 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Requirement	Submission Stage
Public Open Space Schedule	Lodgement of subdivision within the Mixed Use Zone where adjacent to the Coastal Foreshore Reserve.
Foreshore Development Concept	Lodgement of subdivision or development within the Mixed Use Zone where adjacent to the Coastal Foreshore Reserve.
Foreshore Management Plan	Condition of subdivision where public access to the Coastal Foreshore Reserve is made available.
Bushfire Compliance Checklist	Lodgement of subdivision or development where land is within a bushfire prone area.
Bushfire Management Plan	Condition of subdivision where land is within a bushfire prone area.

PS04-04/26 Preparation of Amendment No. 238 to District Planning Scheme No. 2 - Normalisation of Land in the East Wanneroo Agreed Local Structure Plan No. 4 Area

File Ref: 55654 – 26/73262
Responsible Officer: Director Planning & Sustainability
Attachments: 6

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

For Council to consider initiating Amendment No. 238 to District Planning Scheme No. 2 (**DPS2**) to normalise the zoning of land affected by the East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 (**ASP 4**).

Background

The land subject to proposed Amendment No. 238 to DPS 2 (**Amendment No. 238**) is located in the Sinagra locality. Amendment No. 238 affects the land over which ASP 4 currently applies (**subject area**).

The subject area is largely zoned Urban Development under DPS 2 as shown on the plan included in **Attachment 1**. The Urban Development Zone is applied as an interim zone for areas undergoing subdivision and development, and forms the basis for preparing structure plans.

ASP 4 was adopted by the Western Australian Planning Commission (**WAPC**) in June 2004 to guide subdivision and development over the subject area. The current ASP 4 structure plan maps are provided in **Attachment 2**. Residential density coding (**R-Coding**) for residential lots is provided through the ASP 4 structure plan mapping. In areas where the structure plan mapping provides an R-Coding range, an R-Code Plan endorsed by the WAPC (refer **Attachment 3**) provides specific R-Codings for individual lots.

To date, ASP 4 has facilitated the creation of approximately 2,000 residential lots through subdivision. Collectively, the structure plan covers an area of approximately 214 hectares, of which approximately 56 hectares is yet to be subdivided.

The Urban Development Zone becomes redundant over land that becomes established through subdivision and development. At that point, the zoning of established areas can undergo ‘normalisation’, meaning that it can be rezoned to a ‘permanent’ zone (such as Residential) that is reflective of land use. Any effect that a structure plan has over such areas can also be removed by way of the amendment.

This process of normalising structure planned areas is part of the City’s ongoing approach to simplify the planning system and reduce complexity for the City’s stakeholders. Normalisation makes it simpler for landowners to understand the relevant planning controls for their property by reducing the number of planning documents relevant to the decision-making process. This aligns with the City’s goal to provide for well-planned land uses to support the economy, the growing community and environment.

Detail

The purpose of Amendment No. 238 is to apply zonings, reserves and R-Codings through DPS 2 over land in the Sinagra locality affected by ASP 4. The full extent of the amendments proposed through Amendment No. 238 (including the Scheme (Amendment) Maps) is detailed in **Attachment 4**. The key features of Amendment No. 238 are summarised below:

- The rezoning of residential lots and pedestrian accessways created through subdivision from Urban Development to Residential. The amendment will impose R-Codings consistent with ASP 4 – or R-Codings endorsed by the WAPC at subdivision stage; and
- Classifying of public open space, road reserves and utility sites in the subject area as corresponding 'Local Scheme Reserves'.

Amendment No. 238 does not affect land parcels in the subject area that are capable of further subdivision – or land parcels yet to be ceded as Crown land for the purpose of public open space. These areas will remain in the Urban Development Zone to ensure ASP 4 remains in effect over these sites.

Subsequent Actions for ASP 4

Any local planning scheme amendment affecting land in a structure plan area requires an accompanying Statement pursuant to the Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**). This Statement (**Reg. 35A Statement**) should detail whether an affected structure plan will be amended, revoked or not subject to change following the approval of a local planning scheme amendment.

In this case, Amendment No. 238 includes a Reg. 35A Statement outlining amendments to ASP 4. The Reg. 35A Statement for Council's resolution is included in **Attachment 5**. The Reg. 35A Statement will then guide amendments to ASP 4 that the WAPC will undertake pursuant to the deemed provisions for local planning schemes (**deemed provisions**) contained in Schedule 2 of the Regulations, following the approval of Amendment No. 238.

Administration considers that the following amendments are needed to ASP 4:

- Updating the structure plan maps to identify areas where zoning and R-coding have been normalised into DPS 2; and
- Modifying the text pertaining to the ASP 4 Residential Precinct, in response to much of that precinct being rezoned to Residential through Amendment No. 238.

Recommended amendments to the ASP 4 text are also detailed as track changes in **Attachment 6**. Recommended amendments to the ASP 4 maps are enclosed within the Reg. 35A Statement for Council's resolution as contained in **Attachment 5**.

DPS 2 Amendment Classification

Amendment No. 238 to DPS 2 meets the following criteria for 'basic amendments' in the context of Regulation 34 of the Regulations:

> *An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan.*

Consultation

Should Council resolve to prepare Amendment No. 238, the amendment will need to be referred to the Environmental Protection Authority (**EPA**) pursuant to Sections 81 and 82 of the *Planning and Development Act 2005.*

Administration is not satisfied that the legislation exempts the need for Amendment No. 238 to be referred to the EPA (being Section 81(2) of the *Planning and Development Act 2005,* Section 48AAA(2) of the *Environmental Protection Act 1986* and Regulation 33C of the *Environmental Protection Regulations 1987*).

The Regulations do not require 'basic amendments' to be advertised unless the Minister for Planning directs the City to advertise pursuant to Regulation 61(1). Alternatively, should the WAPC not consider the amendment to be a 'basic amendment', the City may be directed to advertise the amendment as a 'standard amendment' or 'complex amendment' as the case may require.

Comment

Regulation 35A Statement

The Regulations (Regulation 35A) make provision for when an amendment to a local planning scheme affects a structure plan area, the amendment must include a Statement that when the amendment takes effect:

(a) the approval of the structure plan is to be revoked; or
(b) the structure plan is to be amended in accordance with the Statement; or
(c) the approval of the structure plan is not affected.

In this case, Administration is therefore proposing that Amendment No. 238 include a Reg. 35A Statement in accordance with Regulation 35A(b), detailing how ASP 4 will be amended. As outlined previously, a Reg. 35A Statement has been prepared for Council's consideration and is provided in **Attachment 5**. Following the approval of Amendment No. 238, the amendment to ASP 4 will then be processed by the WAPC pursuant to Clause 29A of the deemed provisions.

Normalising established parts of the ASP 4 area would mean that DPS 2 would take precedence in respect to zoning, R-Coding and land use. As a result, the subsequent amendment to ASP 4 will recognise that such detail has been inserted into DPS 2.

Differences between Structure Plans and DPS 2 Amendment

In regard to zoning, reservations and R-Coding, there are minor differences between what is proposed through Amendment No. 238 (refer **Attachment 4**) and what is currently depicted on the ASP 4 Structure Plan map (refer **Attachment 2**).

Administration has undertaken a detailed examination of all amendments to ASP 4 since its initial adoption and identified minor discrepancies within the structure plan maps. What was found was that R40 codings previously approved over select sites appear to have been removed and replaced with R20 codings. There is no record or documented rationale (either from the initial ASP 4 adoption or subsequent amendments) to explain this change.

The sites where these discrepancies exist are Lots 331-332 Brolo Way and Lots 1-7 Vinci Entrance, Sinagra. The mark-ups in **Attachment 2** identify the locations of these sites. Consistent with previous planning decisions (but inconsistent with the detail shown on the ASP 4 maps in Attachment 2), Amendment No. 238 proposes to apply an R40 coding over these lots.

Administration maintains that Amendment No. 238 meets the criteria for 'basic amendments' as detailed above, as it remains consistent with previous planning decisions made in respect to ASP 4.

Development Contribution Implications

The subject area is situated within 'DCA 3' relating to the East Wanneroo Cells 1 to 9 Development Contributions Area, as indicated on the Scheme Map extract provided in **Attachment 1**. Schedule 14 of the DPS 2 text then provides the 'contribution arrangements' for the DCA 3 area.

Amendment No. 238 does not seek to amend any of the provisions in Schedule 14 of the DPS 2 text – or change the extent of the development contribution area 'DCA 3' as shown on the Scheme Map. Therefore, what Amendment No. 238 is proposing will not affect the development contribution arrangements in place.

Statutory Compliance

Amendment No. 238 to DPS 2 (and the subsequent actions to the relevant structure plan) will be processed and considered in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Strategic Implications

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

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	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.8 Decision Making	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
General Counsel		Manage

The above risk relating to the issues contained within the report has 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

Amendment No. 238 is being processed noting the guidance for the amendment of structure plans contained within WAPC-prepared '*WA Planning Manual: Guidance for Structure Plans*'.

Financial Implications

Costs in preparing Amendment No. 238 to DPS 2 – and assisting the WAPC in amending ASP 4 – can be met from the current Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:-

1. **Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 238 to District Planning Scheme No. 2, to amend the local planning scheme to the extent outlined in Attachment 4;**

2. **Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* RESOLVES that Amendment No. 238 to District Planning Scheme No. 2 include the Statement as provided in Attachment 5;**

3. **Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 238 to District Planning Scheme No. 2 is a 'basic amendment' for the following reason:**

   "An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan."

4. **Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005*, REFERS Amendment No. 238 to District Planning Scheme No. 2 to the Environmental Protection Authority;**

5. **AUTHORISES the Mayor and the Chief Executive Officer to SIGN and SEAL Amendment No. 238 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;**

6. **Pursuant to Regulation 58 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROVIDES Amendment No. 238 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and**

7. **REQUESTS the Western Australian Planning Commission, pursuant to Schedule 2, Clause 29A(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* amend the City of Wanneroo's East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 to the extent outlined in Attachment 5, after the Minister for Planning approves Amendment No. 238 to District Planning Scheme No. 2.**

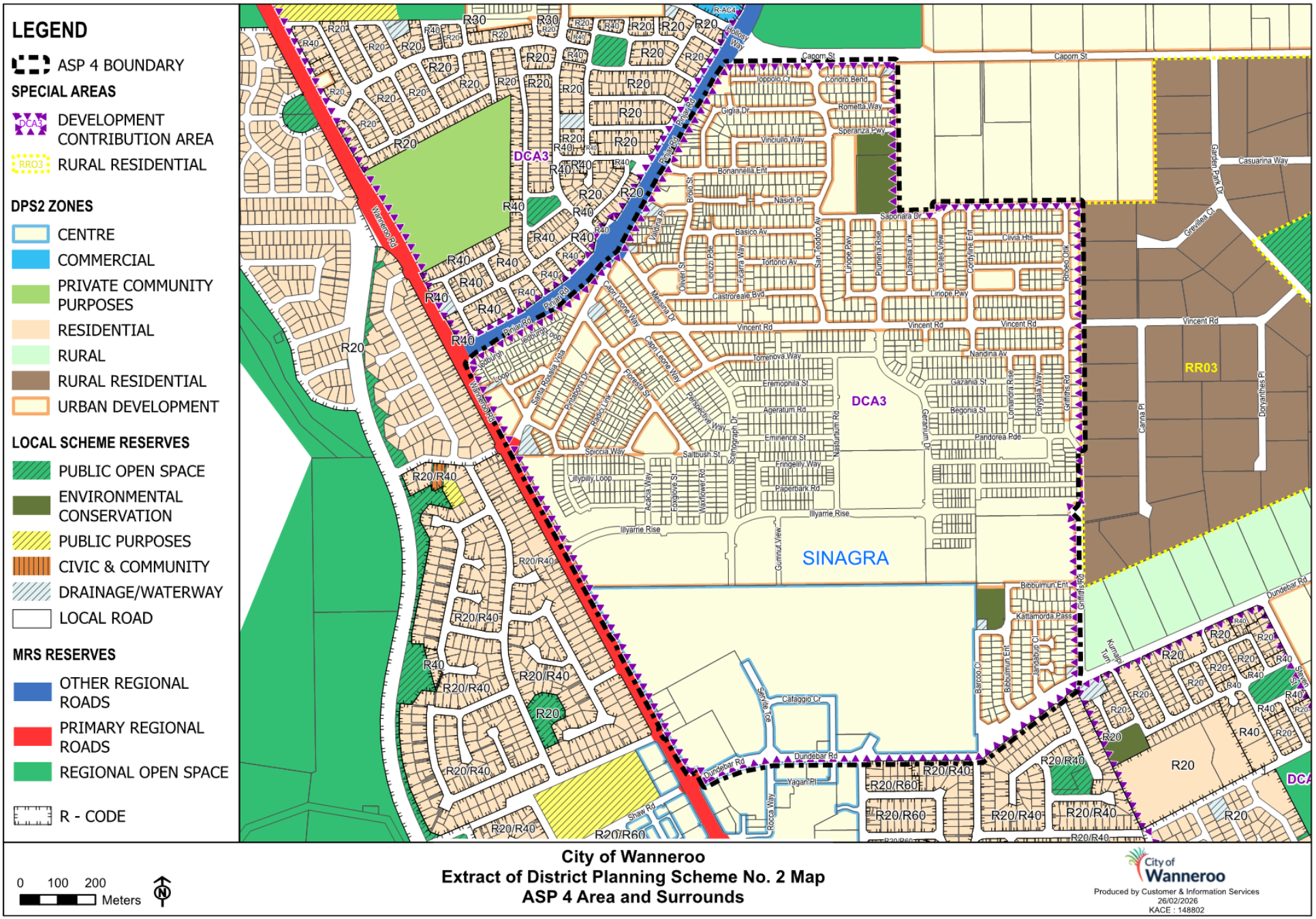
CARRIED UNANIMOUSLY
***13/0**

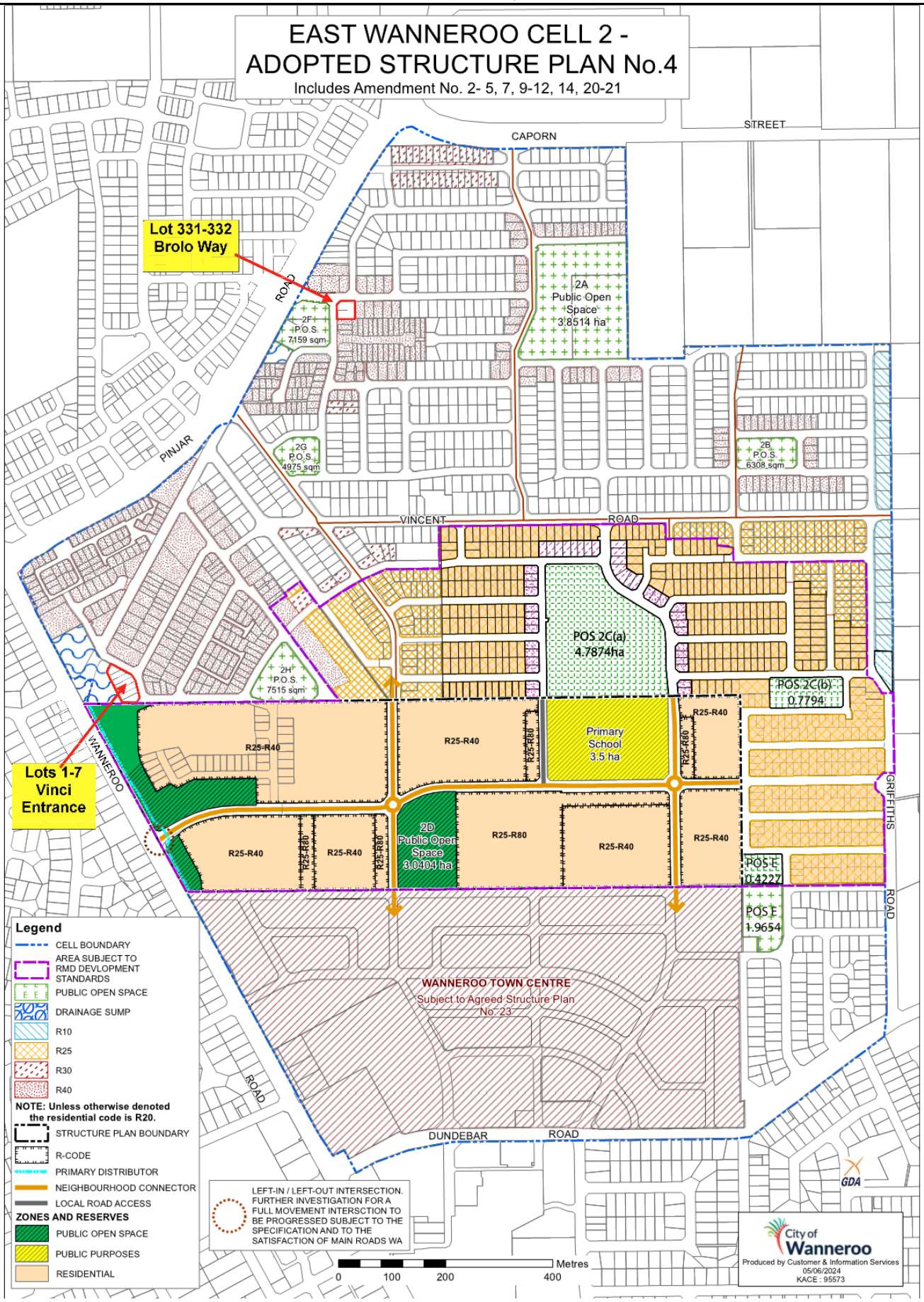
For the motion: **Mayor Aitken, Cr Bedworth, Cr Berry, Cr Coetzee, Cr Huntley, Cr Figg, Cr Miles, Cr V Nguyen, Cr Parker, Cr Rowe, Cr Seif Cr Smith and Cr Wright**

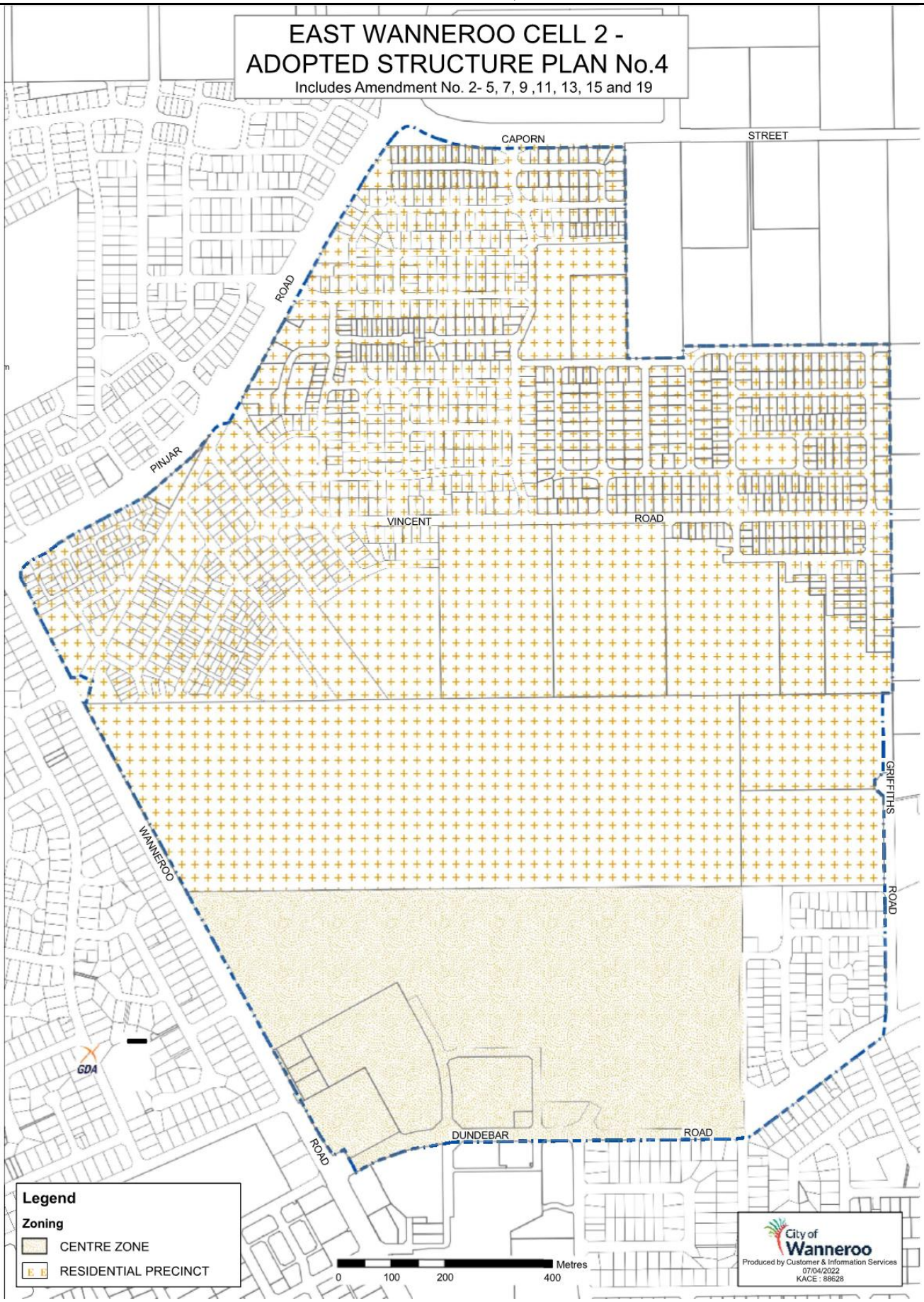
Against the motion: **Nil**

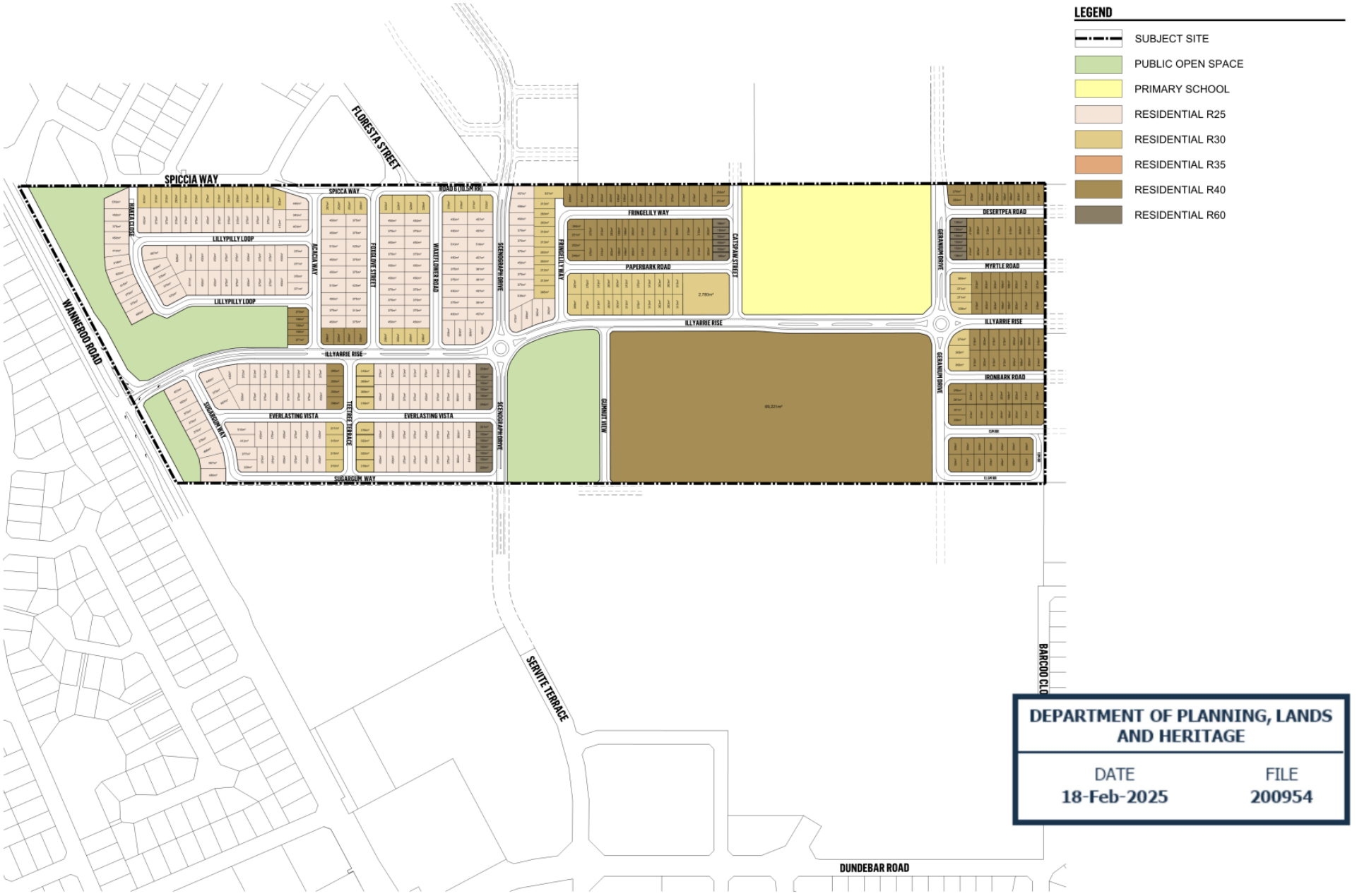
Attachments:

1⇩	*Attachment 1 - Scheme Amendment Map Extract - Area Affected by Amendment No. 238 to District Planning Scheme No. 2*	*26/75300*
2⇩	*Attachment 2 - Current Structure Plan Maps - East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No. 4*	*26/75360*
3⇩	*Attachment 3 - Current R-Code Plan of Illyarrie Estate, Sinagra - Approved by WAPC on 5 March 2025*	*26/75329*
4⇩	*Attachment 4 - Scheme Amendment Proposal - Amendment No. 238 to District Planning Scheme No. 2*	*26/75546*
5⇩	*Attachment 5 - Regulation 35A Statement - Supporting Amendment No. 238 to District Planning Scheme No. 2*	*26/88422*
6⇩	*Attachment 6 - Track Changes - Proposed Amendments to East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 - Supporting Amendment No. 238 to District Planning Scheme No. 2*	*26/88248*


LEGEND
ASP 4 BOUNDARY
SPECIAL AREAS
DCA3 DEVELOPMENT CONTRIBUTION AREA
RRO3 RURAL RESIDENTIAL
DPS2 ZONES
CENTRE
COMMERCIAL
PRIVATE COMMUNITY PURPOSES
RESIDENTIAL
RURAL
RURAL RESIDENTIAL
URBAN DEVELOPMENT
LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
ENVIRONMENTAL CONSERVATION
PUBLIC PURPOSES
CIVIC & COMMUNITY
DRAINAGE/WATERWAY
LOCAL ROAD
MRS RESERVES
OTHER REGIONAL ROADS
PRIMARY REGIONAL ROADS
REGIONAL OPEN SPACE
R - CODE
SINAGRA
DCA3
RR03
Wanneroo Rd
Caporn St
Vincent Rd
Dundebar Rd
Shaw Rd
0 100 200 Meters
City of Wanneroo
Extract of District Planning Scheme No. 2 Map
ASP 4 Area and Surrounds
City of Wanneroo
Produced by Customer & Information Services
26/02/2026
KACE : 148802


EAST WANNEROO CELL 2 -
ADOPTED STRUCTURE PLAN No.4
Includes Amendment No. 2- 5, 7, 9-12, 14, 20-21
CAPORN
STREET
Lot 331-332
Brolo Way
ROAD
2A
Public Open
Space
3.8514 ha
2F
P.O.S.
7159 sqm
2G
P.O.S.
4975 sqm
2B
P.O.S.
6308 sqm
PINJAR
VINCENT
ROAD
POS 2C(a)
4.7874ha
POS 2C(b)
0.7794
2H
P.O.S.
7515 sqm
R25-R40
R25-R80
Primary
School
3.5 ha
Lots 1-7
Vinci
Entrance
WANNEROO
2D
Public Open
Space
3.0404 ha
R25-R80
POS E
0.4227
POS E
1.9654
GRIFFITHS
ROAD
WANNEROO TOWN CENTRE
Subject to Agreed Structure Plan
No. 23
DUNDEBAR
ROAD
Legend
CELL BOUNDARY
AREA SUBJECT TO RMD DEVLOPMENT STANDARDS
PUBLIC OPEN SPACE
DRAINAGE SUMP
R10
R25
R30
R40
NOTE: Unless otherwise denoted the residential code is R20.
STRUCTURE PLAN BOUNDARY
R-CODE
PRIMARY DISTRIBUTOR
NEIGHBOURHOOD CONNECTOR
LOCAL ROAD ACCESS
ZONES AND RESERVES
PUBLIC OPEN SPACE
PUBLIC PURPOSES
RESIDENTIAL
LEFT-IN / LEFT-OUT INTERSECTION. FURTHER INVESTIGATION FOR A FULL MOVEMENT INTERSCTION TO BE PROGRESSED SUBJECT TO THE SPECIFICATION AND TO THE SATISFACTION OF MAIN ROADS WA
Metres
0 100 200 400
GDA
City of Wanneroo
Produced by Customer & Information Services
05/06/2024
KACE : 95573


EAST WANNEROO CELL 2 -
ADOPTED STRUCTURE PLAN No.4
Includes Amendment No. 2- 5, 7, 9 ,11, 13, 15 and 19
CAPORN
STREET
ROAD
PINJAR
VINCENT
ROAD
GRIFFITHS
ROAD
WANNEROO
GDA
DUNDEBAR
ROAD
ROAD
Legend
Zoning
CENTRE ZONE
RESIDENTIAL PRECINCT
0
100
200
400
Metres
City of Wanneroo
Produced by Customer & Information Services
07/04/2022
KACE : 88628



URBIS

R-Codes Plan
Lot 1665 Wanneroo road, Sinagra

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Pty Ltd | ABN 50 105 256 228

DATA SOURCE
MNG

PROJECTION
PCG94

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CLIENT
Stockland

1:2,000 @ A1
1:4,000 @ A3
0 10 20 50 100m

PROJECT NO.
P0023955

DATE
04.03.2025

DRAWING NO.
34

REVISION
a

Amendment No. 238 to District Planning Scheme No. 2 Proposal

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

1. Rezoning various residential lots (and associated common property parcels) in portions of the Sinagra locality and within the City of Wanneroo's East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 from 'Urban Development' to 'Residential' (with residential density codings of R10, R20, R25, R30, R40 and R60), as shown on the Scheme (Amendment) Maps.

2. Rezoning the following Crown land parcels for pedestrian accessway from 'Urban Development' to 'Residential' (R20), as shown on Scheme (Amendment) Maps 2 and 7:

   - Lot 15414 (15P) Falcone Crescent, Sinagra (on DP: 40112);
   - Lot 15412 (1P) Messina Drive, Sinagra (on DP: 40112);
   - Lot 55 (3P) Bibbulmun Entrance, Sinagra (on P: 22064);
   - Lot 80 (22P) Jandabup Close, Sinagra (on P: 22801); and
   - Lot 58 (30P) Barcoo Close, Sinagra (on P: 24016).

3. Rezoning Lot 531 (32) Ioppolo Court, Sinagra (on DP: 418274), a Crown land parcel for pedestrian accessway, from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Map 1.

4. Rezoning Lot 399 (22) Nasidi Place, Sinagra (on DP: 408372), a Crown land parcel for pedestrian accessway, from Urban Development' to 'Residential' (R40), as shown on Scheme (Amendment) Map 1.

5. Reclassifying the following land parcels from 'Urban Development' Zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:

   - Portion Lot 3002 (42) San Teodoro Avenue, Sinagra (on DP: 70749);
   - Lot 333 (2) Brolo Street, Sinagra (on DP: 42000);
   - Lot 927 (6P) Brolo Street, Sinagra (on DP: 46752);
   - Lot 334 (2) Brolo Street, Sinagra (on DP: 46752);
   - Lot 15411 (10) Mirto Rise, Sinagra (on DP: 40112);
   - Lot 551 (50) Floresta Street, Sinagra (on DP: 55749);
   - Lot 8000 (15) Lillypilly Loop, Sinagra (on DP: 427264);
   - Lot 564 (2) Damperia Green, Sinagra (on DP: 70420);
   - Lot 300 (10) Geranium Drive, Sinagra (on DP: 427219); and
   - Portion Lot 13297 (4) Boyagin Way, Sinagra (on P: 22064).

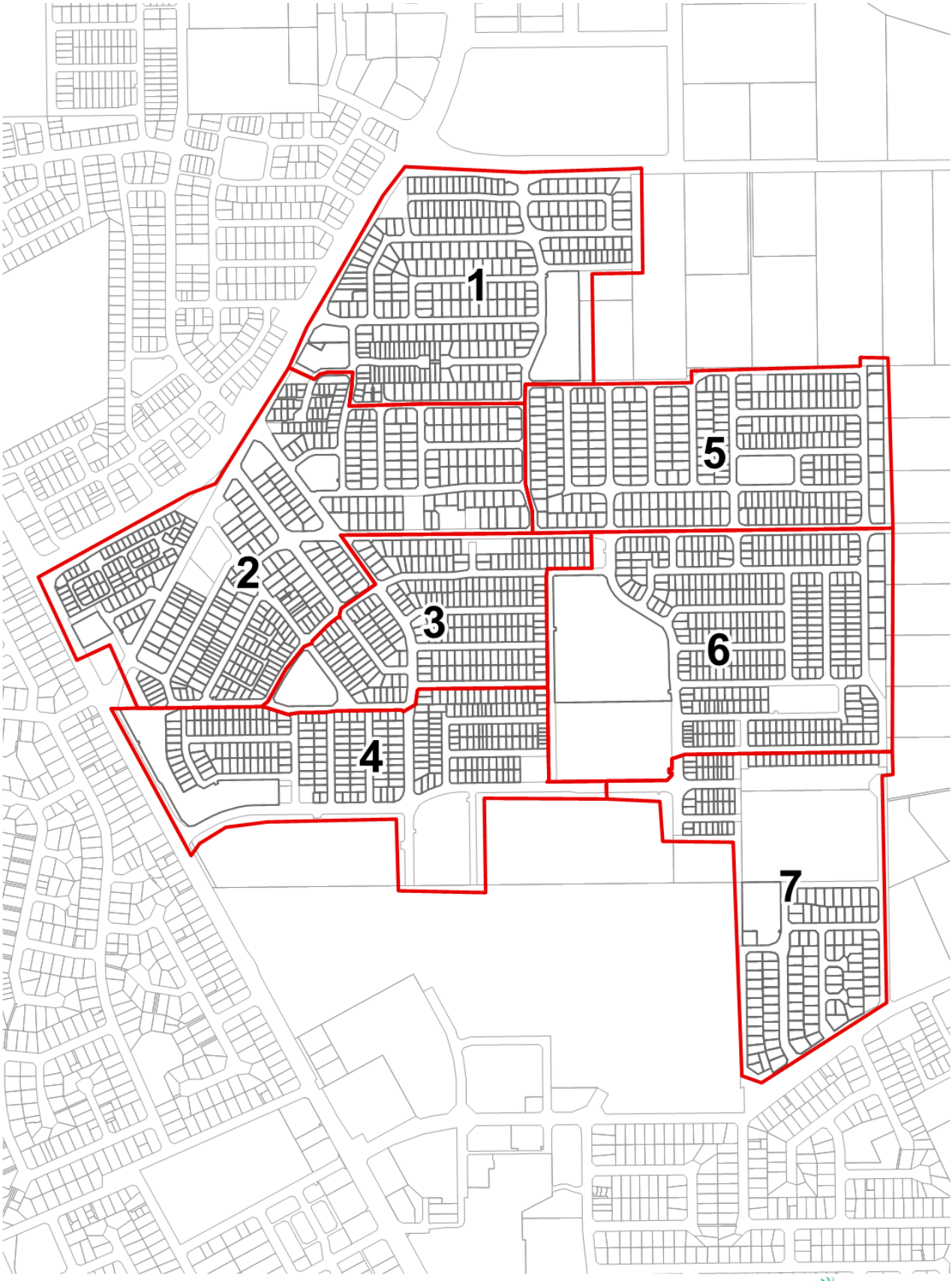
6. Reclassifying Lot 96 (33F) Bibbulmun Entrance, Sinagra (on P: 22064) from 'Urban Development' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 7.

7. Reclassifying the following road reserves in the Sinagra locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road, as shown on various Scheme (Amendment) Maps:

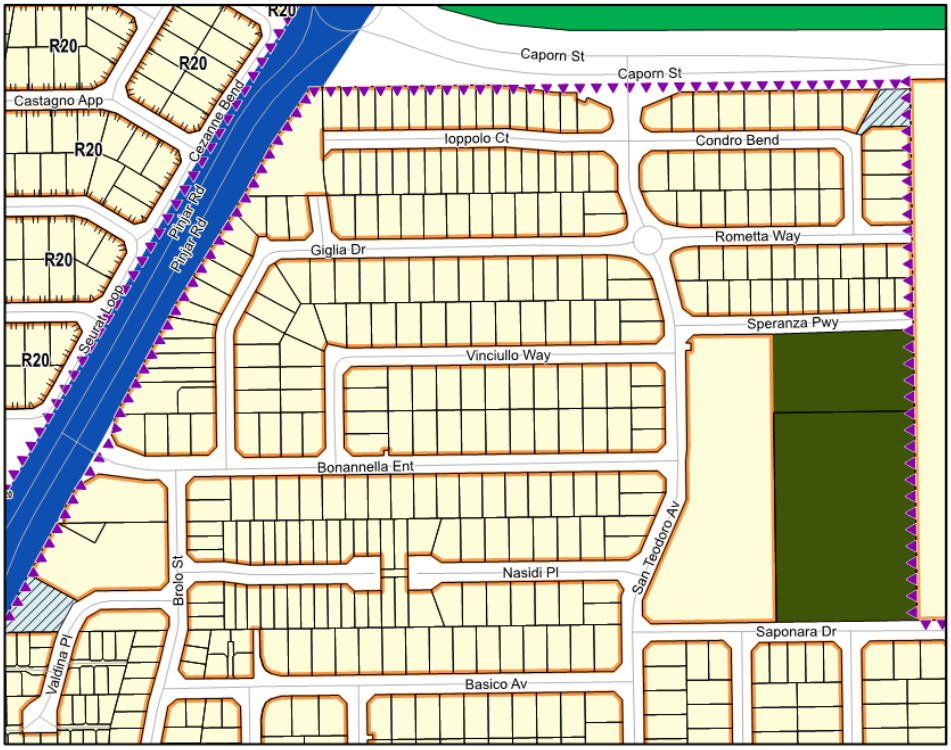
   - Filippo Street (on DP: 428082);
   - Portion of Spiccia Way (on DP: 424117);
   - Saltbush Street (on DP: 426298, DP: 428300 & DP: 427264);

- Perspective Way (on DP: 428082 & DP: 424131);
- Scenograph Drive (on DP: 424131 & DP: 427264);
- Portion Torrenova Way (on DP: 425212 & DP: 423407);
- Petunia Road (on DP: 425212);
- Eremophila Street (on DP: 424131 & DP: 423407);
- Ageratum Road (on DP: 424131 & DP: 423407);
- Eminence Street (on DP: 424131, DP: 425219 & DP: 423407);
- Portion of Wanneroo Road (on DP: 424117);
- Illyarrie Rise (on DP: 424117, DP: 427264, DP: 427578, DP: 429578 & DP: 430270);
- Lillypilly Loop (on DP: 424117 & DP: 426297);
- Hakea Close (on DP: 426297);
- Acacia Way (on DP: 424117);
- Foxglove Street (on DP: 426298 & DP: 427264);
- Waxflower Road (on DP: 426298 & DP: 427264);
- Fringelily Way (on DP: 427578, DP: 428310, DP: 428569 & DP: 428570);
- Paperbark Road (on DP: 428310 & DP: 428570);
- Gumnut View (on DP: 427578);
- Nasturtium Road (on DP: 427578, DP: 428570 & DP: 423407);
- Geranium Drive (on DP: 423407, DP: 427219, DP: 429578 & DP: 430270);
- Lacebark Way (on DP: 427219);
- Portion Nandina Avenue (on DP: 427219);
- Portion Azalea Way (on DP: 427219);
- Gazania Street (on DP: 427219 & DP: 427223);
- Begonia Street (on DP: 427219 & DP: 427223);
- Pandorea Parade (on DP: 427219 & DP: 427228);
- Portion Lomandra Rise (on DP: 427223 & DP: 427228);
- Portion Polygala Way (on DP: 427228);
- Desertpea Road (on DP: 429578, DP: 429656 & DP: 427228);
- Myrtle Road (on DP: 429578 & DP: 429656);
- Slender Road (on DP: 429656);
- Portion Griffiths Road (on DP: 427228 & DP: 429656); and
- Ironbark Road (on DP: 430270).

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 238 - MAP INDEX



CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

LEGEND

- R20 R-CODE
- Development Contribution Area

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- URBAN DEVELOPMENT

MRS RESERVES

- OTHER REGIONAL ROADS
- REGIONAL OPEN SPACE

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SCHEME (AMENDMENT) MAP 1

LEGEND

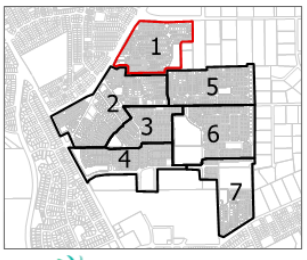
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

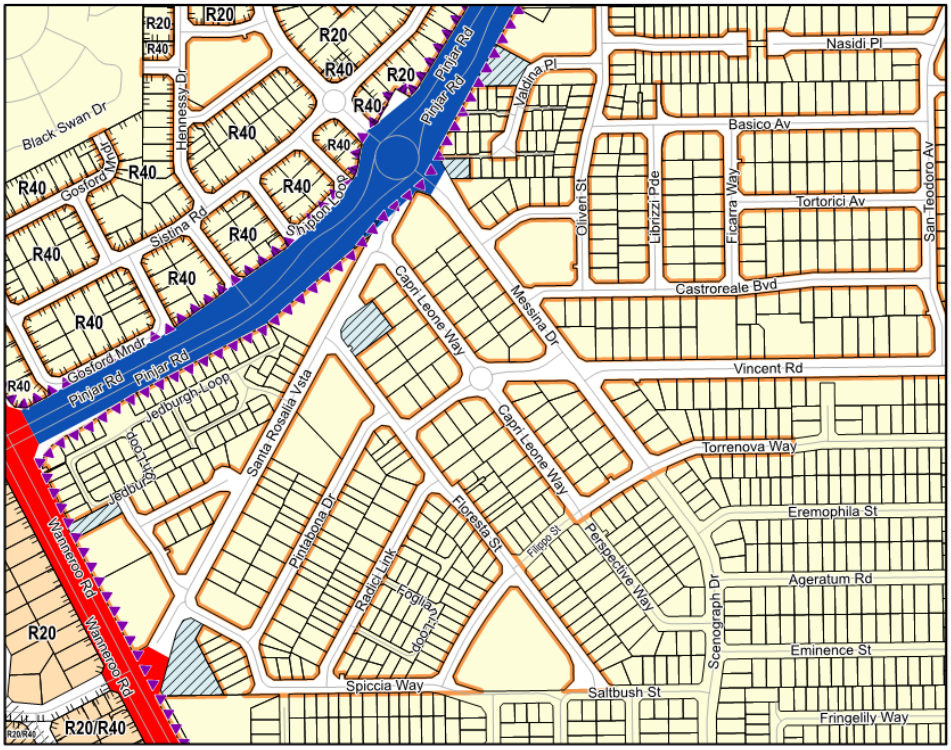
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



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CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

LEGEND

- R20 R-CODE
- Development Contribution Area

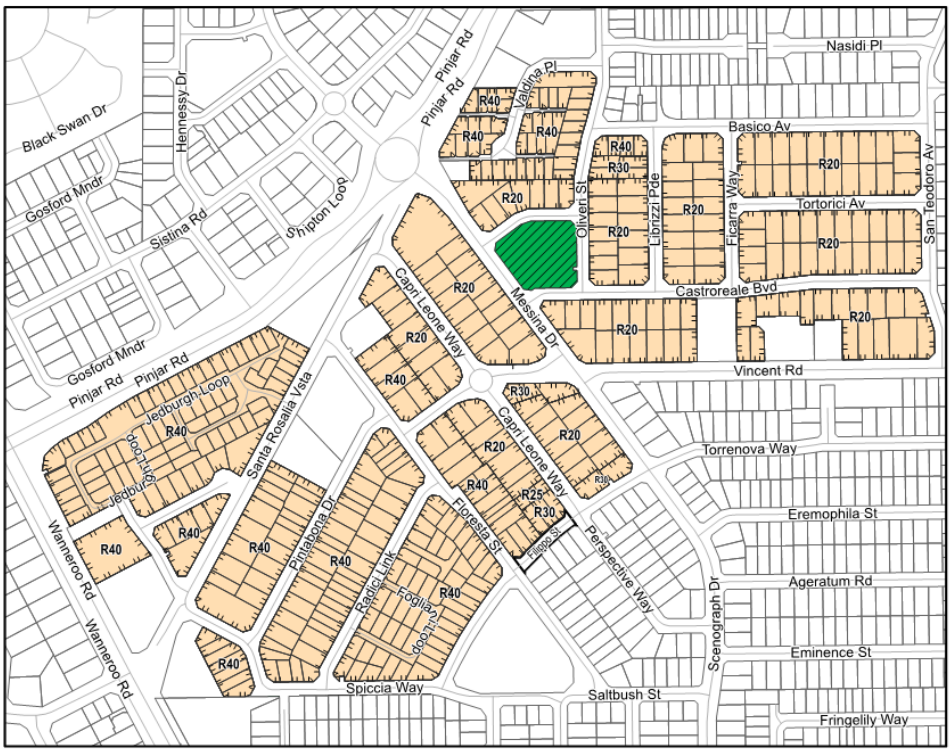
DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVES

- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS

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SCHEME (AMENDMENT) MAP 2

LEGEND

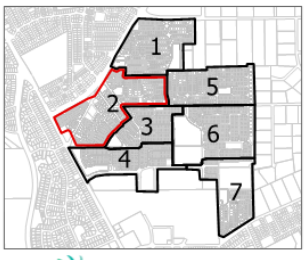
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

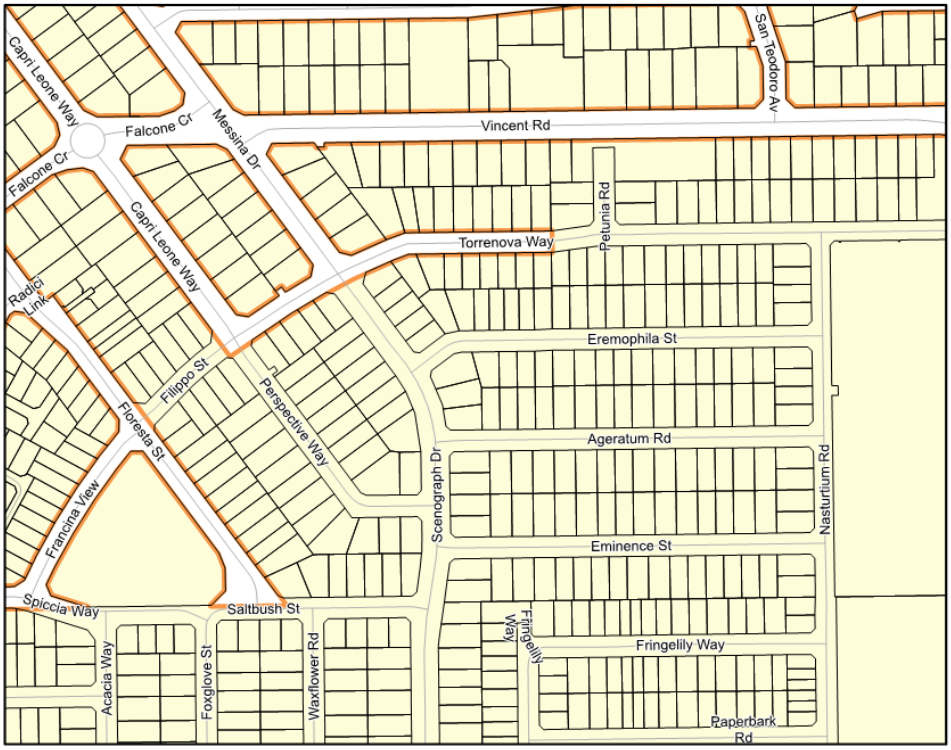
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- LOCAL ROAD



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CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

LEGEND

DPS2 ZONES & RESERVES

URBAN DEVELOPMENT

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SCHEME (AMENDMENT) MAP 3

LEGEND

R30 R-CODES

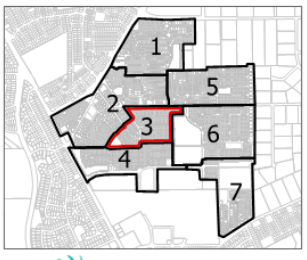
DPS2 ZONES

RESIDENTIAL

LOCAL SCHEME RESERVES

PUBLIC OPEN SPACE

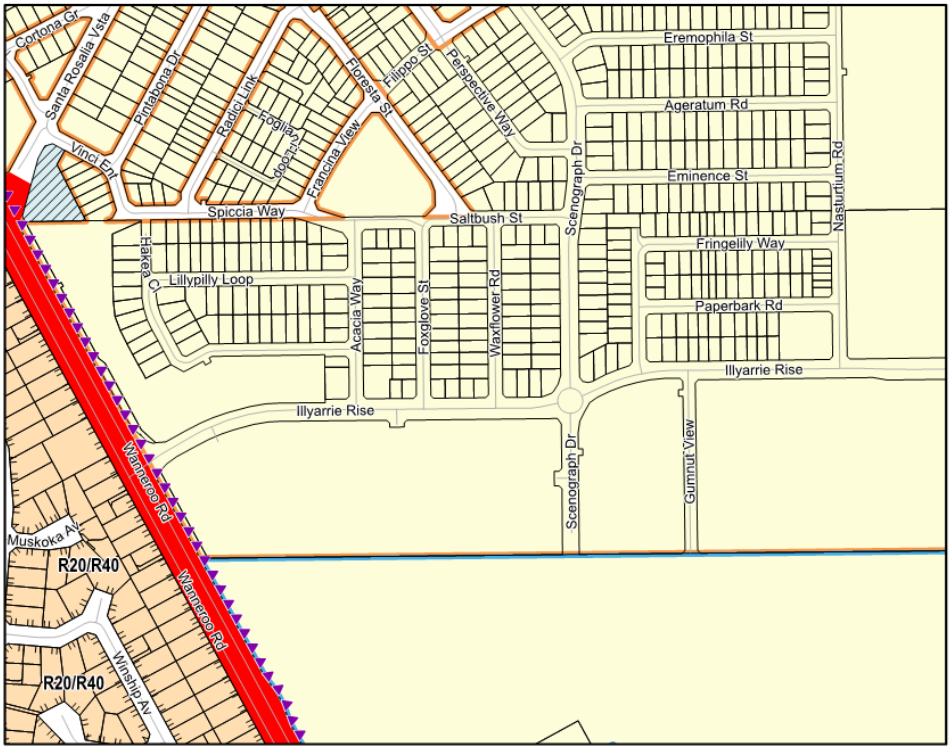
LOCAL ROAD



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CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

LEGEND

- R20 R-CODE
- Development Contribution Area

DPS2 ZONES & RESERVES

- CENTRE
- DRAINAGE/WATERWAY
- RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVES

- PRIMARY REGIONAL ROADS

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SCHEME (AMENDMENT) MAP 4

LEGEND

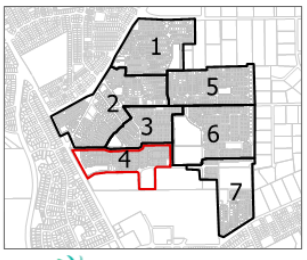
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

LOCAL SCHEME RESERVES

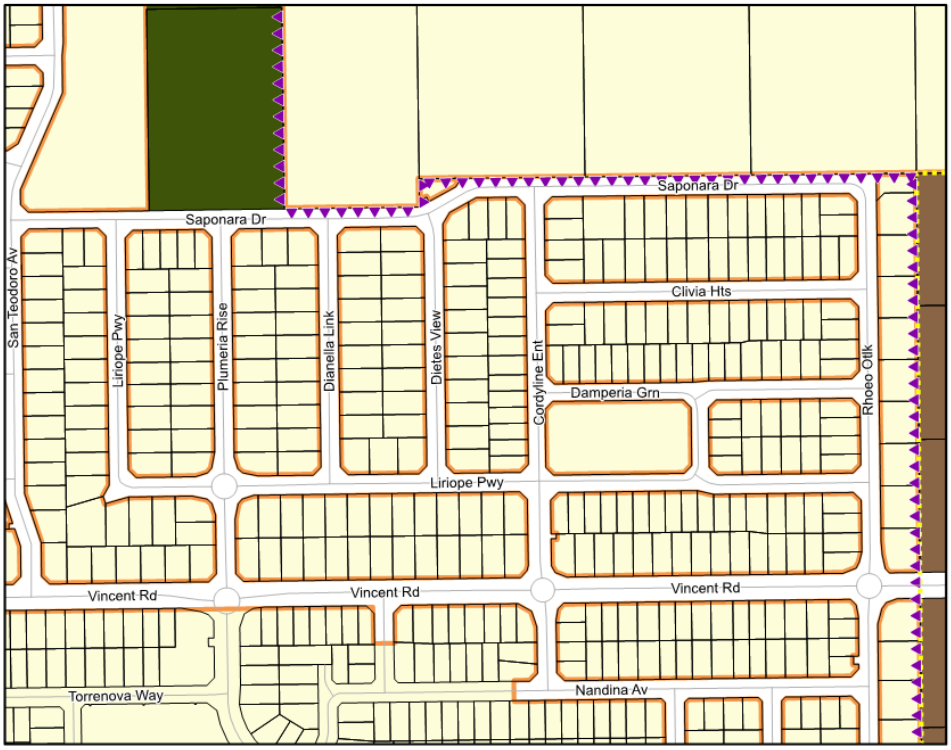
- PUBLIC OPEN SPACE
- LOCAL ROAD



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CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

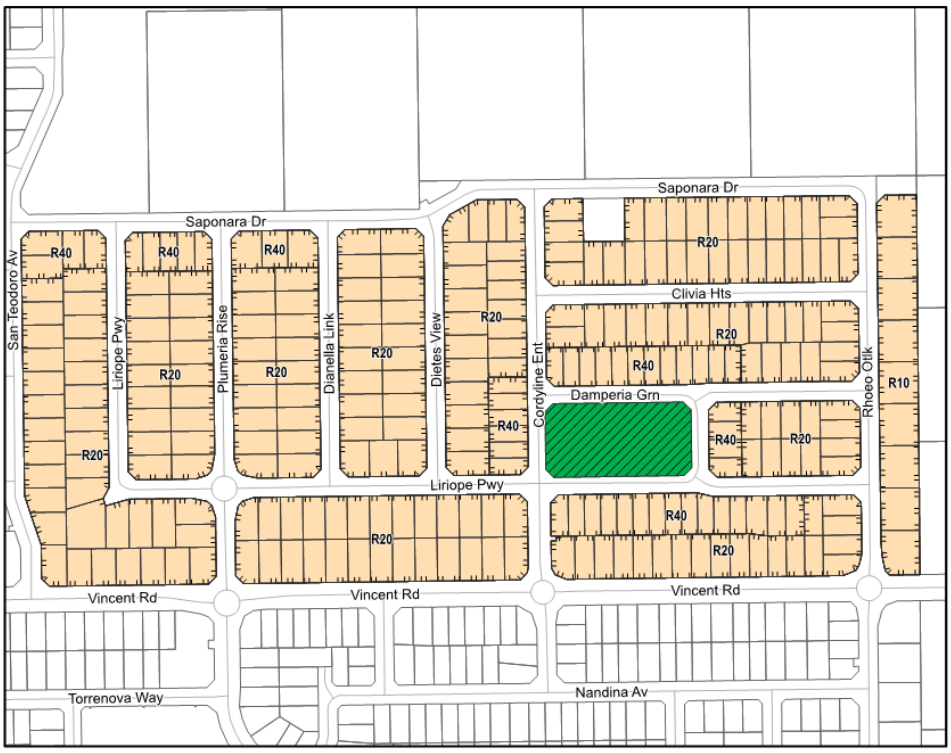
LEGEND

- Development Contribution Area
- Rural Residential

DPS2 ZONES & RESERVES

- ENVIRONMENTAL CONSERVATION
- RURAL RESIDENTIAL
- URBAN DEVELOPMENT

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SCHEME (AMENDMENT) MAP 5

LEGEND

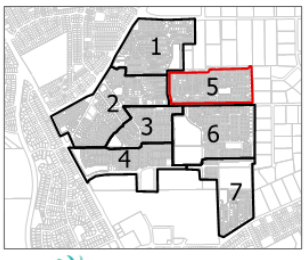
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

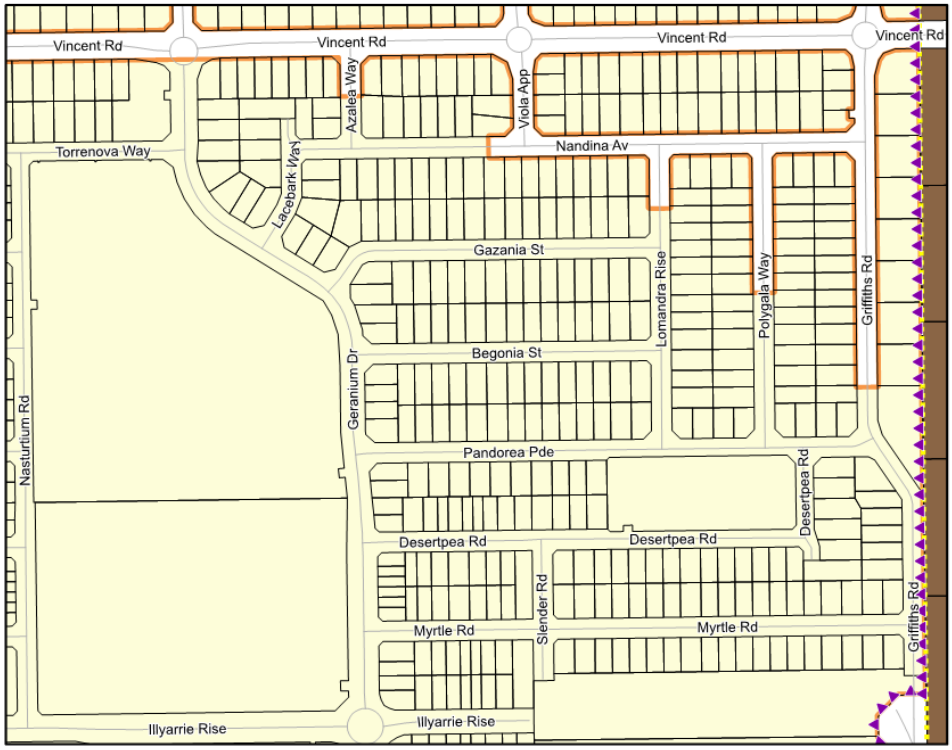
LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE



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KACE : 146997

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

LEGEND

- Development Contribution Area
- Rural Residential

DPS2 ZONES & RESERVES

- RURAL RESIDENTIAL
- URBAN DEVELOPMENT





SCHEME (AMENDMENT) MAP 6

LEGEND

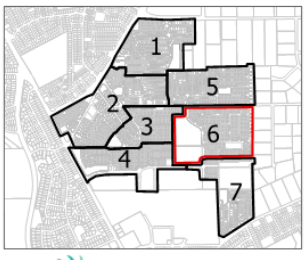
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

LOCAL SCHEME RESERVES

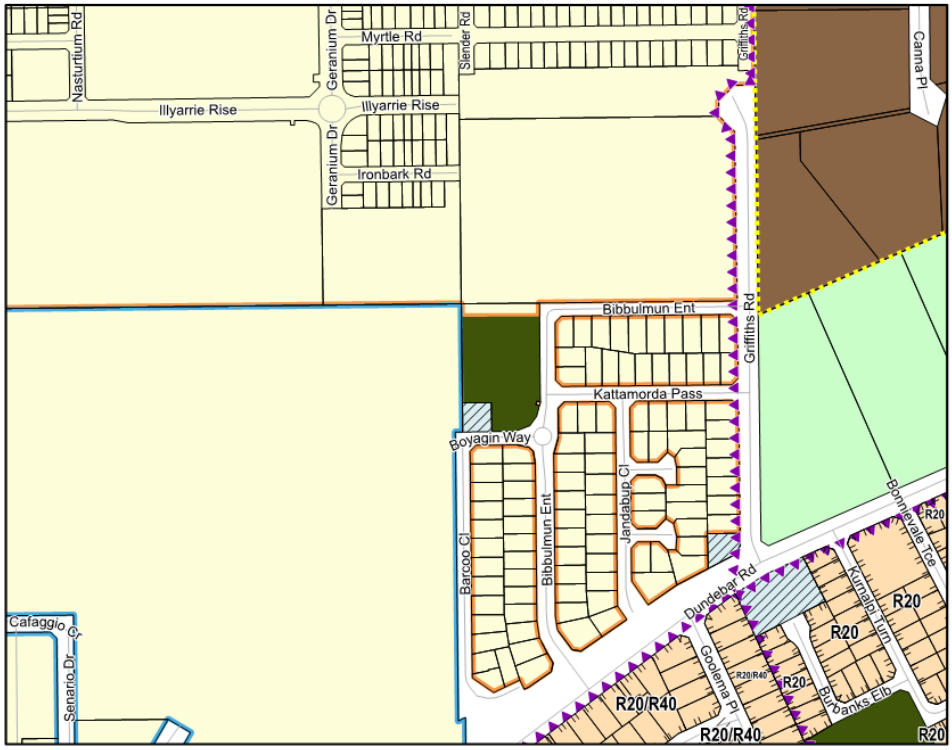
- PUBLIC OPEN SPACE
- LOCAL ROAD



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KACE : 146997

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 238



EXISTING ZONE

Meters
0 100 200

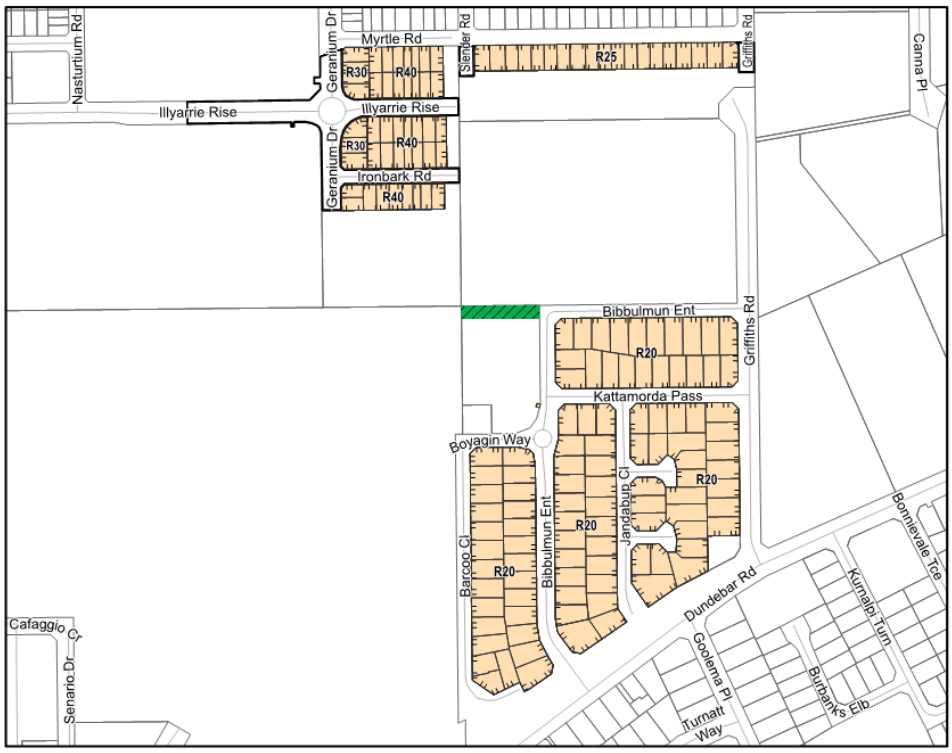


LEGEND

- R20 R-CODE
- Development Contribution Area
- Rural Residential

DPS2 ZONES & RESERVES

- CENTRE
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- RESIDENTIAL
- RURAL
- RURAL RESIDENTIAL
- URBAN DEVELOPMENT



SCHEME (AMENDMENT) MAP 7

LEGEND

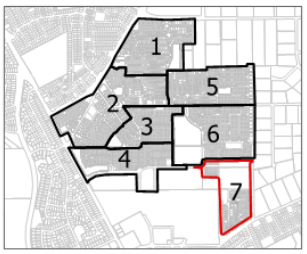
- R30 R-CODES

DPS2 ZONES

- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- LOCAL ROAD



City of Wanneroo

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26/02/2026
KACE : 146997

Amendment No. 238 to District Planning Scheme No. 2

Statement Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4.

Upon the Local Planning Scheme amendment taking effect, the East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 is to be amended to the extent as follows:

a) Plan 1: Structure Plan and Plan 2: Zoning Plan being modified as provided for as Structure Plan (Amendment) Maps in Schedule 1 of this Statement.

b) The text provisions of Section 3.1 (Residential Precinct) contained prior to 'Objectives' being deleted and replaced with the following:

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

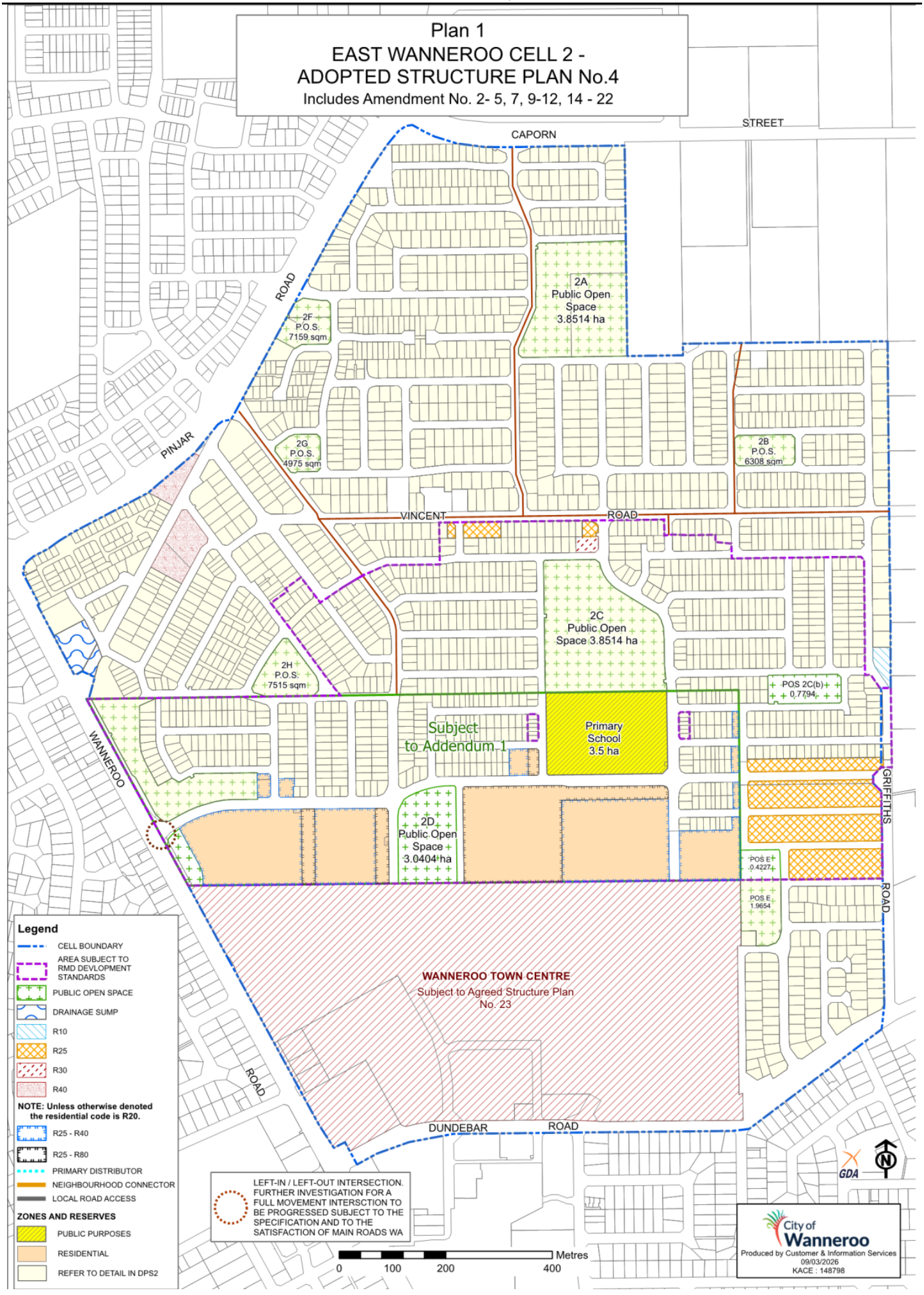
In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

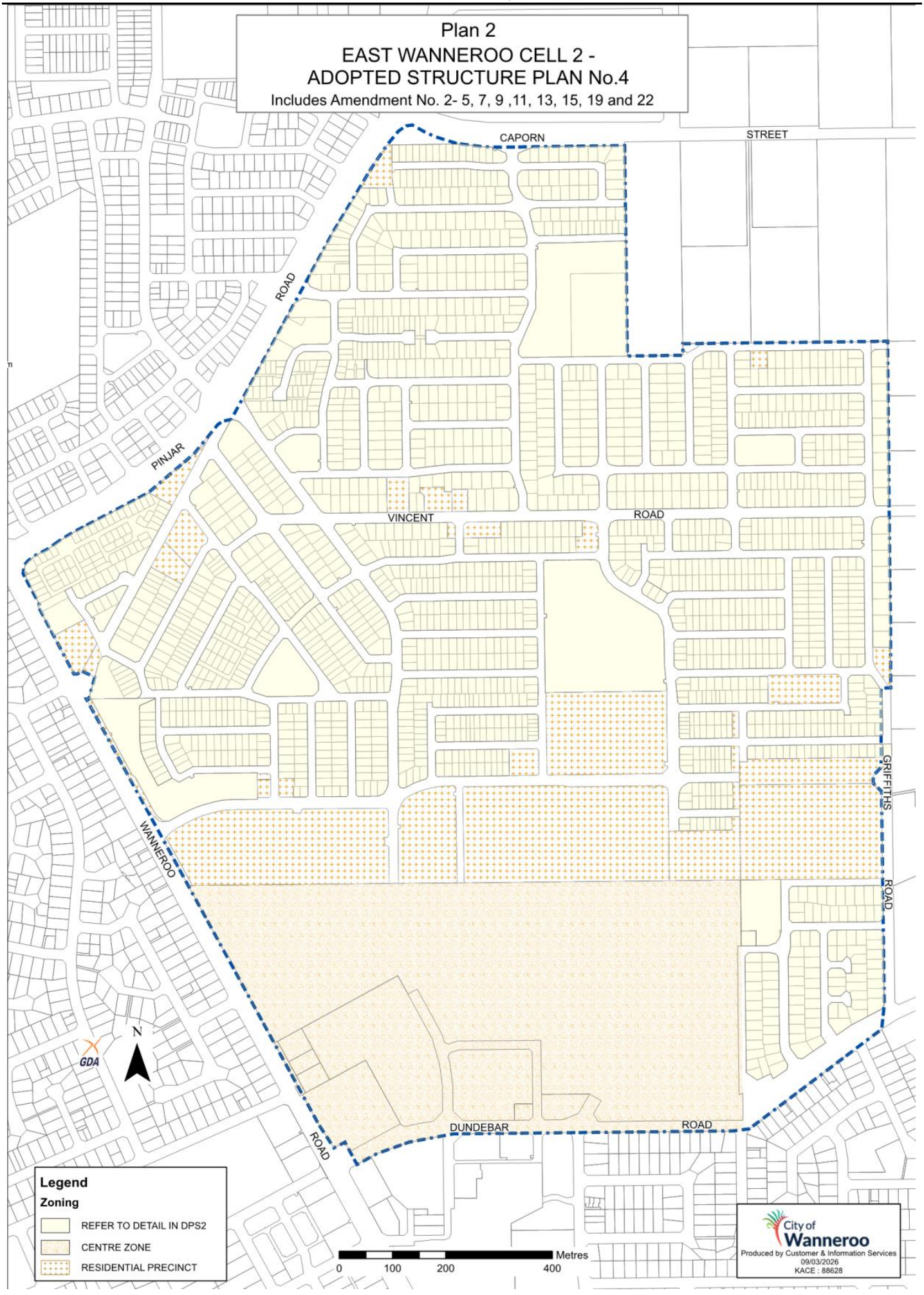
The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high capital of a long term nature will not be supported. Where development is proposed for a land use that may generate off-site impacts, the use may be considered provided it meets relevant separation distances between the nearest sensitive land use and/or zone, and/or it is demonstrated that the use will not limit future urban land uses.

The East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4 is to be amended in response to zoning, local scheme reserves and residential density codings being transferred over into the Local Planning Scheme, as proposed through the Local Planning Scheme amendment. This structure plan will then continue to be operative until its expiry on 19 October 2031.

REGULATION 35A STATEMENT SCHEDULE 1

Structure Plan (Amendment) Maps for East Wanneroo Cell 2 (Sinagra) Agreed Local Structure Plan No. 4


Plan 1
EAST WANNEROO CELL 2 -
ADOPTED STRUCTURE PLAN No.4
Includes Amendment No. 2- 5, 7, 9-12, 14 - 22
CAPORN
STREET
ROAD
PINJAR
2A
Public Open
Space
3.8514 ha
2F
P.O.S.
7159 sqm
2G
P.O.S.
4975 sqm
2B
P.O.S.
6308 sqm
VINCENT
ROAD
2C
Public Open
Space 3.8514 ha
2H
P.O.S.
7515 sqm
POS 2C(b)
0.7794
Subject
to Addendum 1
Primary
School
3.5 ha
WANNEROO
GRIFFITHS
2D
Public Open
Space
3.0404 ha
POS E
0.4227
POS E
1.9654
ROAD
WANNEROO TOWN CENTRE
Subject to Agreed Structure Plan
No. 23
ROAD
DUNDEBAR
ROAD
Legend
CELL BOUNDARY
AREA SUBJECT TO RMD DEVLOPMENT STANDARDS
PUBLIC OPEN SPACE
DRAINAGE SUMP
R10
R25
R30
R40
NOTE: Unless otherwise denoted the residential code is R20.
R25 - R40
R25 - R80
PRIMARY DISTRIBUTOR
NEIGHBOURHOOD CONNECTOR
LOCAL ROAD ACCESS
ZONES AND RESERVES
PUBLIC PURPOSES
RESIDENTIAL
REFER TO DETAIL IN DPS2
LEFT-IN / LEFT-OUT INTERSECTION. FURTHER INVESTIGATION FOR A FULL MOVEMENT INTERSCTION TO BE PROGRESSED SUBJECT TO THE SPECIFICATION AND TO THE SATISFACTION OF MAIN ROADS WA
0
100
200
400
Metres
GDA
N
City of Wanneroo
Produced by Customer & Information Services
09/03/2026
KACE : 148798


Plan 2
EAST WANNEROO CELL 2 -
ADOPTED STRUCTURE PLAN No.4
Includes Amendment No. 2- 5, 7, 9 ,11, 13, 15, 19 and 22
CAPORN
STREET
ROAD
PINJAR
VINCENT
ROAD
GRIFFITHS
ROAD
WANNEROO
ROAD
DUNDEBAR
ROAD
N
GDA
Legend
Zoning
REFER TO DETAIL IN DPS2
CENTRE ZONE
RESIDENTIAL PRECINCT
0
100
200
400
Metres
City of Wanneroo
Produced by Customer & Information Services
09/03/2026
KACE : 88628

EAST WANNEROO CELL 2

(SINAGRA)

AGREED STRUCTURE PLAN

(As Amended)

Structure Plan No. 4
Agreed: 30 June 2004

This Structure Plan was prepared under the Provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

This Structure Plan was finally adopted by the City of Wanneroo on 4 November 2003 and the Western Australian Planning Commission on 30 June 2004 and subsequently amended as follows:

RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 4:

EAST WANNEROO CELL 2

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
2	Recodes some portions of Lot 20 Capri Leone Way, Sinagra from R20 to R30 and makes minor variations to the road layout of the site.	11.11.05	24.4.06
3	Modifies the proposed road network over Lots 22-26 Pinjar Road and Lot 1665 Wanneroo Road, Sinagra. Rationalises the R40 medium density sites in the area and relocates the public open space area 2H into a more southern position within the Structure Plan.	10.10.06	31.10.06
4	Rezones Lot 19 Vincent Road, Sinagra from Centre Zone to Residential Zone with a density coding of R20-40. Deletes Section 3 in Part 1 relating to “Retail Floor Space” and renumbers the subsequent sections accordingly.	SAT Matter No. DR 171/2008 10.9.08	SAT Matter No. DR 171/2008 10.9.08
5	Recodes portions of Lots 9000 – 9003 Pinjar Road, Sinagra from R20 to R40.	11.3.08	26.9.08
7	Recodes the southern portion of Lot 31 Vincent Road, Sinagra from R40 to R20. Recodes the southern portion of Lot 14 Vincent Road, Sinagra from R40 to R20. Recodes the northern portion of Lot 19 Vincent Road, Sinagra from R20 and R40 to R40. Recodes Lot 357 Borolo Street, Sinagra to R40 in its entirety. Modifies the road network and redistributes the POS areas to achieve 10% POS in East Wanneroo Cell 2.	20.7.09	12.1.10
9	Rezones a portion of Lots 16 and 50 Vincent Road, Sinagra from Special Residential to Residential with density codings of R10 and R20.	5.2.2013	20.9.13
11	Recodes a portion of Lot 9001 Capri Leone Way, Sinagra from Residential R20 to Residential R30.	20.12.13	17.2.14
10	Introduces a new Residential density code 'Residential R25' Recodes a portion of Lots P17, 18-20 and 50 Vincent Road, Sinagra from a base code of Residential R20 to a base code of Residential R25 and modifies the proposed road pattern.	21.7.14	8.9.14

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
12	Recodes portions of Lot 700 Pinjar Road, Sinagra from R20 to R30 and R40.	21.8.14	15.10.14
13	Modifies the Structure Plan text and Zoning Plan in relation to the Buffer Precinct. Modifies reference to the Zoning Plan in Clause 1 of the Structure Plan text.	21.11.14	27.1.15
14	Recodes portion of Lot 335 Valdina Place, Sinagra from R20 to R40 as shown on the Amendment Map	14.7.15	22.9.15

Amendment No.	Description of Amendment	Date Approved by WAPC
16	Recodes Lot 701 (10) Caporn Street, Sinagra from Residential R20 to R30 and modifies the road network at Lot 701 Caporn Street to achieve a through road connection.	14.5.2019
15	Rezones portions of Lot 9533 (75) Griffiths Road, Lot 12 (51) Griffiths Road and Lot 13 (39) Griffiths Road, Sinagra from Special Residential to Residential with density codes of R10 or R25 and remove references to Special Residential Precinct from the text. Recodes all of Lot 9532 (2) Lomandra Rise, Sinagra; and portions of Lots 12 (51) & 9533 (75) Griffiths Road, Lots 13 (39) & 20 (60) Vincent Road, Lot 9531 (20) Nandina Avenue, Sinagra from R20 to R25. Recodes portions of Lots 20 (60) & Lot 19 (80) Vincent Road, Lot 13 (39) Griffiths Road and Lot 9531 (20) Nandina Avenue, Sinagra from R40 to R25. Identifies area subject to R-MD Development Standards on the zoning map and references the R-MD Codes in the text. Reconfigures the road network and public space areas to delete a cul-de-sac head, improve street permeability and rear-load R40 lots fronting 2C Public Open Space. Modifies the text to allow consideration of land uses with off-site impacts; align wording and provisions with the State Planning Framework, permit the City to require notifications on title that informs prospective landowners of potential amenity impacts and updates the Public Open Space Provision schedule.	17.1.2020
17	Recodes Lot 9500 (2) Torrenova Way, Sinagra from R20 to R25 and designates the land as Area Subject to R-MD Development Standards. Modifies the road network within Lot 9500 and matches the updated road connections within Lot 20 (60) Vincent Street.	12.11.2020
18	Amend “The Local Structure Plan” to include a note on Lot 1665 (1040) Wanneroo Road, Sinagra, stating “Subject to Addendum 1 of ASP4”. Introduce Addendum 1 to ASP4.	10.12.2021

Amendment No.	Description of Amendment	Date Approved by WAPC
19	Deletion of Point 3.4 Buffer Precinct and all associated provisions Deleting the line on the ASP map (Plan 2) denoting the 300 and 500 metre buffer Deleting the inner and outer buffer on the Zoning Plan map (Plan 1) and replacing this with the Residential Precinct.	13.05.2022
20	Recodes portion Lot 9001 (30) Capri Leone Way, Sinagra from R20 to R25. Designates Lot 9001 (30) Capri Leone Way, Sinagra as Area Subject to R-MD Development Standards.	20.01.2023
21	Layout modification over original parent Lots 19 and 20 Vincent Road, Lot 9531 Nandina Avenue, Lot 9532 Lomandra Rise, Lots 12, 13 and 9533 Griffiths Road, Sinagra to reflect the modified layout that has been approved by the WAPC under approvals 159932, 161924 and 200532.	07.07.2025
22	Various amendments made to the text and maps pursuant to Clause 29(2) of the deemed provisions, to coincide with Amendment No. 238 to District Planning Scheme No. 2.	

PART 1

IMPLEMENTATION SECTION

Pursuant to clause 27, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions, standards and requirements contained in this document supports strategic and statutory land use planning and development decisions by planning authorities. A planning decision-maker is to have due regard to, but not bound by, this document when deciding an application for development approval or subdivision approval.

Subject Area

The Structure Plan area includes approximately 40 private landholdings comprising approximately 214 hectares.

1. ZONES

Plan 1 : 'The Zoning Plan'.

2. AGREED STRUCTURE PLAN

Plan 2 : The 'Agreed Structure Plan'.

3. PROVISIONS

3.1 RESIDENTIAL PRECINCT

~~The permissibility of uses is to be in accordance with the Residential zone as specified under the scheme. Rural development involving high capital investment of a long-term nature will generally be discouraged. Where development is proposed for a land use that may generate off-site impacts, the use may be considered provided it meets relevant separation distances between the nearest sensitive land use and/or zone, and/or it is demonstrated that the use will not limit future urban land uses. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.~~

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high capital of a long term nature will not be supported. Where development is proposed for a land use that may generate off-site impacts, the use may be considered provided it meets relevant separation distances between the nearest sensitive land use and/or zone, and/or it is demonstrated that the use will not limit future urban land uses.

Objective/s

To encourage residential development and to allow for rural uses and development to be approved by the City of Wanneroo (City) if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural application within this precinct, consideration will be given to the following matters:

a) referring the applicants to different lands situated within other relevant Rural Zones under the scheme;

b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and the City to the effect; and/or

c) refusing the application if it is considered likely to prejudice the future planned use of the land;

d) proximity to areas being subject to urban development;

e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;

f) other appropriate factors.

3.2 R-MD CODES

Development within areas identified on the Structure Plan as subject to R-MD 25 and R-MD 40 is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD).

3.3 CENTRE ZONE

In accordance with the provisions of the Centre Zone under the Scheme no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the land included in the Centre Zone has been prepared and adopted under the provisions of the Scheme. The permissibility of uses in the Centre Zone shall be determined in accordance with the provisions of the relevant Agreed Structure Plan.

4.0 ENVIRONMENTAL PROVISIONS

a) Prior to undertaking any earthworks or development of the land the landowners shall demonstrate to the satisfaction of the City and WAPC that primary production have not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of DWER.

b) Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the

satisfaction of the DWER, prior to undertaking any earthworks or development of the land.

c) The subdivider/landowner shall demonstrate to the satisfaction of the City and WAPC that surface water drainage within the subject land will be disposed of in a manner that minimizes the impacts on the nearby significant wetlands, including potential surface water contamination.

5.0 AGREED STRUCTURE PLAN No. 23 – WANNEROO TOWNSITE

The southwestern portion of the Cell 2 Structure Plan area as indicated on Plan 2 is subject to the relevant provisions of the Agreed Structure Plan No.23 – Wanneroo Townsite.

6.0 INFRASTRUCTURE CONTRIBUTIONS

a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.

b) Cell Costs shall be reviewed in accordance with the relevant scheme provisions relating to the “Revision of Cell Costs”.

c) Current rate of contribution for Cell 2 and the associated breakdown of costs can be obtained from the City of Wanneroo.

7.0 PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 2 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 2. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 2.

SCHEDULE 2: PUBLIC OPEN SPACE PROVISION
East Wanneroo Cell 2

Public Open Space (hectares)	Lot No	LSP Area (ha)
2A	Lot 3 Pinjar Road	0.3576
	Lot 4 Pinjar Road	0.5261
	Lot 5 Pinjar Road	0.7116
	Lot 6 Caporn Street	2.2561
	Sub-total	**3.8514**
2B	Lot 15 Vincent Road	0.6308
	Sub-total	**0.6308**
2C	Lot 19 Vincent Road	5.1772
	Sub-total	**5.1772**
2D	Pt Lot 1665 Wanneroo Rd	3.0404
	Sub-total	**3.0404**
2E	Pt Lot 1665 Wanneroo Rd	1.1362
	Lot 13 Griffiths Road	0.7056
	Lot 95 Bibbulmun Ent. (ex Loc 3071)	0.8374
	Sub-total	**2.6792**
2F	Lot 4 Pinjar Road	0.3414
	Lot 5 Pinjar Road	0.3745
	Sub-total	**0.7159**
2G	Lot 9 Vincent Road	0.4016
	Lot 10 Vincent Road	0.0959
	Sub-total	**0.4975**
2H	Lot 23 Pinjar Road	0.4220
	Lot 24 Pinjar Road	0.3295
	Sub-total	**0.7515**
Wanneroo Town Centre	Servite Land	3.0392
	Sub-total	**3.0392**
	TOTAL POS Provision	**20.3831**

Assets

Asset Operations & Services

AS01-04/26 **PT02-02/26 - Response to Petition - Yanchep Foreshore Management Plan

File Ref:	37807V002 – 26/103418
Responsible Officer:	Director Assets
Attachments:	1
Previous Items:	4.5 - Response to Petition - Yanchep Foreshore Management Plan - Ordinary Council - 24 Feb 2026 6:00 PM CP01-03/26 - **Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes - Ordinary Council - 24 Mar 2026 6:00 PM

Changes to Report and Additional Information Arising from Agenda Briefing

Responses to questions taken on notice at the Agenda Briefing are provided below:

Question - Does the City have any data of seasonal peaks for traffic for the Yanchep Lagoon Area?

Response – The last traffic count on Brazier Road near the parking area was undertaken in August 2024. There were a maximum of 1860 vehicles a day using the road (Saturday) - 996 northbound and 864 southbound.

Issue

To consider petition PT02-02/26, received at the meeting of Council held on 24 February 2026, requesting that the City reconsider the proposed selection of Scenario 2 as described within the Yanchep Lagoon Foreshore Management Plan, involving the provision of angled parking at Yanchep Lagoon.

Background

At the Ordinary Council Meeting on 24 February 2026, Council received a Petition signed by 36 residents situated within the vicinity of Yanchep Lagoon, requesting:

> *"We, the undersigned residents of Yanchep, request reconsideration of the proposed angled parking at Yanchep Lagoon (Scenario 2), in order to reduce car traffic, parking and idling along the foreshore and ensure the integrity of our costal jewel."*

Detail

The petition outlined the following reasons for the request:

- The proposed plan will increase car traffic, obscure views of the lagoon with increased parking density, encouraging the idling of vehicles and pollution, potentially risk the safety of pedestrians and increase litter.

The petition advises:

> *"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."*

At the Ordinary Council Meeting on 24 March 2026, Council considered a report Item CP01-03/26 Yanchep Lagoon Foreshore Management Plan - Community Engagement Outcomes, and resolved as following:

"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."*

The Foreshore Management Plan (**FMP**) for the Yanchep Lagoon Precinct (**YLP**) prepared by UDLA serves to provide a management framework that facilitates a light-touch approach to foreshore development, prioritising the protection of its natural features and guiding the restoration, design, and development of facilities within the foreshore. The FMP has been authored by an external consultant UDLA and 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 (**MRS**).

Three concept scenarios were developed and tested for alignment with the project vision and objectives, comprising of the following:

- 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; and
- Scenario 3 - Partial closure of Brazier Road (south), prioritising the provision of a fully pedestrianised foreshore experience.

Refer to **Attachment 1** for the relevant portions of the FMP relating to the proposed angled parking for Brazier Road.

Consultation

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

Comment

The Yanchep Lagoon FMP adopts a distributed and landscape-sensitive parking strategy that retains existing infrastructure, formalises roadside parking and limits large parking areas. The use of angled parking along Brazier Road plays an important role in preserving views to the lagoon, reducing the visual impact of cars, and improving traffic flow in a low-speed coastal environment.

The parking strategy seeks to retain and optimise existing infrastructure rather than introduce large new car parks with the intent to reduce environmental impact, limit vegetation clearing and maintain the visual quality of the foreshore landscape.

Key aspects of the strategy include:

- Retaining and upgrading existing parking areas (Homestead, Surf Lifesaving Club and Dune Park car parks) as the primary off-street parking locations.
- Formalising roadside parking along Brazier Road and Capricorn Esplanade where appropriate rather than constructing new large parking fields.
- Discouraging informal parking within sensitive dune vegetation areas, which has previously occurred during peak visitation.
- Distributing parking across several locations throughout the precinct to reduce congestion in the central foreshore area and maintain pedestrian priority.
- Encouraging use of peripheral parking areas through management measures and wayfinding so that the central lagoon and promenade areas are less dominated by vehicles.

This approach aligns with the transport strategy for the lagoon defined in 2024 as well as the City ‘s commitment to public health and active transport as demonstrated in:

- City of Wanneroo Active Transport Plan;
- City of Wanneroo Strategic Community Plan; and
- City of Wanneroo Access and Inclusion Plan.

A key design move within the FMP is the use of angled parking along sections of Brazier Road and other foreshore edges, rather than perpendicular or large parking lots, with the following benefits:

Maintaining Coastal Views

Angled parking helps maintain views to the lagoon by:

- Allowing vehicles to align parallel to the direction of travel and landscape, reducing the visual bulk of parked cars.
- Creating shallower parking depths, which maximises the space for pedestrians oceanside.
- Ensuring that cars do not project directly toward the ocean, preserving sightlines from the road, footpaths and adjacent public spaces.

This contributes to the FMP’s broader principle of *“touching the landscape lightly”* and maintaining the visual primacy of the coast and dunes.

Managing Traffic Flow

Angled parking also improves traffic operations along the foreshore road network:

- Simpler entry and exit manoeuvres, reducing the time vehicles spend reversing or searching for bays.

- Improved visibility when leaving bays, particularly where parking faces the direction of travel.
- Lower traffic speeds, as drivers move cautiously through areas with visible parking activity.
- More efficient use of linear road space, allowing a higher number of bays without widening roads significantly.

Planning Scheme Requirements

The total supply of parking bays upon implementation of the FMP design, aligns with the planning scheme requirements while avoiding unnecessary expansion into sensitive areas. The replacement of angled bays with parallel or 90-degree bays would require additional clearing to meet these requirements.

These benefits support the goal of creating a low-speed, pedestrian-focused environment along Brazier Road and the Foreshore promenade.

Scenario 2 was ultimately 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.

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	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.1 Strategic Community Plan	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

Nil

Financial Implications

The cost for the provisions of angled parking in Brazier Road forms part of the implementation of the overall Yanchep Lagoon Foreshore Management Plan in line with the Long-Term Financial Plan and annual approved budgets.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Parker

That Council:-

1. **DOES NOT ACCEPT the petition request for the reconsideration of the prosed angled parking at Yanchep Lagoon;**

2. **SUPPORTS proceeding with the development of Option 2 as advised within the Yanchep Lagoon Foreshore Management Plan approved by Council at its Ordinary Council Meeting held on 24 March 2026 (Item CP01-03/26; and**

3. **ADVISES the Petition organiser of Council's decision.**

CARRIED UNANIMOUSLY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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 - Yanchep Lagoon-Foreshore Management Plan extracted pages copy 26/123020

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.


BRAZIER RD
BRAZIER RD
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
Family Cafe
Playground
Natural Amphitheatre / Event Space
BBQ / Picnic Area
Existing Toilets (to be refurbished)
Pedestrian Crossing
Bespoke Retail Development
Principal Shared Path
Rehabilitation Planting
Fence Conservation Area (To be confirmed)
Pedestrian Promenade
Destination Nodes
Additional Parking
One - Way Road
Vehicle turn - around point
New Park Entrance
Planting / Street Trees
Potential Location for Pump Station
EXISTING
Orion Cafe
Newman Park
Beach Access
UDLA
CITY OF WANNEROO
YANCHEP LAGOON FORESHORE MANAGEMENT PLAN (FMP)
FISHERMAN'S HOLLOW AND PROMENADE SUB-PRECINCT PLAN
L004
6 OF 6
DRAFT FMP FOR APPROVAL 12/12/2025
D
1:500 @ A1
FP/PW

Infrastructure Capital Works

AS02-04/26 Tender 25246 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion)

File Ref: 39000 – 26/122629
Responsible Officer: Director Assets
Attachments: 3

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider Tender No. 25246 for the Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion).

Background

The City of Wanneroo (**City**) as part of its 2026/2027 Capital Works Program progressed tendering for the construction of Two Rocks Beach Access Way and Carpark Lighting, Two Rocks – Refer to **Attachment 1** for location.

The works area has two Separate Portions and schedules have been provided for both. The extent of works for the two portions is as follows:

- Separable Portion 1 (**SP1**): Beach Access Way, carpark and lighting.
- Separable Portion 2 (**SP2**): Two Rocks Road Intersection.

Both Separable Portions (SP1 & SP2) must be priced and delivered as one project by the tenderer.

Detail

Tender No. 25246 for the Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion). was advertised on 22 November 2025 and closed on Tuesday 03 February 2026.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Construction Works
Contract Type	Lump Sum
Contract Duration	12 months
Commencement Date	01/07/2026
Expiry Date	30/06/2027
Extension Permitted	Nil

Tender submissions were received from the following companies:

Legal Name	Trading Name	Abbreviation
ABS Civil WA Pty Ltd	ABS Civil WA Pty Ltd	ABS
Civcon Civil and Project Management Pty Ltd	Civcon Civil and Project Management Pty Ltd	CIVCON
Dowsing Group Pty Ltd	Dowsing Group Pty Ltd	DOWSING
Samphire WA Pty Ltd	Samphire WA Pty Ltd	SAMPHIRE
WCP Civil Pty Ltd	WCP Civil Pty Ltd	WCP

Probity Oversight

Oversight to the tender assessment process was undertaken by the City's Contracts Officer.

Tender submissions were evaluated in accordance with the Procurement Evaluation Plan (**PEP**). The PEP included the following selection criteria:

Q	Criteria	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement a. Environmental Considerations 5% b. Buy Local 10% c. Reconciliation Action Plan 5% d. Access & Inclusion 5%	25%
2	*Work Health Safety (**WHS**)	20%
3	*Methodology Resources & Capacity	25%
4	*Demonstrated Experience, Capacity and Resources	30%

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

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

All five tender submissions were received as conforming.

Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) Procurement (25%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C and 3D that were included in the tender documentation.

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub Criteria a) – Environment Consideration (5%)

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment based on tenderers' response to their Environmental policy and practices.

An assessment was made to determine the ranking based on tenderer's environmental policy and practices.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
CIVCON	1
WCP	2
DOWSING	3
SAMPHIRE	4
ABS	5

Sub Criteria b) – Buy Local (10%)

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

- Purchasing arrangements through local businesses;
- Location of tenderer's offices and workshops;
- Residential municipality of staff and subcontractors; and
- Requirement for new employees arising from award of the contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
DOWSING	1
WCP	2
ABS	3
CIVCON	3
SAMPHIRE	4

Sub Criteria c) – Reconciliation Action Plan (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- Relationships – building positive relationships between indigenous and non-indigenous people.
- Respect – recognizing the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process.
- Opportunities – attracting, developing and retaining organizational talent to build opportunities for aboriginal employment, training and development and mentoring.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
WCP	1
DOWSING	2
CIVCON	3
SAMPHIRE	4
ABS	5

Sub Criteria d) – Disability Access & Inclusion (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receive the same level and quality of service from staff as other people receive;
- People with disabilities have the same opportunities as other people to make complaints; and
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
CIVCON	1
DOWSING	2
WCP	2
SAMPHIRE	3
ABS	4

Overall Sustainable Procurement Ranking Summary

An overall assessment of Evaluation Criteria 1 - Sustainable (Corporate Social Responsibility) Procurement has resulted in the following ranking:

Tenderer	Ranking
DOWSING	1
WCP	2
CIVCON	3
SAMPHIRE	4
ABS	5

Evaluation Criteria 1 - Tenderer's Safety Management Systems (20%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to a Health and Safety Management System Questionnaire included within the tender documentation.

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

Tenderer	Ranking
CIVCON	1
WCP	1
DOWSING	2
* SAMPHIRE	3
* ABS	4

**Did not meet the mandatory criteria and so did not progress to the Value for Money assessment stage.*

Evaluation Criteria 2 - Methodology, Resources and Capacity to Meet the Requirements of the Contract (25%)

The tenderer's methodology, resources and capacity as presented in their tender submission were assessed to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tenderer's schedule reliability, quality assurance, risk management, problem solving ability, innovation, stakeholders' engagement, cost management, technical expertise, workload, equipment and technologies to meet the expectation of this contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
CIVCON	1
SAMPHIRE	1
DOWSING	2
WCP	3
* ABS	4

**Did not meet the mandatory criteria and so did not progress to the Value for Money assessment stage.*

Evaluation Criteria 3 - Tenderer's relevant experience with achievement of meeting client expectations (30%)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed in order to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials to fulfil the requirements of the contract.

The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
CIVCON	1
DOWSING	1
WCP	1
SAMPHIRE	2
* ABS	3

Overall Qualitative Weighted Assessment and Ranking

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

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

Tenderer	Ranking
CIVCON	1
DOWSING	1
WCP	3
*SAMPHIRE	4
*ABS	5

**Samphire and ABS did not satisfy at least one of the mandatory qualitative criteria, therefore were not considered for further evaluation.*

Pricing for the Works Offered

Based on the lump sum pricing information provided, tenderers are ranked as follows for each separable portion:

Separable Portion 1:

Tenderer	Ranking
DOWSING	1
CIVCON	2
WCP	3

Separable Portion 2:

Tenderer	Ranking
WCP	1
DOWSING	2
CIVCON	3

Combined price assessment:

Tenderer	Ranking
DOWSING	1
WCP	2
CIVCON	3

Overall Value for Money Assessment

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

Overall Assessment and Comment

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Dowsing assessed to provide the best value for money outcome for Tender No 25246 in both separable portions 1 and 2.

Consultation

As part of the consultation process, letters were sent out to residents within a 400m radius of the Southern Two Rocks beach access road.

In addition, a public notice was published on the City's website advising that Council had approved the Foreshore Management Plan at its meeting on 22 July 2025. This notice remained online until 28 August 2025, and a corresponding notification was posted on the City's social media platform.

Overall Comment

The tender submission from Dowsing Group Pty Ltd achieved the highest ranking and satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the Tender Evaluation Plan and is therefore recommended as the successful tenderer.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

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	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.3 Contract Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	9.0 Ineffective Governance	Medium
Level 2 Corporate Risk	9.2 Procurement	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

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

Financial and Performance Risk

Financial Risk

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

Performance Risk

Dowsing maintains a robust internal organisational structure, ensuring high-level site supervision and the mobilisation of adequate resources to meet project timelines.

Their performance is consistently rated as excellent, reflecting a long-term commitment to quality and technical proficiency.

The City has a productive and professional working relationship with the Dowsing, facilitated by clear communication and reliable service delivery.

Financial (Budget) Implications

Project Number - 004234

Description	Expenditure	Budget
Budget:		
Approved Capital Works Budget for 2025/26		$148,600
Listed Capital Works Budget for 2026/27 (PR-4234)		$2,770,000
Listed Capital Works Budget for 2026/27 (PR-4709)		$245,000
Expenditure:		
Expenditure incurred to date	$26,595	
Commitment to date	$30,851	
Construction Costs including Vegetation and UXO Clearing, Tenderers Price, Revegetation, Project Management and Contingency	$3,106,154	
Total	**$3,163,600**	**$3,163,600**

It is noted that future years budgets in 2027–2031 have been listed for Rehabilitation and Revegetation activities to comply with approved clearing permit.

Acceptance of Tender No. 25246 Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications as per the recommendations made in this report, will commit the City to expenditures from the 2026/27 Budget. The funding identified above is included in the Long-Term Financial Plan (**LTFP**).

2025/26 budget may require adjustments to meet the cash flow requirements for the remainder of this financial year and will be requested through the coming months' Financial Activity Statement report.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:-

1. **ACCEPTS the tender submitted by Dowsing Group Pty Ltd. for Tender No. 25246 Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion) for the fixed lump sum price as identified with Confidential Memorandum 1 (Attachment 2) subject to completion of contract condition negotiations and in accordance with the terms and conditions specified in the tender;**

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

3. **LISTS funds totalling $3,015,000 for allocation in the Financial Year 2026/2027 budget to fully undertake the scope of works included in Tender No. 25246.**

CARRIED UNANIMOUSLY
***13/0**

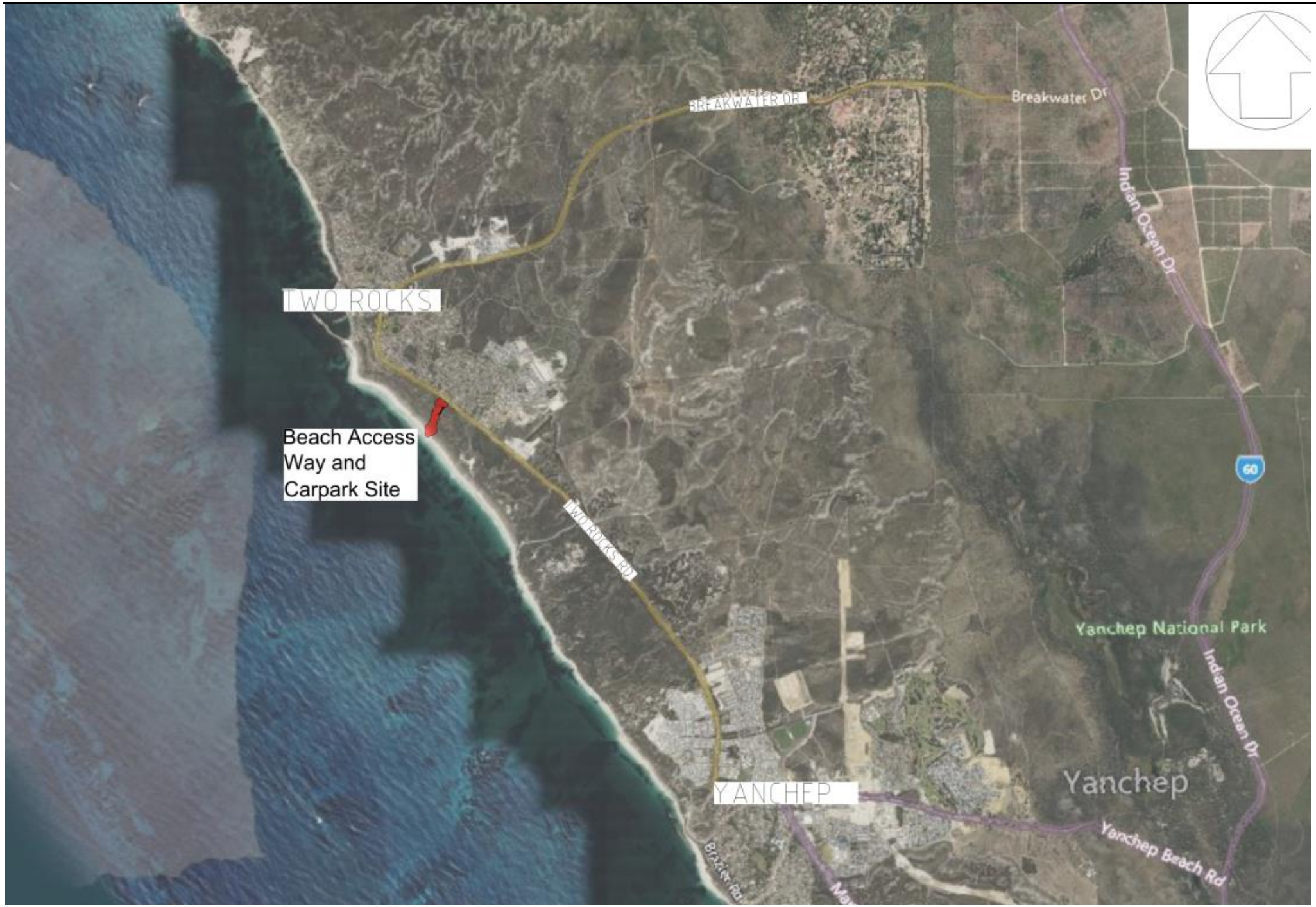
For the motion: Mayor Aitken, Cr Bedworth, Cr Berry, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr V Nguyen, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright

Against the motion: Nil

Attachments:

1⇩.	*Attachment 1 - Tender 25246 Location Map - Two Rocks Beach Access way, Carpark and Lighting with Intersection Modifications (Seperable Portion)*	*26/122873*
2.	*Confidential Attachment 2 - Tender No. 25246 Confidential Memorandum 1 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion)*	*Confidential*
3.	*Confidential Attachment 3 - Tender No. 25246 Confidential Memorandum 2 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion)*	*Confidential*

These attachments are confidential and distributed under separate cover to all Council Members.		
2	*Confidential Attachment 2 - Tender No. 25246 Confidential Memorandum 1 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion)*	*Confidential*
3	*Confidential Attachment 3 - Tender No. 25246 Confidential Memorandum 2 - Two Rocks Beach Access Way, Carpark and Lighting with Intersection Modifications (Separable Portion)*	*Confidential*


BREAKWATER DR
Breakwater Dr
Indian Ocean Dr
TWO ROCKS
Beach Access Way and Carpark Site
TWO ROCKS RD
Yanchep National Park
60
YANCHEP
Yanchep
Yanchep Beach Rd
Indian Ocean Dr

Waste Services

AS03-04/26 Tender No. 25203 - Waste Transportation Services

File Ref: 54574 – 26/13213
Responsible Officer: Director Assets
Attachments: 2

Changes to Report and Additional Information Arising from Agenda Briefing

Nil.

Issue

To consider Tender No. 25203 for the provision of Waste Transportation Services.

Background

The City of Wanneroo (**the City**) is seeking to engage a suitably experienced and qualified contractor for the transport of municipal solid waste streams, including general waste and comingled recycling. These materials will be collected from a nominated transfer station and transported to designated processing or disposal facilities, as directed by the City.

This contract will play a key role in supporting the City's waste management operations, ensuring timely, efficient, and compliant movement of waste materials as part of broader environmental and resource recovery objectives.

Detail

Tender No. 25203 for the Provision of Waste Transportation Services was advertised on 25 October 2025 and closed on Tuesday 18 November 2025. The following addenda were issued and a non-mandatory Tender Briefing was held on 30 October 2025:

- Addendum 1 – Non-mandatory Tender Briefing details
- Addendum 2 – Tender Briefing Q&A
- Addendum 3 – Construction drawings
- Addendum 4 – Extension of time

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Goods and Services
Contract Type	Schedule of Rates
Contract Duration	Three (3) Years
Commencement Date	1 May 2026
Expiry Date	30 April 2029
Extension Permitted	Yes, two (2) periods of one (1) year
Rise and Fall	Maximum Perth All Groups CPI increases upon extensions.

Tender submissions were received from the following companies:

- Appala Holdings Pty Ltd ATF Appala Unit Trust (**Appala Holdings**).
- West Tip Waste Management ATF Stefna Family Trust (**West Tip**).

Probity Oversight

External Probity Oversight was undertaken by William Buck Consulting (WA) Pty Ltd, and the City's Contracts Officer.

Tender submissions were evaluated in accordance with the Procurement Evaluation Plan (**PEP**). The PEP included the following selection criteria:

Item No	Description	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement a. Environmental Considerations 5% b. Buy Local 10% c. Reconciliation Action Plan 5% d. Access & Inclusion 5%	25%
2	*Work Health Safety (**WHS**) demonstrated working documents	25%
3	*Methodology and resources	25%
4	*Demonstrated experience of tenderer and personnel performing the services	25%

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

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

Both tender submissions were considered conforming and were included for further evaluation.

Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) Procurement (25%)

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C and 3D that were included in the tender documentation.

An assessment was made to determine the ranking based on the tenderers' environmental policy and practices, buy local contributions, as well as commitment to reconciliation and disability access and inclusion.

Sub Criteria a) – Environment Consideration (5%)

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment based on tenderers' response to their Environmental policy and practices.

An assessment was made to determine the ranking based on tenderer's environmental policy and practices.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
West Tip	1
Appala Holdings	2

Sub Criteria b) – Buy Local (10%)

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

- Purchasing arrangements through local businesses.
- Location of tenderer's offices and workshops.
- Residential municipality of staff and subcontractors, and
- Requirement for new employees arising from award of the contract.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Sub Criteria c) – Reconciliation Action Plan (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- Relationships – building positive relationships between indigenous and non-indigenous people.
- Respect – recognizing the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process.
- Opportunities – attracting, developing and retaining organizational talent to build opportunities for aboriginal employment, training and development and mentoring.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Sub Criteria d) – Disability Access & Inclusion (5%)

An assessment was made to determine the ranking based on the responses provided that relate to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receive the same level and quality of service from staff as other people receive;
- People with disabilities have the same opportunities as other people to make complaints; and
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment of this criterion determined the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Overall Sustainable Procurement Ranking Summary

An overall assessment of Evaluation Criteria 1 - Sustainable (Corporate Social Responsibility) Procurement has resulted in the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Evaluation Criteria 2 - WHS demonstrated working documents (25%)

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed in order to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials to fulfil the requirements of the contract. The assessment of this criterion has resulted in the following ranking

Tenderer	Ranking
West Tip	1
Appala Holdings	2

Evaluation Criteria 3 - Tenderer's methodology and resources (25%)

The tenderer's resources as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract. The assessment of this criterion has resulted in the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	1

Evaluation Criteria 4 - Tenderer's relevant experience with achievement of meeting client expectations (25%)

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to a Health and Safety Management System Questionnaire included within the tender documentation.

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

Tenderer	Ranking
Appala Holdings	1
West Tip	1

Overall Qualitative Weighted Assessment and Ranking

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

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

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Pricing for the Works Offered

Pricing is based on a schedule of rates over the initial 3-year term of the contract and resulted in the following ranking:

Tenderer	Ranking
Appala Holdings	1
West Tip	2

Overall Value for Money Assessment

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

Overall Assessment and Comment

Tender submissions were evaluated in accordance with the criteria set out in the PEP with the tender submission from Appala Holdings assessed to provide the best value for money outcome for Tender No 25203.

Consultation

Nil

Comment

The tender submission from Appala Holdings achieved the highest ranking in accordance with the assessment criteria and weightings as detailed in the Tender Evaluation Plan and is therefore recommended as the successful tenderer.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

Strategic Implications

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

2 ~ A Sustainable City

2.3 - Turn waste into community value

Risk Appetite Statement

In pursuit of strategic objective goal 2, we will accept a Medium level of risk. The City accepts this is required to protect priority cultural places, create 'unique' experiences and embrace the cultural diversity of our heritage in a way that is inclusive but challenges convention and historical thinking.

Enterprise Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.3 Contract Management	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	4.0 People & Culture	Medium
Level 2 Corporate Risk	4.3 Workplace Health & Safety	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	8.0 Waste Services	High
Level 2 Corporate Risk	8.1 Waste Services Disruption	High
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Assets		Manage

Financial and Performance Risk

Financial Risk

A financial risk assessment was undertaken by Equifax Australasia Credit Ratings Pty Ltd as part of the tender evaluation process. Refer to the Confidential Memorandum 1 for further details.

Performance Risk

Appala Holdings has confirmed there are no current or previous disputes, notices of default, or performance-related issues in their dealings with the City or other clients. This declaration reflects positively on their contract management history and suggests a cooperative and compliant working relationship with the City. Their track record indicates reliability and supports their suitability for ongoing or future engagements

Policy Implications

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

Financial (Budget) Implications

The costs associated with the Provision of Waste Transportation Services are included in the Waste Services Operational Budget.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:

1. **ACCEPTS the tender submitted by Appala Holdings Pty Ltd ATF Appala Unit Trust for Tender No. 25203, for Provision of Waste Transportation Services, as per the schedule of rates in the tender submission for an initial period of three years, with the option of two, twelve month or part thereof options to extend, at the City's discretion; and**

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

CARRIED UNANIMOUSLY
***13/0**

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Attachments:

1.	*Attachment 1 - 25203 Confidential*	*Confidential*
2⇩.	*Attachment 2 - William Buck Probity Letter 25203 - Waste Transportation Services*	*26/120751*

These attachments are confidential and distributed under separate cover to all Council Members.		
1	*Attachment 1 - 25203 Confidential*	*Confidential*

William Buck
ACCOUNTANTS & ADVISORS

31 March 2026

PRIVATE AND CONFIDENTIAL
Mr John Gault
Acting Director Assets
City of Wanneroo
23 Dundebar Road
Wanneroo WA 6065

Dear John

PROBITY REPORT – EVALUATION PROCESS IN RESPECT OF TENDER ("RFT") 25203 – THE PROVISION OF WASTE TRANSPORT SERVICES FOR A PERIOD OF THREE (3) YEARS

William Buck Consulting (WA) Pty Ltd ("William Buck") was engaged to provide probity adviser services to the City of Wanneroo ("the City") in relation to the above RFT.

In this capacity, William Buck has set out its report below in regards to the probity aspects of the City's Evaluation Process associated with RFT 25203.

If you require any further information or wish to clarify any matters, please contact me on (08) 6436 2888.

Yours faithfully

William Buck

William Buck Consulting (WA) Pty Ltd
ABN 74 125 178 734

CM

Conley Manifis
Partner

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PRAXITY

William Buck
ACCOUNTANTS & ADVISORS

1. Introduction

At the request of the City of Wanneroo ("the City"), William Buck has undertaken probity adviser services of the Evaluation Process in regards to RFT 25203.

2. Background

The City wishes to select an organisation for the Provision of Waste Transport Services for a period of three (3) years.

In order to identify the organisation for the Provision of Waste Transport Services, the City issued RFT 25203 for the Provision of Waste Transport Services for a period of three (3) years. This RFT was open to any organisation that believed that it had the necessary experience and capability.

Two (2) organisations submitted an offer by the close of tenders on 25 November 2025. The Evaluation Panel evaluated the responses, and recommended one (1) Tenderer for an initial Period of three (3) years, as per the schedule of rates in the tender submission, subject to appropriate funding availability, for each of the financial years within the initial 3-year contract term. The recommendation includes two (2) twelve (12) month options to extend at the City's discretion.

3. Purpose of This Report and Scope

The scope of our engagement specifically covers the probity aspects of the Evaluation Process undertaken by the City following RFT 25203.

The objective of our engagement was to oversee the RFT and subsequent Evaluation Process undertaken, with a focus on

a. The fairness and equity of the process;
b. Compliance with relevant legislation and the City's Purchasing Policy requirements; and
c. Ensuring that the process is conducted in accordance with the prescribed tender documentation including agreed evaluation methodology.

4. Work Performed

William Buck:

i. was appointed as probity advisor by the City in October 2025.
ii. reviewed the Request for Tender Document (RFT 25203), Procurement and Evaluation Plan, and four (4) Addenda.
iii. Noted that a non-mandatory briefing session was held on 30 October 2025. We did not receive a calendar invite to this briefing session and did not attend. The attendance register indicates that both tenderers attended this briefing session.
iv. attended the opening of the tenders on 25 November 2025.
v. attended the Review Assessment Criteria meeting on 12 December 2025 as an independent observer.

William Buck
ACCOUNTANTS & ADVISORS

vi. observed the performance of the members of the Evaluation Panel.

vii. sighted conflict of interest and confidentiality documentations signed by the Evaluation Panel Members.

viii. reviewed, from a probity perspective, the Recommendation Report for RFT 25203.

5. Conclusion

Based upon the results of our work performed, nothing has come to our attention to indicate that the Evaluation carried out by the City for RFT 25203 was not compliant, in all material aspects, with the probity principles of the City.

6. Inherent Limitation

The nature of our review is influenced by factors such as the use of professional judgement, the inherent limitations of internal controls, and the availability of persuasive, rather than conclusive, evidence.

William Buck ensures that reasonable care and competence are displayed during our engagements. As such, we conduct examinations and verifications to a reasonable extent but we cannot give absolute assurance that non-compliance or irregularities do not exist.

Inherent limitations exist in any control structure and it is possible that errors or irregularities may occur and not be detected.

The matters expressed in this report have been based on the evaluation of existing processes and controls in the City as designed and implemented by management.

For these reasons, management should not rely on our report to identify all weaknesses that may exist in the evaluation process, or potential instances of non-compliance that may exist.

7. Restriction on Distribution and Use of Report

This report is intended solely for the use of the City for the purpose set out above in section 3. As the intended user of our report, it is for you and other intended users to assess both the procedures and our findings to determine whether they provide, in combination with any other information you have obtained, a reasonable basis for any conclusions which you wish to draw on the subject matter. Distribution of this report is restricted to those parties that have agreed the procedures to be performed with us and other intended users identified in the request for Tender (since others, unaware of the reasons for the procedures, may misinterpret the results). Accordingly, we expressly disclaim and do not accept any responsibility or liability to any party other than the City for any consequences of reliance on this report for any purpose.

Corporate Strategy & Performance

Business & Finance

CS01-04/26 **Financial Activity Statement for Period Ended 28 February 2026

File Ref:	52320 – 26/94320
Responsible Officer:	Acting Director Corporate Strategy & Performance
Attachments:	4

Changes to Report and Additional Information Arising from Agenda Briefing

*Question - Once the Yanchep–Two Rocks CBA loan is paid off earlier, can a new Development Contribution Plan (**DCP**) be prepared for upcoming infrastructure?*

> Response - The repayment of the loan is not the only outstanding DCP liability. The Yanchep Two Rocks DCP has an operational period until 2031, as defined by DPS No. 2. In recent years lot creation rate has increased and the DCP income projections now indicate that adequate funds may be received to enable the outstanding infrastructure liabilities to be finalised in the 2027-2028 financial year. The DCP will also remain operational until the City closes this via an amendment to the planning scheme.

Question - Why hasn't a new DCP been started for Yanchep–Two Rocks, given the final project was meant to be completed 2–3 years ago and delays mean there's a risk of a backlog for upcoming infrastructure without a DCP in place?

> Response - The preparation of a new DCP for Yanchep-Two Rocks is subject to the current DCP receiving adequate contributions and completion of remaining liabilities. The new DCP will reflect the Northern Growth Corridor Community Facilities Plan (**CFP**), which is currently being reviewed with an anticipated completion date later this year or early 2027. The new DCP will be initiated as soon as possible, and Administration is currently considering resourcing capabilities to align the DCP with the timing and recommendations of the revised CFP requirements.

Question – In relation to the funds required for Girrawheen Ave, what are the expanded works requiring further funding?

> Response – The additional funds of $200,000 have been requested due to increased costs associated with the supply and installation of structural tree cells which required a bespoke design solution, increased traffic management measures during construction, and the additional cost to undertake the final course asphalt works during night-time.

Issue

To consider the Financial Activity Statement for the period ended 28 February 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 28 February 2026

At the Ordinary Council Meeting on 22 July 2025 (CS05-07/25), Council adopted the Annual Budget for the 2025/26 financial year and Mid-Year Review (**MYR**) adjustments were adopted on 24 February 2026 (CS01-02/26). The figures in this report are compared to the Revised Budget.

Overall Comments Year-to-Date

Results from Operating Activities

For the period ended 28 February 2026, the net amount from Operating Activities was $1.2m favourable with the budget, inclusive of a $470k non-cash adjustment. Excluding non-cash adjustments, cash inflows variance is favourable by $2.5m, while cash outflows is a favourable variance of $1.8m with the budget.

The overall variance is mainly due to higher inflows from Rates ($404k), Operating Grants, Subsidies and Contributions ($186k), Fees and Charges ($1.9m) and Interest Earnings ($118k) lower outflows Loss on Disposal ($220k) and Utility Charges ($114k). The favourable impacts from the above variances were partially offset by higher outflows from Materials and Contracts ($1.5m), Employee Costs ($517k), and Depreciation ($105k).

Results from Investing Activities

The net cash attributable to Investing Activities was $54.9m below budget, mainly reflecting higher inflows from Development Contribution Plans ($938k), and lower outflows for the Purchase of Property, Plant and Equipment ($5.4m) and the Purchase and Construction of Infrastructure Assets ($703k), Development Contribution Plans expenses ($2.0m) including a $45.8m non-cash adjustment.

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 28 February 2026, $83.3m (excluding leased assets and contributed physical assets) was spent on various capital projects, of which $42.3m was spent on Sports Facilities, $7.3m was spent on Community Buildings and $8.0m 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	83.3	89.4	93.2%	131.3	63.4%

Investment Portfolio Performance

Portfolio Value $m	Monthly Weighted Return	Comments
592.3	4.27%	Portfolio balance has increased by $0.7m from $591.6m in January 2025.The monthly weighted return is 4.27% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.44% (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 28 FEBRUARY 2026

Description	Notes	Year To Date					Annual			
		Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance	
		$	$	$	%	Key	$	$	$	%
OPERATING ACTIVITIES										
Inflows										
Rates	1	174,016,165	173,611,324	404,841	0	↑	174,680,029	174,626,751	(53,278)	(0)
Operating Grants, Subsidies & Contributions	2	4,879,421	4,693,863	185,558	4	↑	8,409,031	8,616,858	207,827	2
Fees & Charges	3	51,957,569	50,029,039	1,928,530	4	↑	58,135,647	56,463,600	(1,672,047)	(3)
Interest Earnings	4	13,181,544	13,063,817	117,727	1	↑	23,100,351	18,570,686	(4,529,665)	(24)
Other Revenue		1,915,230	2,012,581	(97,351)	(5)	→	3,697,212	3,891,281	194,069	5
Profit on Asset Disposals		83,037	88,165	(5,128)	(6)	→	11,842,996	11,842,996	0	0
		246,032,967	**243,498,789**	**2,534,178**	**1**		**279,865,266**	**274,012,172**	**(5,853,094)**	**(2)**
Outflows										
Employee Costs	5	(70,812,203)	(70,294,776)	(517,427)	(1)	↓	(101,579,647)	(104,565,083)	(2,985,436)	(3)
Materials & Contracts	6	(64,671,525)	(63,166,776)	(1,504,749)	(2)	↓	(101,966,722)	(105,507,137)	(3,540,415)	(3)
Utility Charges	7	(7,402,770)	(7,516,896)	114,126	2	↑	(11,330,519)	(11,275,375)	55,144	0
Depreciation	8	(35,309,265)	(35,203,888)	(105,377)	(0)	↓	(52,410,746)	(52,805,746)	(395,000)	(1)
Finance Costs		(2,764,192)	(2,765,144)	952	0	→	(4,147,698)	(4,147,698)	0	0
Insurance		(1,120,690)	(1,143,866)	23,176	2	→	(1,742,972)	(1,832,309)	(89,337)	(5)
Loss on Asset Disposals	9	(110,083)	(329,670)	219,587	67	↑	(659,340)	(659,340)	0	0
		(182,190,728)	**(180,421,016)**	**(1,769,712)**	**(1)**		**(273,837,644)**	**(280,792,688)**	**(6,955,044)**	**(2)**
Non-Cash Amounts Excluded	NCA*(b)	35,915,509	35,445,393	470,116	1		41,227,090	41,622,090	395,000	1
Amount Attributable to Operating Activities		**99,757,747**	**98,523,166**	**1,234,581**	**1**		**47,254,712**	**34,841,574**	**(12,413,138)**	**(36)**
INVESTING ACTIVITIES										
Inflows										
Non Operating Grants, Subsidies & Contributions		1,094,745	1,057,420	37,325	4	→	52,040,358	49,414,378	(2,625,980)	(5)
Contributed Physical Assets		40,769,610	40,769,610	0	0		130,000,000	93,000,000	(37,000,000)	(40)
Proceeds From Disposal Of Assets		7,556,510	7,556,510	0	0		13,677,166	13,677,166	0	0
Development Contribution Plans - Revenues	10	21,812,004	20,874,367	937,637	5	↑	36,829,960	40,299,560	3,469,600	9
		71,232,869	**70,257,907**	**974,961**	**1**		**232,547,484**	**196,391,104**	**(36,156,380)**	**(18)**
Outflows										
Purchase of Property, Plant & Equipment	11	(60,847,543)	(66,280,600)	5,433,057	8	↑	(96,325,948)	(91,789,941)	4,536,007	5
Purchase & Construction of Infrastructure Assets	12	(22,420,023)	(23,123,118)	703,095	3	↑	(41,232,701)	(39,568,617)	1,664,084	4
Development Contribution Plans - Expenses	13	(15,361,941)	(17,342,424)	1,980,483	11	↑	(27,258,550)	(25,781,388)	1,477,162	6
		(98,629,507)	**(106,746,142)**	**8,116,635**	**8**		**(164,817,199)**	**(157,139,946)**	**7,677,253**	**5**
Non-Cash Amounts Excluded	NCA*(c)	1,537,163	(44,301,553)	45,838,716	104		(139,571,410)	(107,518,172)	32,053,238	30
Amount Attributable to Investing Activities		**(25,859,476)**	**(80,789,788)**	**54,930,312**	**68**		**(71,841,125)**	**(68,267,014)**	**3,574,111**	**5**
FINANCING ACTIVITIES										
Inflows										
Transfers from Reserves		37,411,190	37,411,190	0	0		71,406,949	77,131,857	5,724,908	8
Transfers from DCP's (not in Reserve)		15,703,656	16,666,795	(963,139)	(6)	↑	26,557,516	26,487,493	(70,023)	(0)
		53,114,846	**54,077,985**	**(963,139)**	**0**		**97,964,465**	**103,619,350**	**5,654,885**	**6**
Outflows										
Transfers to Reserves		(19,238,825)	(19,238,825)	0	0		(46,820,536)	(52,322,249)	(5,501,713)	(12)
Transfers to DCP's (not in Reserve)		(15,703,656)	(16,666,795)	963,139	6	↓	(26,557,516)	(26,487,493)	70,023	0
		(34,942,481)	**(35,905,620)**	**963,139**	**(3)**		**(73,378,052)**	**(78,809,742)**	**(5,431,690)**	**(7)**
Non-Cash Amounts Excluded		0	0	0	0		0	0	0	0
Amount Attributable to Financing Activities		**18,172,365**	**18,172,365**	**0**	**0**		**24,586,413**	**24,809,608**	**223,195**	**(1)**
MOVEMENT IN SURPLUS OR DEFICIT										
Surplus/(Deficit) at the Start of the Financial Year		**3,741,370**	**3,741,370**	**0**	**0**		**0**	**3,741,370**	**3,741,370**	**0**
Amount Attributable to Operating Activities		99,757,747	98,523,166	1,234,581	1		47,254,712	34,841,574	(12,413,138)	(36)
Amount Attributable to Investing Activities		(25,859,476)	(80,789,788)	54,930,312	68		(71,841,125)	(68,267,014)	3,574,111	5
Amount Attributable to Financing Activities		18,172,365	18,172,365	0	0		24,586,413	24,809,608	223,195	(1)
Surplus/(Deficit) after the Imposition of General Rates		**95,812,006**	**39,647,112**	**56,164,894**	**142**		**0**	**(4,874,462)**	**(4,874,462)**	

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 $174.0m, Revised Budget $173.6m)

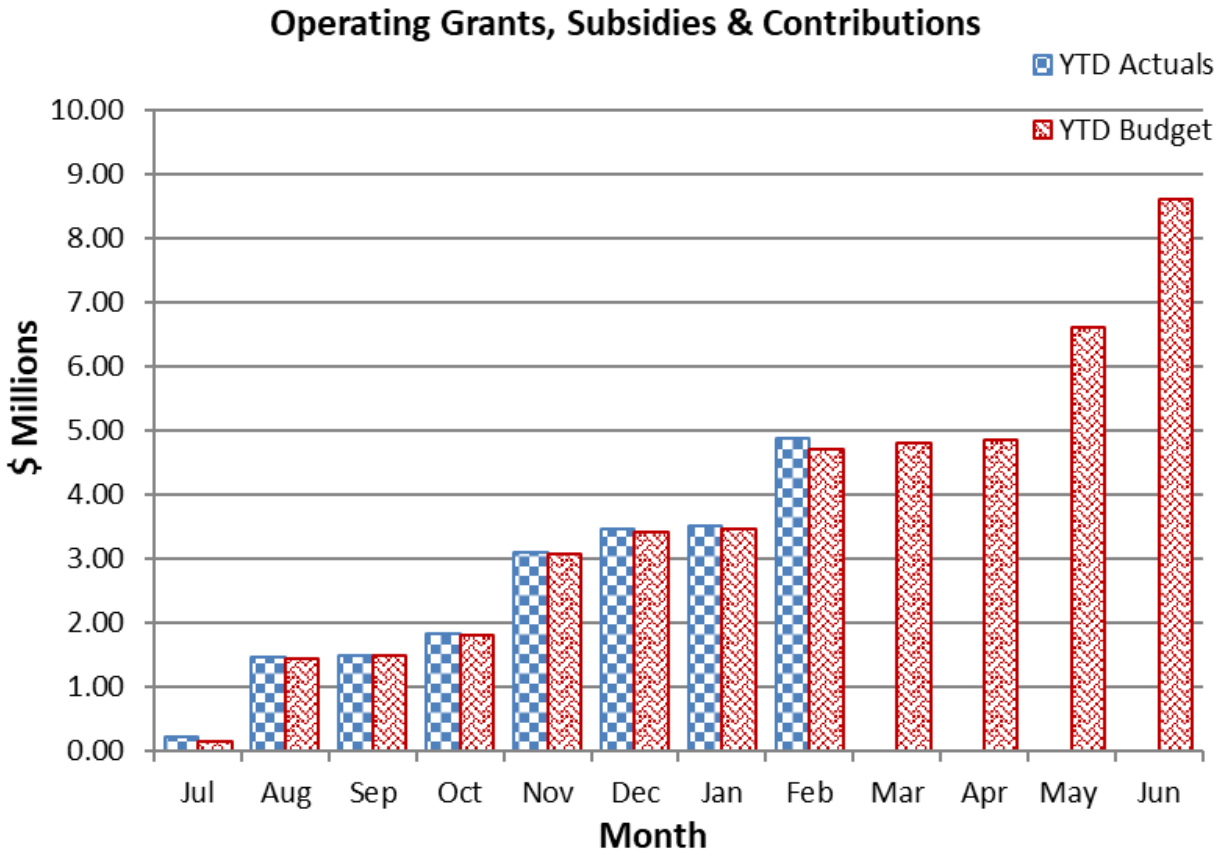
The variance is favourable by $405k is mainly due to timing differences of actual levying of interim rates as compared to the budget.

Note 2 Operating Grants, Subsidies & Contributions

Year to Date - (Actual $4.9m, Revised Budget $4.7m)

The variance is favourable by $186k. This is mainly due to the following:

- Early receipt of $100k Mitigation Activities Grant funding;
- Beyond Age Grant for Community Development being received earlier than anticipated of $14k;
- Received $20K Waste Sorted Grant from Department of Water and Environmental Regulations for Cloths Recycling project; and
- 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 $40k.

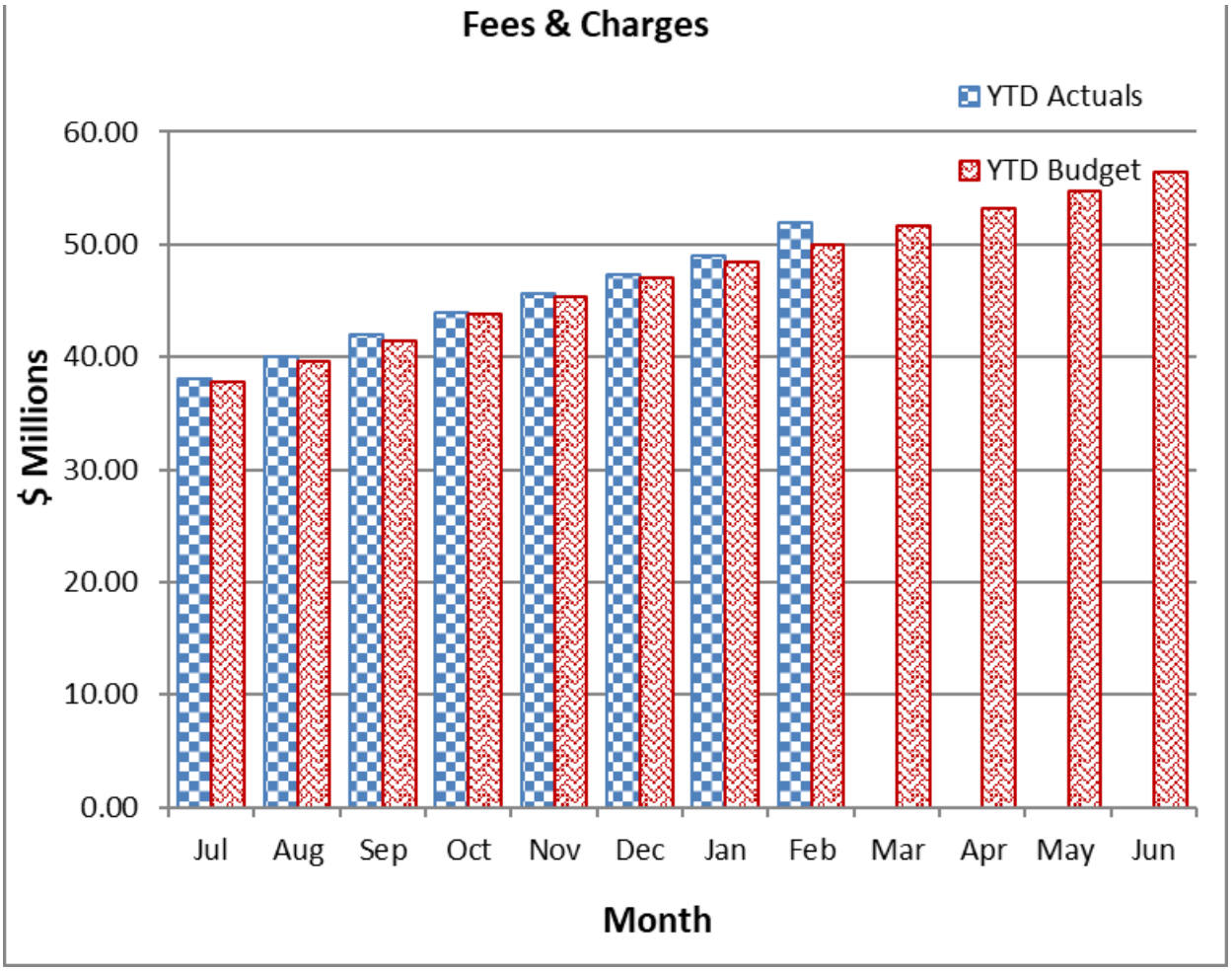


Note 3 Fees and Charges

Year to Date - (Actual $52.0m, Revised Budget $51.0m)

The variance is favourable by $1.9m is mainly due to the following:

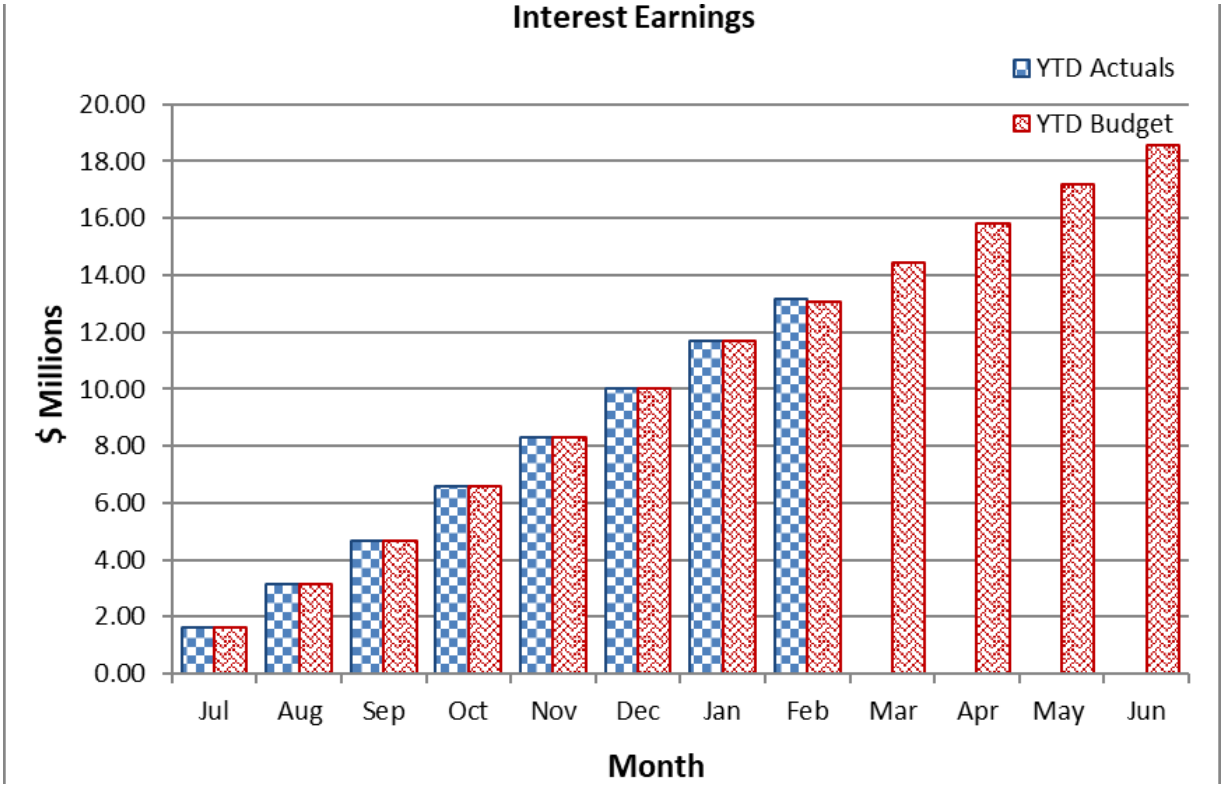
- Higher than budget Rubbish Collection Fee income of $949k, due to higher than anticipated households;
- Application, License and Permit Fee Income of $300k mainly due to timing differences of building permit applications;
- Inspection Fee Income is of $191k mainly from Swimming Pool Inspections
- Property Lease or Rental Fee income of $136k;
- Higher service fee income of $118k from Waste drop off of $55k and Wangara Green Recycling Centre service of $65k due to budget phasing differences;
- Higher User Entry Fee Income of $109k from various Community Facilities, due to timing differences; and
- Higher Engineering Supervision fees of $52k due to timing of the Land Development Infrastructure designs by the developers.



Note 4 Interest Earnings

Year to Date - (Actual $13.2m, Revised Budget $13.1m)

The favourable variance of $117k is mainly due higher Interest Earnings from investments of $149k and unpaid rates of $34k.



Note 5 Employee Costs

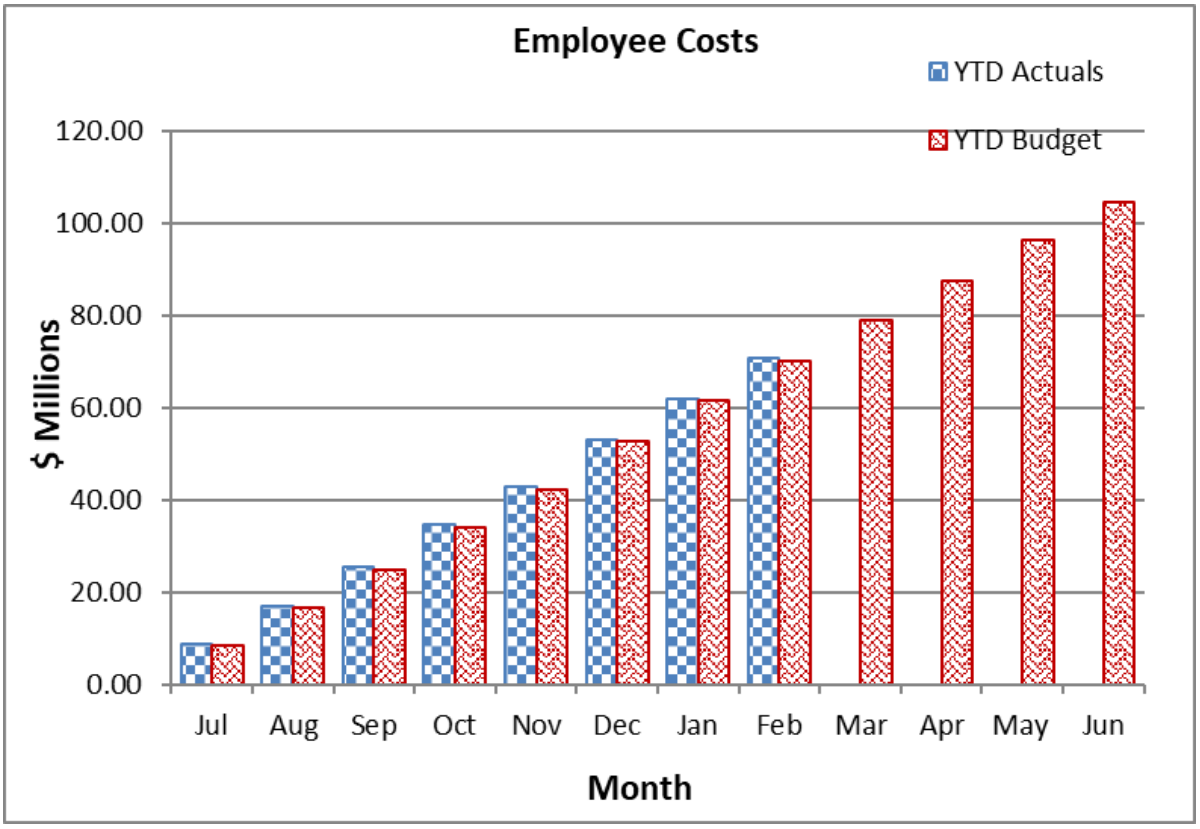
Year to Date - (Actual $70.8m, Revised Budget $70.3m)

Employee Costs are higher than budget by $517k due to:

- Higher overtime expenses of $224k; and
- Lower than budget vacancies of $750k.

Offset by:

- Higher employee cost recoveries from Capital Works of $356k;
- Lower than budget Training Courses, Travel and Conferences expenses of $75k; and
- Lower Temporary Personnel Expenses of $25k.



Note 6 Material and Contracts

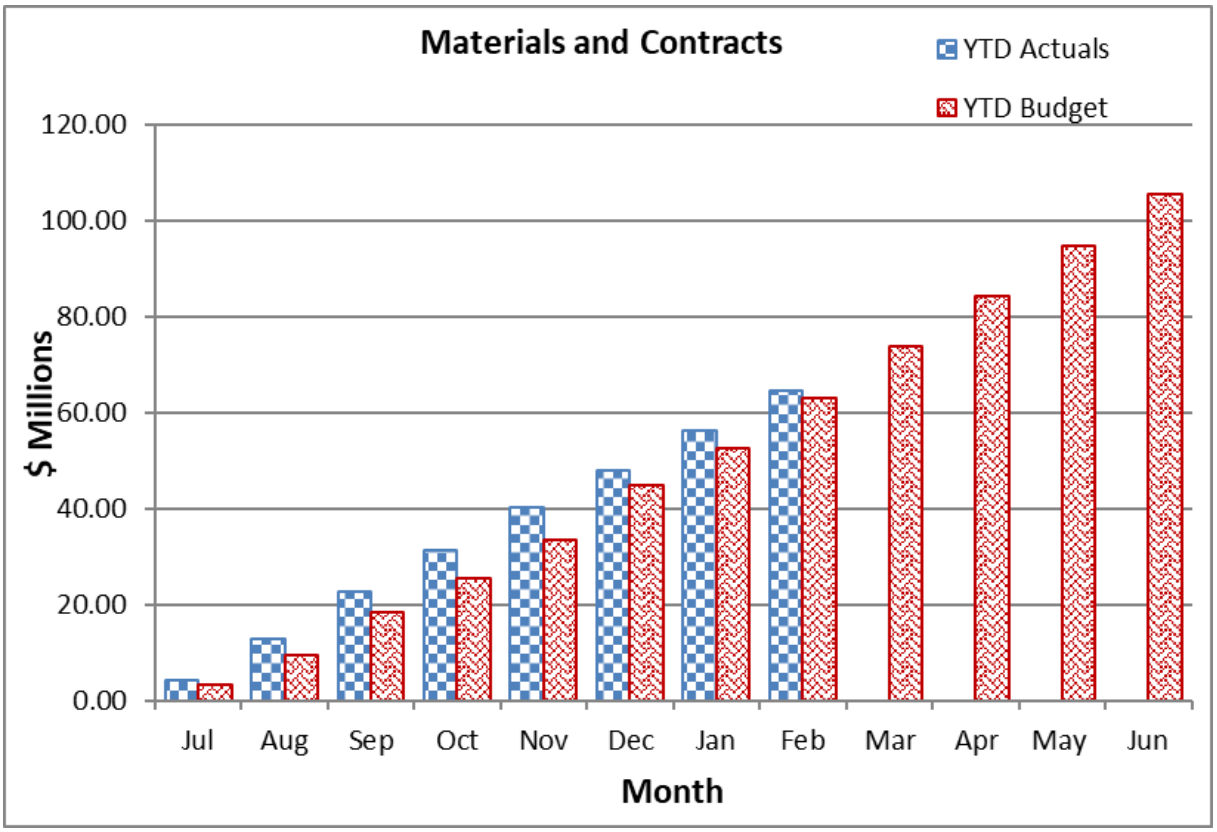
Year to Date - (Actual $64.7m, Revised Budget $63.2m)

The Materials & Contracts expenditure is higher than the budget by $1.5m, mainly due to:

- Higher Maintenance Expenses of $1.6m primarily attributed to earlier than expected completion of streetscape and landscape projects, including irrigation and tree maintenance;
- General Materials Expenses higher than budget by $297k due to timing differences in materials purchases mainly related to Parks Operations;
- Higher expenses incurred on External Equipment hire for Wanneroo Festival, Symphony Under the Stars Concert and Place based events of $210k; and
- Higher than budget refuse removal expenses of $92k due to timing differences of actual expenditure.

Offset by:

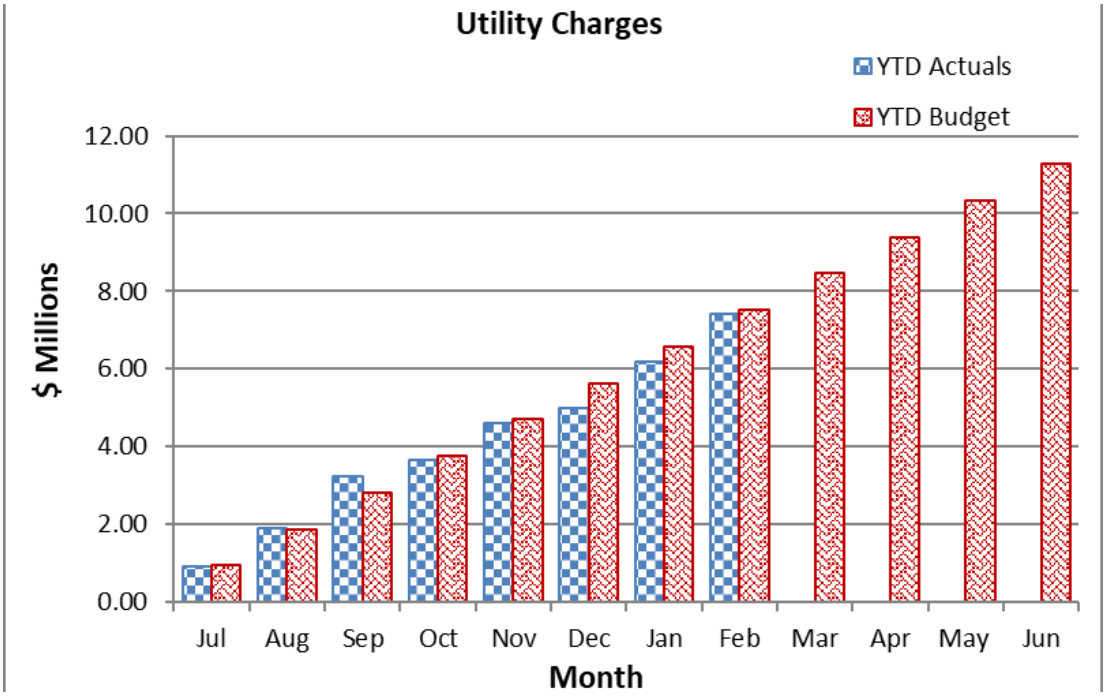
- Lower Contract Expenses of $1.0m primarily attributed to timing differences of various waste services and maintenance contracts; and
- Lower Consulting Expenses of $290k, partially due to budget savings from Wanneroo Showground Masterplan and Alexander Heights Community Centre Accessibility Investigation of $130k and timing differences of various consulting expenses.



Note 7 Utility Charges

Year to Date - (Actual $7.4m, Revised Budget $7.5m)

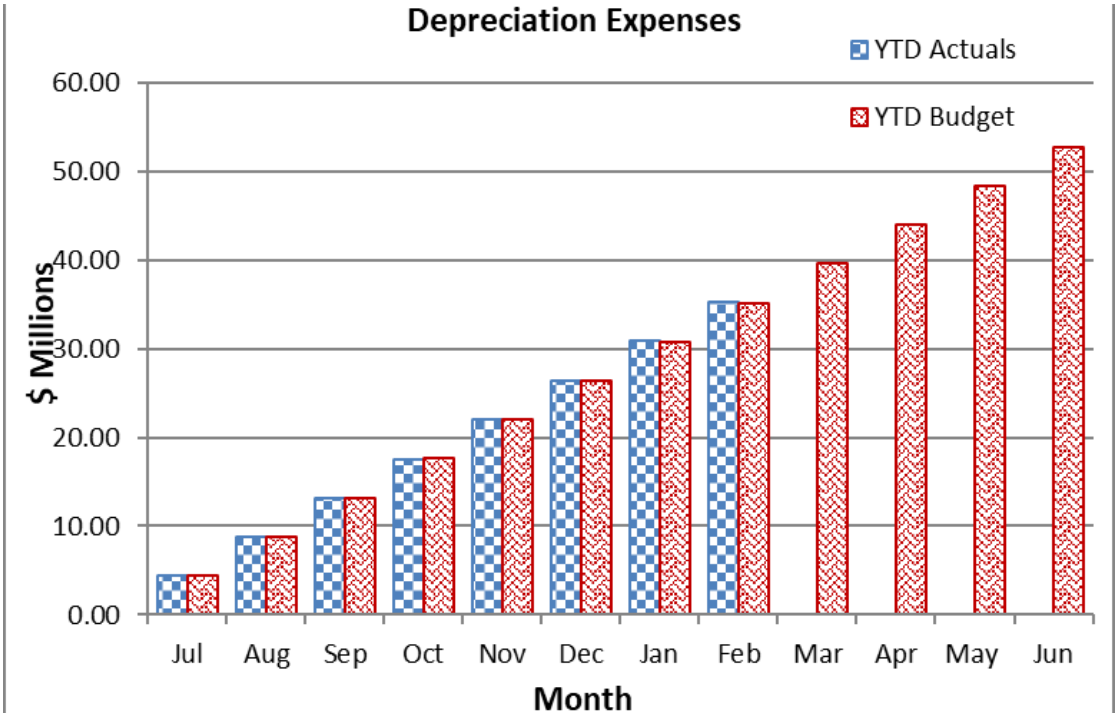
Utility Charges are lower than budget by $114k mainly due to lower electricity expenses from parks and streetlights.



Note 8 Depreciation

Year to Date - (Actual $35.3m, Revised Budget $35.2m)

Depreciation is higher than the budget by $105k due to capitalisation of various fixed assets earlier than anticipated.



Note 9 Loss on Asset Disposal

Year to Date - (Actual $110k, Revised Budget $330k)

The favourable variance $220k is mainly due to the timing differences in plant and equipment disposals.

Investing Activities

Note 10 Development Contribution Plans Revenue

Year to Date – (Actual $21.8m, Revised Budget $20.9m)

The higher inflows of $938k from Development Contribution Plans is due to timing differences of Capital Contribution from Developers.

Note 11 Purchase of Property, Plant and Equipment

Year to Date – (Actual $60.8m, Revised Budget $66.3m)

The lower outflow of $5.4m from the Purchase of Property, Plant and Equipment is due to the timing of actual expenditure.

Note 12 Purchase & Construction of Infrastructure Assets

Year to Date – (Actual $22.4m, Revised Budget $23.1m)

The lower outflow of $703k in the Purchase and Construction of Infrastructure Assets is due to the timing of actual expenditure.

Note 13 Development Contribution Plans Expenses

Year to Date – (Actual $15.4m, Revised Budget $17.3m)

The lower outflow of $2.0m 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 28 FEBRUARY 2026

Description	Notes	30 June 2025 Actual	28 February 2026 Actual	Movement	
		$	$	$	%
Current Assets & Liabilities					
Current Assets		590,359,571	660,292,802	69,933,231	12
Current Liabilities		(134,027,767)	(192,166,106)	(58,138,339)	(43)
	1	**456,331,804**	**468,126,696**	**11,794,892**	**3**
Non-Current Assets & Liabilities					
Non Current Assets	**2**	3,125,516,103	3,204,325,943	78,809,840	3
Non Current Liabilities	**3**	(193,310,478)	(171,758,556)	21,551,922	11
		2,932,205,625	**3,032,567,387**	**100,361,762**	**3**
NET ASSETS		**3,388,537,429**	**3,500,694,083**	**112,156,654**	**3**
TOTAL EQUITY		**3,388,537,429**	**3,500,694,083**	**112,156,654**	**3**

Note 1 - Net Current Assets

Compared to the closing position on 30 June 2025, Net Current Assets have increased by $11.8m, predominately due to the levying of 2025/26 Rates and Waste Service Fees in July 2025.

The higher Current Liabilities as of 28 February 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 December 2026.

Within the Current Assets, Current Receivables of $62.7m are mainly comprised of Rates and Waste Service Fees debtors of $43.7m and Emergency Services Levy of $6.2m. The remaining balance is attributed to General Debtors of $12.8m.

Note 2 - Non-Current Assets

Non-Current Assets as at 28 February 2026 have increased by $78.8m from 30 June 2025 closing balance, mainly due to increase in Property, Plant & Equipment and Infrastructure Assets.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 28 February 2026 have decreased by $21.6m 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 **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	DLGIRS Minimum Standard	As at 28/02/2026	As at 28/02/2025	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	**1.83:1**	**1.94:1**	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	**39.0:1**	**39.2:1**	YES
Net Financial Liabilities Ratio The level of financial debt to operating revenue. Net Financial Liabilities / Operating Revenue	=<0.30:1	**-1.18:1**	**-1.34:1**	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	**0.28:1**	**0.34:1**	YES

Yanchep/Two Rocks - CBA Loan Repayment

At the meeting on 25 November 2025 (PS02-11/25), it was noted that the Yanchep, Two Rocks DCP was receiving additional income due to higher than anticipated lot creation and that the loan facilities ($13.5m) could be paid off earlier than anticipated. The loan was originally taken out to pre-fund various DCP works, including the Yanchep Surf Lifesaving Club and the acquisition and development of Splendid Park (District Open Space). The Council report noted that retaining the DCP rate would enable Administration to prioritise the repayment of the DCP loan, close the DCP earlier than defined in DPS No. 2 (2030) and would enable a new DCP to be prepared to for the Yanchep and Two Rocks area to cater for additional community facilities.

The DCP currently holds $10.9m in Reserves and sufficient to complete the remaining physical works and pay-out three of the five existing loan. Therefore, Administration prepare to repay the below borrowings.

				2025/26
			Interest	Opening
Institution	Loan Type	Fixed or Variable	Rate %	Principal $
CBA (due 2/12/30)	Interest only	Variable+	6.18	**3,100,000**
CBA (due 2/12/30)	Interest only	Variable+	6.07	**2,500,000**
CBA (due 2/12/30)	Interest only	Variable+	6.21	**700,000**
Total				**6,300,000**

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	593,391	7,278,287	8,690,277	10,394,411	70.0%
Community Safety	6	3,858	551,664	606,297	754,536	73.1%
Conservation Reserves	3	15,022	371,065	322,806	976,367	38.0%
Corporate Buildings	10	140,962	605,439	878,787	1,565,577	38.7%
Environmental Offset	4	12,476	157,155	180,108	386,755	40.6%
Fleet Management - Corporate	9	-	1,592,242	1,950,867	3,192,787	49.9%
Foreshore Management	9	22,106	458,920	942,591	1,639,857	28.0%
Golf Courses	4	1,283	15,526	124,330	484,926	3.2%
Investment Projects	14	1,032,015	5,969,612	5,634,719	8,672,721	68.8%
IT Equipment and Software	16	268,520	2,630,252	3,062,223	5,467,437	48.1%
Parks Furniture	17	482,211	2,938,125	4,103,806	7,956,240	36.9%
Parks Rehabilitation	2	36,593	780,249	985,000	1,736,000	44.9%
Passive Park Development	8	64,870	478,273	314,623	1,103,425	43.3%
Pathways and Trails	11	492,153	3,540,529	4,281,305	6,373,208	55.6%
Roads	19	1,171,959	8,042,554	7,822,756	11,509,393	69.9%
Sports Facilities	43	6,045,048	42,320,251	43,982,219	59,013,118	71.7%
Stormwater Drainage	7	152,647	201,755	189,217	349,129	57.8%
Street Landscaping	3	1,727	131,667	138,813	900,000	14.6%
Traffic Treatments	21	75,554	513,960	1,010,683	2,121,784	24.2%
Waste Management	5	1,141,601	4,689,245	4,182,291	6,720,887	69.8%
Grand Total	**229**	**11,753,996**	**83,266,769**	**89,403,718**	**131,318,558**	**63.4%**

As of 28 February 2026, the City incurred $83.3m of capital expenditure, which represents 63.4% of the $131.3m 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.
004088 Neerabup Industrial Area, Neerabup, New Development of Lot 9003 – An additional $875,000 is required in 2025/26 due to the increased demand for limestone extracted from the site. This is funded from the Neerabup Development reserve.

004388 Girrawheen Ave, Girrawheen, Upgrade Hudson Ave to Nanovich Ave – An additional $200,000 is required due to increased costs and expanded scope in the project. It is proposed to fund this from 004542 Yanchep Beach Road, Yanchep, Upgrade to Dual Carriageway Marmion Ave to Spinnaker Blvd, with funds available due to the application of Metropolitan Regional Road Program grant funds allowing the Municipal funds to be utilised elsewhere.

004416 Lighthouse Park, Mindarie, Renew Pathway Lighting – An additional $27,000 is required in 2025/26 to enable the completion of works. This will be funded from the Asset Replacement / Enhancement reserve ($20,000) and savings identified in 004674 Recurring Program, New Park Equipment 2025-26 ($7,000).

004421 Hartman Dr, Wangara, New Pathway from Ocean Reef Rd to Gnangara Rd – An amendment to the funding for this project is required, to change from Town Planning Scheme Cell 9 to Town Planning Scheme Cell 7 by $100,000. The correction has zero impact to the closing funding position.

004435 Montrose Ave Mirrabooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection – A funding source change is required due to the grant funding being lower than anticipated. It is proposed to fund the $51,000 from savings identified in 004422 Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout.

004593 Carramar Golf Course, Carramar, Upgrade Facility – An additional $500,000 is required in 2025/26 for consultancy payments in accordance with the site deed. This is funded from the Golf Course reserve.

004594 Marangaroo Golf Course, Marangaroo, Upgrade Facility – Additional funds of $400,000 are required in 2025/26 for consultancy payments in accordance with the site deed. This is funded from the Golf Course reserve.

004658 Recurring Program, New Corporate Business Systems 2025-26 – As per Motion on Notice MN04-02/26, $117,540 is required for a 12-month trial of Snap Send Solve software. This will be funded from the Information, Communication & Technology reserve.

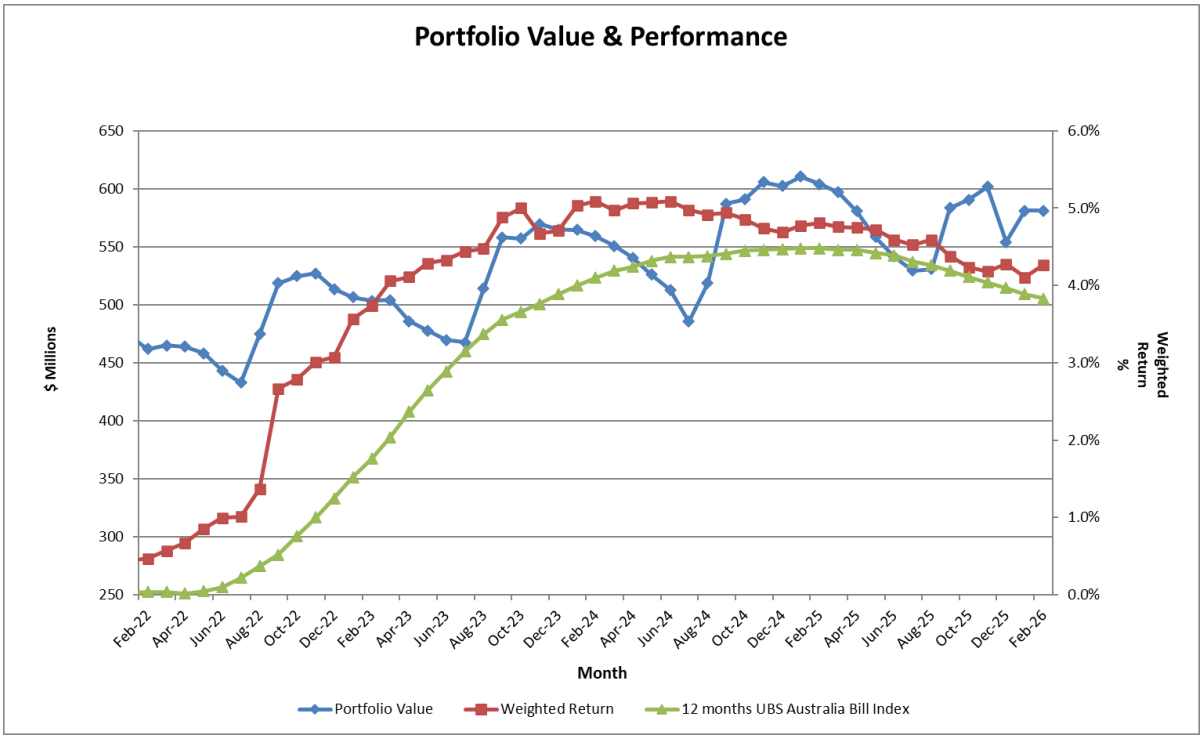
004670 Hacienda Park, Clarkson, Renew North and South Pergolas – Additional funds of $10,000 are required to complete the design phase in 2025/26. This will be funded from the Asset Replacement / Enhancement reserve.

004710 Kemp Street, Pearsall, Upgrade Traffic Treatments – An additional $15,000 is required in 2025/26 to progress with Western Power works at the site. This is funded from the Strategic Projects/Initiatives reserve.

004723 Various Locations, Girrawheen, Install Low Cost Urban Road Safety Treatments – Funds of $387,000 are required for design to occur in 2025/26, to enable construction to be undertaken in 2026/27 as per grant conditions. This is funded from State Government grants.

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 February 2026, the City held an investment portfolio (cash & cash equivalents) of $581.2m (Face Value), equating to $592.3m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.44% pa (4.27% pa vs. 3.83% 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	1.6 Financial Reporting	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 Bedworth

That Council:-

1. RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 28 February 2026 consisting of:

a) February 2026 Financial Activity Statement;
b) February 2026 Net Current Assets Position; and
c) February 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
004088	Neerabup Development reserve	004088 Neerabup Industrial Area, Neerabup, New Development of Lot 9003	$875,000	Funds for increased limestone extraction works.
004388	004542 Yanchep Beach Road, Yanchep, Upgrade to Dual Carriageway Marmion Ave to Spinnaker Blvd	004388 Girrawheen Ave, Girrawheen, Upgrade Hudson Ave to Nanovich Ave	$200,000	Funds for increased costs and expanded scope.

Number	From	To	Amount	Description
004542	Metropolitan Regional Road Program grants	004542 Yanchep Beach Road, Yanchep, Upgrade to Dual Carriageway Marmion Ave to Spinnaker Blvd	$200,000	Grant funds replacing Municipal.
004416	Asset Replacement / Enhancement reserve	004416 Lighthouse Park, Mindarie, Renew Pathway Lighting	$20,000	Funds for completion of works.
004416	004674 Recurring Program, New Park Equipment 2025-26	004416 Lighthouse Park, Mindarie, Renew Pathway Lighting	$7,000	Funds for completion of works.
004421	Town Planning Scheme Cell 7	004421 Hartman Dr, Wangara, New Pathway from Ocean Reef Rd to Gnangara Rd	$100,000	Funding source change from TPS Cell 9 to TPS Cell 7.
004421	Town Planning Scheme Cell 9	004421 Hartman Dr, Wangara, New Pathway from Ocean Reef Rd to Gnangara Rd	($100,000)	Funding source change from TPS Cell 9 to TPS Cell 7.
004435	State Government grants	004435 Montrose Ave Mirrabooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection	($51,000)	Grant funding received lower than anticipated.
004435	004422 Mirrabooka Ave Kingsway, Landsdale, Upgrade Roundabout	004435 Montrose Ave Mirrabooka Ave Koondoola Ave, Marangaroo, Upgrade Intersection	$51,000	Grant funding received lower than anticipated.
004593	Golf Course reserve	004593 Carramar Golf Course, Carramar, Upgrade Facility	$500,000	Funds required in 2025/26 for consultancy payments in accordance with the site deed.
004594	Golf Course reserve	004594 Marangaroo Golf Course, Marangaroo, Upgrade Facility	$400,000	Funds required in 2025/26 for consultancy payments in accordance with the site deed.
004658	Information, Communication & Technology reserve	004658 Recurring Program, New Corporate Business Systems 2025-26	$117,540	Funds required for a 12-month trial of Snap Send Solve software (MN04-02/26 refers).
004670	Asset Replacement / Enhancement reserve	004670 Hacienda Park, Clarkson, Renew North and South Pergolas	$10,000	Funds required to complete design phase in 2025/26.
004710	Strategic Projects/ Initiatives reserve	004710 Kemp Street, Pearsall, Upgrade Traffic Treatments	$15,000	Funds to progress with Western Power works at site.

Number	From	To	Amount	Description
004723	State Government Grants	004723 Various Locations, Girrawheen, Install Low Cost Urban Road Safety Treatments	$387,000	Funds required to undertake design in 2025/26 as per grant conditions.

CARRIED BY ABSOLUTE MAJORITY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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 - Net Current Assets February 2026*	*26/109444*
2⇩.	*Attachment 2 - Statement of Financial Position February 2026*	*26/109445*
3⇩.	*Attachment 3 - Investment Report February 2026*	*26/109446*
4⇩.	*Attachment 4 - Reserve Balances February 2026*	*26/109447*

NET CURRENT ASSETS **Attachment 1**

(a) Composition of Net Current Asset Position as at 28 February 2026

Description	30-June-2025 Actual $	28-February-2026 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Current Assets				
Cash - Unrestricted	63,767,067	129,632,721	43,357,856	43,357,856
Cash - Restricted	105,403,330	104,366,510	10,566,159	10,566,159
Term Deposits	378,183,263	360,011,467	437,486,566	437,486,566
Receivables	39,296,548	62,668,269	25,164,386	25,164,386
Inventories	3,709,362	3,613,835	511,429	511,429
	590,359,571	**660,292,802**	**517,086,396**	**517,086,396**
Less: Current Liabilities				
Trade & Other Payables	(80,847,401)	(90,484,582)	(55,438,374)	(55,438,374)
Contract Liabilities	(26,424,916)	(14,379,916)	(21,250,250)	(21,250,250)
Grant/ Contributions Liabilities	(9,406,157)	(9,406,157)		
Lease Liabilities	(238,217)	(230,881)	(529,430)	(529,430)
Borrowings	0	(60,778,188)		0
Employee Related Provisions	(17,111,076)	(16,886,382)	(28,598,126)	(28,598,126)
	(134,027,767)	**(192,166,106)**	**(105,816,180)**	**(105,816,180)**
Net Current Asset Position	**456,331,804**	**468,126,696**	**411,270,216**	**411,270,216**
Less - Total Adjustments to net current assets (refer to Table (d) below)	**(452,590,433)**	**(372,314,690)**	**(411,270,216)**	**(416,144,678)**
Net current assets used in the Financial Activity Statement	**3,741,370**	**95,812,007**	**0**	**(4,874,462)**

(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 $	28-February-2026 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Less:				
- Profit on Asset Disposals	(8,518,276)	(83,037)	(11,842,996)	(11,842,996)
Add:				
- Loss on Asset Disposals	573,116	110,083	659,340	659,340
- Loss on revaluation of non current assets	0	0	0	0
- Depreciation	50,087,758	35,309,265	52,410,746	52,805,746
- 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)	185,974	0	0
- Employee Provisions	519,352	290,361	0	0
- Movement in Contract Liabilities	(2,183,591)	0	0	0
- Movement in Other Provisions	1,667,024	0	0	0
-Non cash adjustment of borrowings reclassification	0	0		
-Lease Liabilities	21,610	7,336	0	0
- Inventory	(2,186,803)	95,527	0	0
	40,932,366	**35,915,509**	**41,227,090**	**41,622,090**

(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 $	28-February-2026 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Non-Cash Contributions of Assets	(59,397,310)	(40,769,610)	(130,000,000)	(93,000,000)
Movement in Unspent Capital Grants associated with Restricted Cash	(7,869,353)	22,793,258	0	0
Movement in DCP	276,465	19,513,515	(9,571,410)	(14,518,172)
	(66,990,198)	**1,537,163**	**(139,571,410)**	**(107,518,172)**

(d) Current Assets & Liabilities Excluded From Budgeted Deficiency

Adjustments:	30-June-2025 Actual $	28-February-2026 Actual $	30 June 2026 Adopted Budget $	30 June 2026 Revised Budget $
Reserve Accounts	(483,586,594)	(464,377,977)	(448,052,725)	(432,206,367)
Add:				
- Current portion of lease liabilities	238,217	230,881	33,018	33,018
- Current portion of contract liability held in reserve	26,293,706	14,379,916	21,250,250	529,430
'- Current portion of the Borrowings	0	60,778,188		
-Worker's Compansation Adjustment	(10,146,579)	0		
-Long Service Leave Adjustment	0	(437,906)		
- Current portion of employee benefit provisions held in reserve	14,610,817	17,112,208	15,499,241	15,499,241
	(452,590,433)	**(372,314,690)**	**(411,270,216)**	**(416,144,678)**

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 28 FEBRUARY 2026

Description	30/06/2025 Actual $	28/02/2026 Actual $
Current Assets		
Cash & Cash Equivalents	42,062,366	12,770,301
Trade & Other Receivables	39,296,548	62,668,269
Other Financial Assets	505,291,295	581,240,397
Inventories	3,709,362	3,613,835
	590,359,571	**660,292,802**
Non Current Assets		
Trade & Other Receivables	4,990,485	4,727,584
Inventories	14,427,841	14,427,841
Investments in Associates	27,032,853	20,231,271
Property, Plant & Equipment	572,523,623	622,952,881
Infrastructure Assets	2,503,017,504	2,538,451,043
Investment Property	2,928,075	2,928,075
Right to Use Assets	595,722	607,248
	3,125,516,103	**3,204,325,943**
Total Assets	**3,715,875,674**	**3,864,618,745**
Current Liabilities		
Trade & Other Payables	80,847,401	90,484,582
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	230,881
Employee Related Provisions	17,111,076	16,886,382
	134,027,767	**192,166,106**
Non Current Liabilities		
Contract Liabilities	91,794,542	107,919,352
Capital Grants/ Contributions Liabilities	11,563,656	34,356,915
Lease Liabilities	379,701	397,537
Borrowings	74,334,488	13,556,300
Employee Related Provisions	1,530,321	1,820,682
Other Provisions	13,707,770	13,707,770
	193,310,478	**171,758,556**
Total Liabilities	**327,338,245**	**363,924,662**
NET ASSETS	**3,388,537,429**	**3,500,694,083**
Equity		
Reserve Accounts	378,183,263	360,010,898
Retained Surplus	1,357,444,597	1,487,773,616
Revaluation Surplus	1,652,909,569	1,652,909,569
TOTAL EQUITY	**3,388,537,429**	**3,500,694,083**

Attachment 3

INVESTMENT SUMMARY - As At 28 February 2026

Face Value $	Interest Rate %	INSTITUTE	Rating	Maturity Date	Purchase price	Deposit Date	Deposit Category	Current Value $	YTD Accrued Interest $	Accrued Interest LTD
Current Account Investment Group										
22,240,397.00	0.25	Commonwealth Bank of Australia Perth	A1	N/A		N/A	Call Deposit	22,240,397.00		
22,240,397.00	**0.25%**							**22,240,397.00**		
Term Investment Group										
15,000,000.00	4.71	Westpac Banking Corporation	A1	10-March-2026	15,000,000.00	10-March-2025	Term Deposit	15,687,143.84	470,354.79	687,143.84
25,000,000.00	4.75	Suncorp	A-1+	26-March-2026	25,000,000.00	26-March-2025	Term Deposit	26,102,910.96	790,582.19	1,102,910.96
30,000,000.00	4.72	Suncorp	A-1+	02-April-2026	30,000,000.00	02-April-2025	Term Deposit	31,287,978.08	942,706.85	1,287,978.08
6,000,000.00	4.50	Suncorp	A-1+	08-April-2026	6,000,000.00	08-April-2025	Term Deposit	6,241,150.68	179,753.42	241,150.68
8,000,000.00	4.34	Westpac Banking Corporation	A1	09-May-2026	8,000,000.00	09-May-2025	Term Deposit	8,280,613.70	231,149.59	280,613.70
15,000,000.00	4.25	Westpac Banking Corporation	A1	09-July-2026	15,000,000.00	09-July-2025	Term Deposit	15,408,698.63	408,698.63	408,698.63
10,000,000.00	4.30	Westpac Banking Corporation	A1	08-August-2026	10,000,000.00	08-August-2025	Term Deposit	10,240,328.77	240,328.77	240,328.77
10,000,000.00	4.30	Westpac Banking Corporation	A1	09-August-2026	10,000,000.00	09-August-2025	Term Deposit	10,239,150.68	239,150.68	239,150.68
20,000,000.00	4.28	Westpac Banking Corporation	A1	22-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,445,589.04	445,589.04	445,589.04
20,000,000.00	4.11	Commonwealth Bank of Australia Perth	A1	21-August-2026	20,000,000.00	22-August-2025	Term Deposit	20,427,890.41	427,890.41	427,890.41
20,000,000.00	4.28	Westpac Banking Corporation	A1	27-August-2026	20,000,000.00	27-August-2025	Term Deposit	20,433,863.01	433,863.01	433,863.01
20,000,000.00	4.24	Westpac Banking Corporation	A1	08-September-2026	20,000,000.00	08-September-2025	Term Deposit	20,401,928.77	401,928.77	401,928.77
60,000,000.00	4.15	National Australia Bank	A1	08-September-2026	60,000,000.00	08-September-2025	Term Deposit	61,180,191.78	1,180,191.78	1,180,191.78
15,000,000.00	4.15	National Australia Bank	A1	11-September-2026	15,000,000.00	11-September-2025	Term Deposit	15,289,931.51	289,931.51	289,931.51
25,000,000.00	4.20	National Australia Bank	A1	20-May-2026	25,000,000.00	25-September-2025	Term Deposit	25,448,767.12	448,767.12	448,767.12
30,000,000.00	4.25	National Australia Bank	A1	10-June-2026	30,000,000.00	25-September-2025	Term Deposit	30,544,931.51	544,931.51	544,931.51
15,000,000.00	4.25	National Australia Bank	A1	15-July-2026	15,000,000.00	25-September-2025	Term Deposit	15,272,465.75	272,465.75	272,465.75
25,000,000.00	4.37	Westpac Banking Corporation	A1	30-September-2026	25,000,000.00	30-September-2025	Term Deposit	25,451,965.75	451,965.75	451,965.75
15,000,000.00	4.37	Westpac Banking Corporation	A1	10-October-2026	15,000,000.00	10-October-2025	Term Deposit	15,253,220.55	253,220.55	253,220.55
20,000,000.00	4.46	Westpac Banking Corporation	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,261,490.41	261,490.41	261,490.41
20,000,000.00	4.46	Westpac Banking Corporation	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,261,490.41	261,490.41	261,490.41
20,000,000.00	4.25	Australia & New Zealand Bank	A1	13-November-2026	20,000,000.00	13-November-2025	Term Deposit	20,249,178.08	249,178.08	249,178.08
15,000,000.00	4.52	Westpac Banking Corporation	A1	17-November-2026	15,000,000.00	17-November-2025	Term Deposit	15,191,326.03	191,326.03	191,326.03
20,000,000.00	4.85	Westpac Banking Corporation	A1	11-December-2026	20,000,000.00	11-December-2025	Term Deposit	20,209,945.21	209,945.21	209,945.21
20,000,000.00	4.53	Australia & New Zealand Bank	A1	15-January-2027	20,000,000.00	15-January-2026	Term Deposit	20,109,216.44	109,216.44	109,216.44
15,000,000.00	4.80	Suncorp	A-1+	02-February-2027	15,000,000.00	02-February-2026	Term Deposit	15,051,287.67	51,287.67	51,287.67
15,000,000.00	4.80	Suncorp	A-1+	02-February-2027	15,000,000.00	02-February-2026	Term Deposit	15,051,287.67	51,287.67	51,287.67
10,000,000.00	4.84	Australia & New Zealand Bank	A1	10-February-2027	10,000,000.00	10-February-2026	Term Deposit	10,023,868.49	23,868.49	23,868.49
20,000,000.00	5.08	Westpac Banking Corporation	A1	23-February-2027	20,000,000.00	23-February-2026	Term Deposit	20,013,917.81	13,917.81	13,917.81
559,000,000.00	**4.43%**							**570,061,728.77**	**10,076,478.36**	**11,061,728.77**
	Weighted Return									
581,240,397.00	**4.27%**	**Totals**						**592,302,125.77**	**10,076,478.36**	**11,061,728.77**
	3.83%	12 month UBS Australia Bank Bill Index for		28 February 2026						
	0.44%	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 $592.3m current value of the investments in Term Deposits, $89.2m is related to Development Contribution Plans (DCP) excluding Reserve funded DCP

Attachment 4

RESERVE BALANCES AS OF 28 FEBRUARY 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	1,986,850	(7,661,987)	67,525,513	73,072,620	6,062,786	(22,217,537)	56,917,869
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	324,964	(119,188)	11,705,085	11,485,181	559,689	(231,400)	11,813,470
Golf Course Reserve		8,079,023	228,827	(436)	8,307,414	7,880,051	3,988,468	(437,731)	11,430,788
Information, Communication, & Technology Reserve	To fund capital and operating ICT projects.	13,750,788	374,916	(1,361,357)	12,764,346	12,555,773	2,669,272	(3,203,408)	12,021,637
Leave Liability Reserve		17,101,993	448,121	(437,907)	17,112,208	17,101,993	832,380	(2,701,670)	15,232,703
Loan Repayment Reserve		60,778,188	1,721,457	0	62,499,645	60,778,188	-	0	60,778,188
Neerabup Development Reserve	To develop the City's investment land in Neerabup.	14,392,452	389,261	(2,189,112)	12,592,601	12,427,614	1,264,502	(2,579,588)	11,112,528
Plant Replacement Reserve	To renew Plant and Equipment.	19,933,696	561,931	(163,212)	20,332,415	19,933,696	7,013,881	(1,363,272)	25,584,305
Regional Recreational Reserve		46,632,272	1,275,775	(3,462,366)	44,445,682	46,412,273	2,269,663	(8,491,289)	40,190,647
Strategic Property Reserve	To purchase, lease, develop and/or disposal land under the City's Strategic Land Policy.	13,123,567	323,243	(2,499,061)	10,947,748	13,106,394	3,805,410	(2,857,047)	14,054,757
Strategic Projects/Initiatives Reserve		25,239,692	546,164	(8,573,057)	17,212,799	23,674,192	10,343,914	(11,597,052)	22,421,054
Waste Management Reserve	For Waste management and purchase of new Waste Equipment.	13,850,322	333,222	(6,118,916)	8,064,628	15,921,402	1,038,722	(11,332,211)	5,627,913
Non-Municipal Funded (Restricted by Legislation)									
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve	Development Contributions.	37,404,212	6,760,530	(2,697,522)	41,467,219	35,708,337	8,662,071	(7,342,722)	37,027,686
Clarkson/Butler Planning District (TPS 20) Reserve	To be used for the construction of District Distribution Roads associated with TPS 20.	9,866,682	279,438	(900)	10,145,220	9,866,682	506,144	(310,490)	10,062,336
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	Development Contributions.	7,909,803	3,576,843	(493,363)	10,993,283	5,306,768	3,120,990	(833,634)	7,594,124
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	83,385	0	3,027,394	2,938,548	143,289	0	3,081,837
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	23,899	0	867,698	842,482	41,068	0	883,550
Total		**378,183,263**	**19,238,825**	**(37,411,190)**	**360,010,898**	**370,645,000**	**52,322,249**	**(77,131,857)**	**345,835,392**

Transactional Finance

CS02-04/26 **Warrant of Payments for the Period to 28th February 2026

File Ref: 1859V02 – 26/88092
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

In response to a question raised by a Council Member regarding appropriate interactions between Council Members and Developers, the following comment has been provided by the Administration.

The *Local Government (Model Code of Conduct) Regulations 2021*, as adopted by the City of Wanneroo, do not prohibit Councillors from meeting with developers or other proponents. This is explicitly recognised under *clause 10D – Dealing with Proponents,* which acknowledges that elected members may engage with proponents provided such interactions are conducted appropriately and within the bounds of ethical and legislative requirements.

This position is further reinforced in *clause 9.8.2 – Council Members' Relationship with Developers* of the Corporate Governance Framework, which recognises that Councillors may have contact with developers while emphasising that development related matters are inherently sensitive and present a higher integrity risk. As such, these interactions require particular diligence and care.

Any meetings or discussions with developers or proponents must be strictly limited to information gathering purposes only. They must not involve advocacy, negotiation, expressions of support or opposition, or any other conduct that could be perceived as predetermination, improper influence over officers, or an attempt to undermine the City's statutory assessment and decision making processes.

Where an interaction with a developer or proponent gives rise to an actual or perceived conflict of interest, including an interest affecting impartiality, it must be identified, disclosed, and managed in accordance with the Council Member, Committee Member and Candidate Code of Conduct, the *Local Government Act 1995*, and other relevant legislation. If a matter subsequently comes before Council or a Committee, Councillors should disclose the prior interaction and carefully consider their participation to ensure compliance with the City's Corporate Governance Framework and Integrity Framework and to maintain public confidence in the decision making process.

To support Councillors in navigating these interactions appropriately, the Department of Local Government, Sport and Cultural Industries provides clear and practical guidance on relationships between elected members and developers. This guidance reinforces the importance of transparency, impartiality, and clear role boundaries, and is available at - *Relationships with Developers – Guidance for Elected Members*

Issue

Presentation to the Council of a list of accounts paid for the month of February 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 February 2026:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – February 2026		
Cheque Numbers	125437 – 125477	$81,543.76
Credit Cards - NAB/CBA	102 - 103	$98,100.68
EFT Document Numbers	52721 - 53764	$23,467,241.04
TOTAL ACCOUNTS PAID		**$23,646,885.48**
Less Cancelled Cheques		($7,130.69)
Manual Journals		($4,380.51)
RECOUP FROM MUNICIPAL FUND		**$23,635,374.28**
Municipal Fund – Bank A/C		
Accounts Paid – February 2026		
Recoup to Director Corporate Services Advance A/C		$23,635,374.28
Bank Fees		$49,678.07
Payroll – Direct Debits		$5,420,976.34
TOTAL ACCOUNTS PAID		**$29,106,028.69**

(Please note in some instances descriptions/details of one transaction are presented across two pages in following table.)

Warrant of Payments February 2026			
Number	**Date**	**Supplier / Description**	**Amount**
Cheque Payments			
125437	2/02/2026	Print Error - Cheque Cancelled	
125438	2/02/2026	Print Error - Cheque Cancelled	
125439	2/02/2026	Print Error - Cheque Cancelled	
125440	2/02/2026	Print Error - Cheque Cancelled	
125441	2/02/2026	Print Error - Cheque Cancelled	
125442	2/02/2026	Samantha Measures	$20.00
		Dog Registration Refund - Application Pending Since September 2025	
125443	2/02/2026	Tendrs Pty Ltd	$125.21
		Refund - Building Application - Lodged In Error	
125444	2/02/2026	Urban WA Construction Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
125445	2/02/2026	The Plastic Sandwich Company	$2,469.50
		Framing Of Artworks - Cultural Services	
125446	2/02/2026	Oceanic Delights Pty Ltd t/a Cherry's Catering	$935.90

		Catering - Elections - Count Staff Catering Saturday 18 October 2025	
125447	9/02/2026	Adventist Christian Schools WA	$168.75
		Refund - Facilities Payments - Duplicate	
125448	9/02/2026	Rates Refund	$671.86
125449	9/02/2026	Rates Refund	$914.18
125450	9/02/2026	Rates Refund	$689.67
125451	9/02/2026	Rates Refund	$22,954.60
125452	9/02/2026	Pauline Campion	$500.00
		CCTV Rebate	
125453	9/02/2026	The Trustee for Acme Trust t/a Perth Piano and Pool Table Movers	$190.00
		Relocate Piano - Girrawheen Senior Citizens - Re-Issue Of Stale Cheque	
125454	9/02/2026	Know-Ledge Asset Management Pty Ltd	$38,236.00
		Consultancy Services - Asset Valuation Services - Infrastructure Assets	
125455	16/02/2026	Rates Refund	$332.96
125456	16/02/2026	Rates Refund	$623.40
125457	16/02/2026	Rates Refund	$895.63
125458	16/02/2026	Rates Refund	$675.82
125459	16/02/2026	Rates Refund	$931.99
125460	16/02/2026	Rates Refund	$914.18
125461	16/02/2026	Gert Disha	$61.65
		Refund - Building Application - Cancelled	
125462	16/02/2026	Ryan Williams	$60.80
		Refund - Copies Of Plans - Unavailable	
125463	23/02/2026	Allison Newnham	$70.60
		Refund - Copies Of Plans - Plans Not Available	
125464	23/02/2026	Adam Chilcott	$57.50
		Refund - Copy Of Plans - Not Available	
125465	23/02/2026	Malcolm Sewell	$23.50
		Refund - Copies Of Plans - Not Available	
125466	23/02/2026	Wayne Kiely	$81.00
		Refund - Copies Of Plans - Not Available	
125467	23/02/2026	Rates Refund	$930.01
125468	23/02/2026	Rates Refund	$667.91
125469	23/02/2026	Rates Refund	$683.93
125470	23/02/2026	Rates Refund	$677.80
125471	23/02/2026	Rates Refund	$681.75
125472	23/02/2026	Rates Refund	$671.86
125473	23/02/2026	Saiwal Neupane	$110.00
		Refund - Occupancy Permit	
125474	23/02/2026	Dilini Caldera	$233.30
		Refund - Building Services - Returned By CRC	
125475	23/02/2026	Paraskevi Christovitsis	$25.50

		Refund - Copies Of Plans	
125476	23/02/2026	Sherry Rutishauser	$147.00
		Refund - Development Application - Withdrawn	
125477	23/02/2026	Mahdi Mohsini	$110.00
		Refund - Building Application - Returned By CRC	
		Total Cheque Payments	**$81,543.76**
Electronic Funds Transfer			
52721	2/02/2026	Cancelled	
52722	2/02/2026	Ms M Karami	$247.00
		Reimbursement - Australia Day BBQ For Team	
52723	2/02/2026	Ms R McKinlay-Hall	$9.00
		Reimbursement - Photo Frames Purchased For Ceremony	
52729	2/02/2026	101 Residential Pty Ltd	$11,760.00
		Refund - Street & Verge Bonds	
52730	2/02/2026	Acclaimed Catering	$1,358.50
		Catering - Green Room - Australia Day Citizenship Ceremony 2026	
52731	2/02/2026	Advanced Perth Removals & Storage Pty Ltd	$341.00
		Moving - Library Shelf - Girrawheen Library To Dordaak Kepup Library	
52732	2/02/2026	AHA! Consulting	$1,650.00
		Neerabup Q&A Session - Waste Services	
52733	2/02/2026	Rates Refund	$806.07
52734	2/02/2026	Alex Hotchin	$2,000.00
		Refund - Street & Verge Bond	
52735	2/02/2026	Alinta Gas	$202.50
		Gas Supply Charges - Various Locations	
52736	2/02/2026	Alldin Pty Ltd	$110.00
		Refund - Building Application - Not Approved Within Statutory Time Frame	
52737	2/02/2026	Alyka Pty Ltd	$23,721.50
		Content Management System / Website Design / Website Development Services / Development Application Fee Calculator	
52738	2/02/2026	Amanda Kaye Dickerson	$2,680.00
		Editing - City Of Wanneroo 2024 / 2025 Annual Report	
52739	2/02/2026	Angela Jones	$10.02
		Refund - School Holiday Program - Cancelled	
52740	2/02/2026	Animal Health Solutions Pty Ltd	$1,161.94
		Supplies - Animal Care Centre	
52741	2/02/2026	Ascon Survey and Drafting	$290.40

		Survey For Staypole - Elliot / Paltara Way Roundabout	
52742	2/02/2026	Ashmy Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52743	2/02/2026	Atom Supply	$3,922.60
		Heavy Duty Mechanic Gloves	
52744	2/02/2026	Aussie Broadband Limited	$1,555.08
		Data Charges - The Provision Of Wide Area Network Links Uplift	
52745	2/02/2026	Aussie Natural Spring Water	$13.15
		Bottled Water - Print Room	
52746	2/02/2026	Australian Airconditioning Services Pty Ltd	$2,869.19
		Airconditioning Maintenance Services - Various Locations	
52747	2/02/2026	Avec Global Pty Ltd	$910.97
		Techone HRP Support - ICT	
52748	2/02/2026	Aveling Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52749	2/02/2026	Banksia Grove Development Nominees Pty Ltd	$667,013.00
		Bond Refund - Flynn Drive Design Banksia Grove WAPC 159523 - Works Completed	
52750	2/02/2026	Barry Hicks	$1,880.00
		Refund - Street & Verge Bond	
52751	2/02/2026	Bee Advice	$760.00
		Remove Bees - Zamia Park	
		Remove Wasp Nest - Broadford Park / Grado Park	
52752	2/02/2026	Rates Refund	$605.13
52753	2/02/2026	Biostat Engineering	$11,531.56
		Hydraulic Pressure Switch - Clean Out Pumpmate Dispenser - Ridgewood Park	
		Lakevac Algaecide - Warradale Park	
52754	2/02/2026	Blackwell & Associates Pty Ltd	$1,540.00
		Meeting Attendance - 04.12.2025 & 18.12.2025	
52755	2/02/2026	Blueprint Homes (WA) Pty Ltd	$7,419.60
		Refund - Street & Verge Bonds	
52756	2/02/2026	Bolinda Digital Pty Ltd	$33,000.00
		Provision Of Ebooks / Eaudiobooks - Library Services	
52757	2/02/2026	Brendon Maddock	$2,000.00
		Refund - Street & Verge Bond	
52758	2/02/2026	Bridgestone Australia Limited	$3,087.71
		Tyre Fitting Services	
52759	2/02/2026	BrightMark Group Pty Ltd	$19,264.49
		BBQ Cleaning Services	
52760	2/02/2026	Brownes Foods Operations Pty Limited	$378.23
		Milk Deliveries For The City	

52761	2/02/2026	Burgess Rawson Pty Ltd	$3,225.81
		Strata - Land & Leasing	
52762	2/02/2026	Car Care Motor Company Pty Ltd	$2,514.15
		Vehicle Services / Repairs	
52763	2/02/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	$21,055.82
		Monthly Servicing - Pétanque And Bocce Courts / Sand Sifting - January 2026	
		Sand Cleaning Main Rotation - September 2025	
52764	2/02/2026	Chillo Refrigeration & Air-Conditioning	$330.00
		Ice Machine Repairs - Ashby Operations Centre	
52765	2/02/2026	Civil Survey Solutions Pty Ltd	$3,685.00
		Global Etraining - Autodesk eLearning - 10 Attendees	
52766	2/02/2026	Cleanaway Equipment Services Pty Ltd	$556.60
		Parts Washer Rental - Fleet	
52767	2/02/2026	Colin Swift	$2,000.00
		Refund - Street & Verge Bond	
52768	2/02/2026	Commercial Aquatics Australia	$6,268.90
		Preventative Maintenance - Aquamotion	
52769	2/02/2026	Complete Office Supplies Pty Ltd	$4,285.38
		Stationery Supplies For The City	
52770	2/02/2026	Corsign (WA) Pty Ltd	$1,052.49
		Sign Removal - Community Consultation - Kahana Park	
		Construction Sign Installation - Rotary Park	
52771	2/02/2026	Corsign (WA) Pty Ltd	$7,786.63
		Stickers - Block Out	
		Signs - 29 Parks	
52772	2/02/2026	Cr Glynis Parker	$2,000.00
		Refund - Street & Verge Bond	
52773	2/02/2026	CS Legal	$2,817.61
		Court Fees - Rating Services	
52774	2/02/2026	CSE Crosscom Pty Ltd	$1,597.53
		De-Install / Re-Install Radio - WN 34698	
52775	2/02/2026	CTI Couriers	$1,518.25
		Courier Services	
52776	2/02/2026	Culture Amp Pty Ltd	$58,375.57
		Culture Amp Subscription	
52777	2/02/2026	CW Brands Pty Ltd	$635.58
		Inox Lubricant / Anchor Paint	
52778	2/02/2026	Data #3 Limited	$2,920.50
		Keyboard & Mouse - ICT	
52779	2/02/2026	Data #3 Limited	$631.71
		Acrobat Standard Licences - ICT	
52780	2/02/2026	David Roy Cull	$1,356.98
		General Pest Control Services - Various	

		Locations	
52781	2/02/2026	David Whish-Wilson	$336.00
		In Conversation Presentation With David Whish-Wilson	
52782	2/02/2026	Rates Refund	$755.27
52783	2/02/2026	Department of Transport	$1,356.60
		Vehicle Ownership Search - Disclosure Of Information Fees	
52784	2/02/2026	Developmental Disability WA	$660.00
		Swim Staff Training - Disabilities / Challenging Behaviours / Complex Communication Needs	
52785	2/02/2026	DFS Industrial & Environmental Services Pty Ltd	$61,109.04
		Drain Cleaning / Road Sweeping / Traffic Management - Various Locations	
52786	2/02/2026	Double G (WA) Pty Ltd	$585.65
		Replace Valves 11 And 9 - Edgar Griffiths Park	
52787	2/02/2026	Dowsing Group Pty Ltd	$209,170.71
		Concrete Works - Various Locations	
52788	2/02/2026	Draeger Australia Pty Ltd	$147.40
		Compressed Air Cylinder Fill - Aquamotion	
52789	2/02/2026	Eagers WA Pty Ltd	$53,574.87
		New Vehicle Purchase - Subaru Forester Hybrid Touring AWD Wagon $53,461.90	
		Vehicle Spare Parts	
52790	2/02/2026	Eclipse Soils	$3,429.25
		Blowable Aquamor Mulch - Royal James Park	
52791	2/02/2026	Eco Faeries Pty Ltd	$880.00
		Opening Day - Dordaak Kepup - 07.12.2025 - Events	
52792	2/02/2026	Effective Building Group Pty Ltd	$52,020.91
		Progress Claim - Operable Door - Kingsway Stadium	
52793	2/02/2026	Encore Automation Pty Ltd	$2,596.00
		Gas Detectors - Engineering	
52794	2/02/2026	Environmental Industries Pty Ltd	$59,030.13
		Landscape Maintenance Services - Various Locations	
52795	2/02/2026	Ergolink	$102.00
		Vertical Wireless Mouse - Parks	
52796	2/02/2026	Evolve Talent Pty Ltd	$16,159.10
		Casual Labour Services	
52797	2/02/2026	Fines Enforcement Registry	$70.00
		Refund - Infringement Dishonoured	
52798	2/02/2026	First Homebuilders Pty Ltd	$2,625.00
		Refund - Street & Verge Bonds	
52799	2/02/2026	Forch Australia Pty Ltd	$2,140.38

		Brake Cleaner / Glass Cleaner / Gloves / Hand Cleaner	
52800	2/02/2026	Foxfish Pty Ltd t/as Binley Fencing	$1,397.22
		Temporary Fencing - Resurface Basketball Court - Various Locations	
52801	2/02/2026	Fusion Applications Pty Ltd	$5,720.00
		Consulting Fees For OICS Architecture Integration	
52802	2/02/2026	Gen Connect Pty Ltd	$220.00
		Assess Why Generator Didn't Activate For Power Outage - Civic Centre	
52803	2/02/2026	Geoff's Tree Service Pty Ltd	$43,863.96
		Tree Works - Various Locations	
52804	2/02/2026	GPC Asia Pacific Pty Ltd	$183.13
		Vehicle Spare Parts	
52805	2/02/2026	Green Start Consulting	$171.65
		Refund - Building Application - Returned	
52806	2/02/2026	Halpd Pty Ltd Trading As Affordable Living Homes	$18,625.00
		Refund - Street & Verge Bonds	
52807	2/02/2026	Hannah Irura	$1,237.50
		Vehicle Crossing Subsidy	
52808	2/02/2026	Heatley Sales Pty Ltd	$477.47
		Safety Glasses - Stores	
52809	2/02/2026	Helen Bates	$74.00
		Refund - Copy Of Plans - Unavailable	
52810	2/02/2026	Home Group WA Pty Ltd	$11,213.70
		Refund - Street & Verge Bonds	
52811	2/02/2026	Homestart	$4,000.00
		Refund - Street & Verge Bonds	
52812	2/02/2026	Hose Right	$733.51
		Vehicle Hoses	
52813	2/02/2026	Housing Authority	$66.65
		Refund - Invoice 201535 - Duplicate Payment	
52814	2/02/2026	Hydroquip Pumps & Irrigation Pty Ltd	$29,366.29
		Irrigation Equipment Works - Various Locations	
52815	2/02/2026	Ideal Homes Pty Ltd	$12,000.00
		Refund - Street & Verge Bonds	
52816	2/02/2026	Image Extra	$882.20
		Bollards / Wheel Stops / Spikes Speed Cushions	
52817	2/02/2026	Indoor Gardens Pty Ltd	$297.00
		Indoor Plant Hire - Dordaak Kepup	
52818	2/02/2026	Indoor Gardens Pty Ltd	$325.89
		Indoor Plant Hire - Civic Centre	
52819	2/02/2026	Integrity Industrial Pty Ltd	$13,806.88
		Casual Labour Services	

52820	2/02/2026	Integrity Industrial Pty Ltd	$5,565.22
		Casual Labour Services	
52821	2/02/2026	Integrity Staffing	$2,683.38
		Casual Labour Services	
52822	2/02/2026	Interfire Agencies Pty Ltd	$7.70
		PPE Equipment - Fire Services	
52823	2/02/2026	J Blackwood & Son Ltd	$938.41
		4 Face Shields / Earmuffs / Funnels / CRC Cleaner - Stores	
52824	2/02/2026	Jackie Kalligeros-Drummond	$2,000.00
		Refund - Street & Verge Bond	
52825	2/02/2026	Janette Henry	$500.00
		CCTV Rebate	
52826	2/02/2026	JCorp Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52827	2/02/2026	Jennifer Johnson	$1,015.50
		Vehicle Crossing Subsidy	
52828	2/02/2026	Jennifer Kellaway	$500.00
		CCTV Rebate	
52829	2/02/2026	Joanne Hill	$500.00
		CCTV Rebate	
52830	2/02/2026	John Rabone & Julie Rabone	$2,000.00
		Refund - Street & Verge Bond	
52831	2/02/2026	Kalyanakumar Arumugam	$1,025.00
		Vehicle Crossing Subsidy	
52832	2/02/2026	Karen Barrett	$171.65
		Refund - Building Application - Returned By CRC	
52833	2/02/2026	Kleenit	$7,390.61
		Pressure Wash Foot Paths - Banksia Grove Community Centre	
		Clean Up Paint Spill - Surfers Street	
		Graffiti Removal - Various Locations	
52834	2/02/2026	Komatsu Australia Pty Ltd	$1,203.75
		Vehicle Spare Parts	
52835	2/02/2026	Konecranes Pty Ltd	$1,492.16
		Plant Routine Maintenance / Inspection / EWP Hire - Fleet	
52836	2/02/2026	La Vida Australia Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52837	2/02/2026	Landcare Weed Control	$42,522.44
		Post Burn Weed Control Program	
52838	2/02/2026	Landgate	$898.92
		Land Enquiries For The City	
52839	2/02/2026	Lee Syminton	$5,391.65
		Stage 1 Tender Procurement / Contract Administration - Abbeville Sports Amenities Building	

52840	2/02/2026	Lloyd George Acoustics Pty Ltd	$8,294.00
		Noise / Vibration Environmental Assessment - McCoy Park	
52841	2/02/2026	Mackay Urban Design	$1,320.00
		Attendance - Design Review Panel	
52842	2/02/2026	Major Motors	$2,831.88
		Vehicle Spare Parts	
52843	2/02/2026	Marius Doman	$2,000.00
		Refund - Street & Verge Bond	
52844	2/02/2026	Rates Refund	$580.00
52845	2/02/2026	Master Hose Pty Ltd t/a Hose Mart	$1,031.80
		Vehicle Hoses - Fleet	
52846	2/02/2026	Mastercraft Building And Developments	$61.65
		Refund - Building Application - Cancelled	
52847	2/02/2026	Megan Christian	$2,000.00
		Refund - Street & Verge Bond	
52848	2/02/2026	Rates Refund	$1,550.80
52849	2/02/2026	Mills Corporation Pty Ltd t/a Mills Recruitment	$1,713.86
		Casual Labour Services	
52850	2/02/2026	Mindarie Regional Council	$761,644.36
		Refuse Disposal Charges	
52851	2/02/2026	MME Underground Services Pty Ltd	$10,097.47
		Underground Service Location - Butler Station To Alkimos Station	
		GPS Service Scan - Leatherback Park	
52852	2/02/2026	MowMaster Turf Equipment	$584.35
		Small Plant Spare Parts - Mower	
52853	2/02/2026	Nationwide Towing & Transport Pty Ltd	$1,444.03
		Towing Of Vehicles - Abandoned Vehicles	
52854	2/02/2026	Natural Area Consulting Management Services	$1,460.25
		Fox Trapping - Edgar Griffiths Park	
52855	2/02/2026	Nu-Trac Rural Contracting	$10,123.39
		Beach Cleaning Services	
52856	2/02/2026	On Road Auto Electrics	$5,767.30
		Vehicle Repairs	
52857	2/02/2026	On Tap Services	$15,882.39
		Plumbing Maintenance Works - Various Locations	
52858	2/02/2026	Optus Billing Services Pty Limited	$36.30
		Phone Charges For The City	
52859	2/02/2026	Orbit Health & Fitness Solutions	$3,604.63
		Operating Lease Rental 1/60 - Aquamotion	
52860	2/02/2026	Paperbark Technologies Pty Ltd	$10,974.84
		Arboricultural Tree Survey / Assessments - 139 Trees - Yanchep Beach Road	
52861	2/02/2026	Parker Black & Forrest	$484.57

		Replace Locks - Houghton Park	
52862	2/02/2026	Rates Refund	$687.69
52863	2/02/2026	Paul Orr	$1,880.00
		Refund - Street & Verge Bond	
52864	2/02/2026	Pauline Smith	$500.00
		CCTV Rebate	
52865	2/02/2026	Perth Heavy Tow	$3,696.00
		Towing Services - Fleet	
52866	2/02/2026	Plan Design Build Pty Ltd	$625.00
		Refund - Street & Verge Bond	
52867	2/02/2026	Polish Dance Group Kukuleczka	$2,640.00
		Participation Funding - Polart Adelaide 2025 Adelaide 27.12.2025 - 06.01.2026	
52868	2/02/2026	Power Vac Pty Ltd	$3,725.93
		Petrol Powered Lawn / Litter Vacuum	
		Vehicle Spare Parts	
52869	2/02/2026	Professional Arts Management	$6,221.60
		Clean And Polish Artworks - Jenolan Way	
		Conservative Maintenance - Don Walters Bloom	
		Render Repair- Hayley Welsh Butler Mural	
52870	2/02/2026	Pure Homes Pty Ltd t/a B1 Homes	$4,000.00
		Refund - Street & Verge Bonds	
52871	2/02/2026	Rebecca Flanagan	$425.00
		Museum Programming - Festive Storytime Session	
52872	2/02/2026	Redfish Technologies Pty Ltd	$5,486.25
		Service / Support Agreement - Council Chamber	
52873	2/02/2026	Regan Forrest t/a Interactivate	$275.00
		Registration - Q1 2026 Intake Of Museum Management / Leadership Essentials Program – 1 Attendee	
52874	2/02/2026	Reliable Fencing WA Pty Ltd	$7,931.55
		Fence / Gate / Bollard Works - Various Locations	
52875	2/02/2026	Roads 2000	$883.65
		Supply Asphalt - Engineering	
52876	2/02/2026	SAI360 Pty Ltd T/As Evotix360	$20,212.50
		Annual EHS Licences	
52877	2/02/2026	Cancelled	
52878	2/02/2026	Samantha Darling	$2,000.00
		Refund - Street & Verge Bond	
52879	2/02/2026	Sanax Medical And First Aid Supplies	$543.51
		Wet Ones / Hand Sanitiser - Stores	
52880	2/02/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	$132,913.70
		Landscape Maintenance Works - Various Locations	
52881	2/02/2026	Simon Tan & Associates Pty Ltd	$1,306.25

		Engineering Consultancy Services - Ashby Depot Fleet Workshop Toilet Renewal	
52882	2/02/2026	SJ McKee Maintenance Pty Ltd	$857.00
		Repair Works - Various Locations - Waste	
52883	2/02/2026	Skills Force Australia (Wangara)	$189.00
		Training - Fire Warden / Extinguisher / Chief Warden	
52884	2/02/2026	SSB Pty Ltd	$10,625.00
		Refund - Street & Verge Bonds	
52885	2/02/2026	St John Ambulance Western Australia Ltd	$657.75
		First Aid Kits & Defibs Servicing / Training / First Aid Supplies	
52886	2/02/2026	Stephen Miller	$2,000.00
		Refund - Street & Verge Bond	
52887	2/02/2026	Stephen Woodcock and Janice Woodcock	$2,000.00
		Refund - Street & Verge Bond	
52888	2/02/2026	Stewart & Heaton Clothing Company Pty Ltd	$1,094.38
		Volunteer Bush Fire Brigade PPE	
52889	2/02/2026	Stihl Shop Osborne Park	$1,137.99
		2 Atom 458 Edgers	
52890	2/02/2026	Superior Nominees Pty Ltd t/a Miracle Recreation Equipment	$12,832.03
		Playground Equipment Works - Various Locations	
52891	2/02/2026	Surfing Western Australia Inc	$264.00
		Participation Funding - Australian Junior National Surfing Titles	
52892	2/02/2026	Sustain Patios and Outdoors	$61.65
		Refund - Development Application - Cancelled	
52893	2/02/2026	Sydney Tools Pty Ltd	$1,610.00
		Tool Purchases	
52894	2/02/2026	Synergy	$761,706.28
		Power Supply Charges - Various Locations	
52895	2/02/2026	T-Quip	$1,435.50
		Vehicle Spare Parts	
52896	2/02/2026	Telstra Limited	$1,210.00
		Ethernet Service - Girrawheen Hub	
52897	2/02/2026	The Hire Guys Wangara	$1,387.00
		Equipment Hire - VMS Board - Mindarie New Years Eve	
52898	2/02/2026	The Leisure Institute of WA (Aquatics)Incorporated	$165.00
		Membership - 1 Employee	
52899	2/02/2026	The Royal Life Saving Society Australia	$179.00
		Workshop Booking - Pool Lifeguard Licence Renewal - 1 Attendee - Aquamotion	
52900	2/02/2026	The Trustee for UDLA Unit Trust	$40,444.80
		Management Plan - Yanchep Foreshore	

52901	2/02/2026	TMO Consulting Engineers Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52902	2/02/2026	Trevor Hess	$19.90
		Hire Fee Refund	
52903	2/02/2026	Truck Centre WA Pty Ltd	$347.68
		Vehicle Spare Parts	
52904	2/02/2026	Valvoline (Australia) Pty Ltd	$1,340.06
		Vehicle Spare Parts	
52905	2/02/2026	Ventura Home Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52906	2/02/2026	Veolia Recycling & Recovery Pty Ltd	$98,702.47
		Bulk Hard Waste Tip Off Fees 01 - 31.12.2025	
52907	2/02/2026	Vexel Pty Ltd	$17,365.86
		Dog Waste Bags - Waste Services	
52908	2/02/2026	Vinita Rathod	$1,880.00
		Refund - Street & Verge Bond	
52909	2/02/2026	Wanneroo Electric Pty Ltd	$11,115.61
		Electrical Maintenance Works - Various Locations	
52910	2/02/2026	Water Corporation	$24,229.17
		Water Supply Charges - Various Locations	
52911	2/02/2026	Water Corporation	$713.37
		Water Supply Charges - Various Locations	
52912	2/02/2026	West Coast Turf	$180.95
		Supply / Installation - Jumbo Kikuyu Turf - Wanneroo Showgrounds	
52913	2/02/2026	Western Irrigation Pty Ltd	$11,334.11
		Irrigation Parts - Parks	
52914	2/02/2026	Western Power	$3,300.00
		Power Upgrade / Water Supply For Building - Cabrini Park	
52915	2/02/2026	Westpeak Engineering Pty Ltd	$6,095.98
		Detailed Design - Quinns Rocks Universal Access Fishing Platform	
52916	2/02/2026	Work Clobber	$714.88
		PPE Issues	
52917	2/02/2026	Wrenoil	$1,215.50
		Pump Out Bulk J100 Waste Oil	
52918	2/02/2026	Young Australian League Ltd	$3,300.00
		2025 / 2026 Spirit Funding - Youth Services	
52919	5/02/2026	Dowsing Group Pty Ltd	$104,812.60
		Earthworks - Alexander Drive Stage 2	
52920	5/02/2026	Local Government Professionals Australia WA Inc	$295.00
		Registration - AI Fundamentals Workshop - 1 Employee - Assets	
52921	5/02/2026	Synergy	$309.91

		Power Supply Charges	
52922	9/02/2026	Cancelled	
52923	9/02/2026	Ms A Rauch	$252.70
		Reimbursement - Discover Wanneroo Social Media Competition - Mindarie Marina Lunar New Year Event	
52924	9/02/2026	Mr C Leigh	$19.94
		Reimbursement - Stakeholder Meeting	
52925	9/02/2026	Ms D Barr	$27.37
		Reimbursement - Catering - Team Building	
52926	9/02/2026	Ms D Tweedie	$15.90
		Reimbursement - Morning Tea - Professional Development Session	
52927	9/02/2026	Ms J Morris	$6,198.59
		Reimbursement - Print Course	
52928	9/02/2026	Ms K Davis	$16.15
		Reimbursement - Parking Fees	
52929	9/02/2026	Mr T Dancer	$3,121.00
		Reimbursement - Study Assistance	
52938	9/02/2026	Aaron Paulin	$490.63
		CCTV Rebate	
52939	9/02/2026	ABN Residential WA Pty Ltd	$1,875.00
		Refund - Street & Verge Bonds	
52940	9/02/2026	ABN Residential WA Pty Ltd	$3,250.00
		Refund - Street & Verge Bonds	
52941	9/02/2026	Action Glass & Aluminum	$1,524.47
		Glazing Services - Various Locations	
52942	9/02/2026	AHA! Consulting	$3,300.00
		IAP2 Apply Engagement Methods / Design & Plan Engagement	
52943	9/02/2026	Alinta Gas	$619.20
		Gas Supply Charges - Various Locations	
52944	9/02/2026	Aqua Attack Drilling	$5,225.00
		Decommission Old Bore Hole - Alexander Heights	
52945	9/02/2026	Ascon Survey and Drafting	$7,622.23
		Surveying Services - Various Locations	
52946	9/02/2026	Ashmy Pty Ltd t/a Ross North Group	$4,000.00
		Refund - Street & Verge Bonds	
52947	9/02/2026	Aslab Pty Ltd	$1,601.16
		Asphalt Cores - Beachside Parade & Everlasting Road	
52948	9/02/2026	Association of Corporate Counsel (ACC) Australia	$1,375.00
		Membership & Registration - 2026 WA In-House Counsel Day - 2 Employees	
52949	9/02/2026	Atlas Dry Cleaners	$3,847.80
		Laundry Services - Fleet Workshop	

52950	9/02/2026	Aussie Natural Spring Water	$180.24
		Water Supplies - Kingsway / Yanchep Community Centre	
52951	9/02/2026	Australia Post	$5,933.22
		Billpay Transactions - Rates	
52952	9/02/2026	Australian Airconditioning Services Pty Ltd	$3,156.42
		Airconditioning Maintenance Services - Various Locations	
52953	9/02/2026	Australian Services Union	$132.50
		Payroll Deductions	
52954	9/02/2026	Australian Taxation Office	$845,348.00
		Payroll Deductions	
52955	9/02/2026	Aveling	$180.00
		White Card Training Course - 2 Attendees	
52956	9/02/2026	Aveling Homes Pty Ltd	$541.40
		Refund - Street & Verge Bond	
52957	9/02/2026	Ball & Doggett Pty Ltd	$187.42
		Colour Copy Paper - Print Room	
52958	9/02/2026	Benchmark Consulting WA	$1,861.20
		Business Improvement Consultancy - Community Facility	
52959	9/02/2026	BGC Residential Pty Ltd	$541.40
		Refund - Street & Verge Bond	
52960	9/02/2026	Biostat Engineering	$5,005.00
		Supply / Deliver Lake Vac Water Treatment - Irrigation Lakes - Multiple Suburbs	
		Lake Water Condition Inspection / Collection Of Samples / Provision Of Report - Warradale Park	
52961	9/02/2026	Blueprint Homes (WA) Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
52962	9/02/2026	BOC Limited	$71.48
		Nitrogen Indus Dry E Size & Oxygen Medical C Size	
52963	9/02/2026	Boral Construction Materials Group Ltd	$3,087.45
		Concrete Supplies - Various Locations	
52964	9/02/2026	Bridgestone Australia Limited	$8,453.08
		Tyre Fitting Services	
52965	9/02/2026	Brownes Foods Operations Pty Limited	$378.23
		Milk Deliveries For The City	
52966	9/02/2026	Bucher Municipal Pty Ltd	$7,751.16
		Vehicle Spare Parts	
52967	9/02/2026	Build It Perth Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
52968	9/02/2026	Business News Pty Ltd	$7,700.00
		Business News Subscription - 2026 - Advocacy & Economic Development Services	
52969	9/02/2026	Car Care Motor Company Pty Ltd	$4,388.40

		Vehicle Services / Repairs	
52970	9/02/2026	CFMEU	$100.00
		Payroll Deductions	
52971	9/02/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	$348.26
		Emergency Comprehensive Clean - Leatherback Park Long Jump Pit	
52972	9/02/2026	Child Support Agency	$4,535.37
		Payroll Deductions	
52973	9/02/2026	Chillo Refrigeration & Air-Conditioning	$253.00
		Repairs Freezer - New Civic Centre	
52974	9/02/2026	City of Wanneroo	$504.00
		Payroll Deductions	
52975	9/02/2026	Cleanaway Equipment Services Pty Ltd	$556.60
		Parts Washer Rental - Fleet	
52976	9/02/2026	Coca Cola Amatil Pty Ltd	$537.01
		Beverages - Kingsway Indoor Stadium	
52977	9/02/2026	Commercial Aquatics Australia	$5,786.00
		Replace Dosing Pump - Aquamotion	
52978	9/02/2026	Commissioner of Police	$17.60
		Volunteer Police Checks	
52979	9/02/2026	Complete Office Supplies Pty Ltd	$1,525.19
		Stationery Purchases For The City	
52980	9/02/2026	Corsign (WA) Pty Ltd	$10,532.89
		10 Signs - Danger Rockfall Risk Area Keep Out	
		13 Signs - Building Australia	
		Sign - Animal Care Centre	
		Sign - Custom Carpark Closure Sign	
		Sign - No Stopping - Road Or Nature Strip Council Vehicles Excepted	
		Sign - Symbol - Workman	
		Street Name Plates	
52981	9/02/2026	Corsign (WA) Pty Ltd	$100.10
		Sign - Danger No Smoking No Ignition Sources / Restricted Area	
52982	9/02/2026	Cr Jordan Wright	$585.90
		Reimbursement - Travel Expense Claim - July 2025 - Oct 2025	
52983	9/02/2026	Critical Fire Protection & Training Pty Ltd	$396.00
		Update Existing Evacuation Plans - Anthony Waring Sports Amenities Upgrade - Assets	
52984	9/02/2026	CS Legal	$5,295.92
		Court Fees - Rating Services	
52985	9/02/2026	David Roy Cull	$767.62
		General Pest Control Services - Various Locations	
52986	9/02/2026	Deloitte T&T Pty Ltd	$701.53

		Tech Services Agreement – Defects - Additional Consultant Support - Dec 2025	
52987	9/02/2026	Department Of Biodiversity, Conservation And Attractions	$2,496.00
		Yanchep National Park Pass Program - October - December 2025	
52988	9/02/2026	DFS Industrial & Environmental Services Pty Ltd	$62,555.37
		Traffic Management / Drain Cleaning / Road Sweeping - Various Locations	
52989	9/02/2026	Dowsing Group Pty Ltd	$4,451.02
		Concrete Works - Trout Street	
52990	9/02/2026	Du Clene Pty Ltd	$52,454.40
		Cleaning Services For The City	
52991	9/02/2026	Elite Office Furniture	$795.00
		4 Mobile Pedestal Drawers - Finance	
52992	9/02/2026	Elizabeth Sissay	$221.90
		Hire Fee Refund	
52993	9/02/2026	Emineo Engineering Services	$952.56
		Monthly Maintenance - Quinns Rocks & Yanchep	
52994	9/02/2026	Emma Loveland Music	$400.00
		Performance - Dordaak Kepup Opening - 07.12.2025	
52995	9/02/2026	Entire Land Care Pty Ltd	$26,400.00
		Provision Of Mitigation Works On City Land Completion Of Eco-Burning Prep	
52996	9/02/2026	Environmental Industries Pty Ltd	$134,379.77
		Landscape Maintenance Services - Various Locations	
52997	9/02/2026	Epic Catering & Events Services Pty Ltd	$693.00
		Catering - Wanneroo Festival Set Up	
52998	9/02/2026	Escabags Ltd	$198.00
		3 Boxes Of Escabags - Distributed In The City's Libraries	
52999	9/02/2026	Ethan Pemberton	$68.50
		Refund - Bin Ordered In Error - Waste Services	
53000	9/02/2026	Evan Hakesley	$70.60
		Refund - Copies Of Plans - Not Available	
53001	9/02/2026	Evolve Talent Pty Ltd	$7,433.05
		Casual Labour Services	
53002	9/02/2026	FE Technologies Pty Ltd	$48,404.95
		RFID Equipment Supply And Installation - Dordaak Kepup	
53003	9/02/2026	First Homebuilders Pty Ltd	$10,000.00
		Refund - Street & Verge Bond	
53004	9/02/2026	Fleet Network	$10,236.46
		Payroll Deductions	

53005	9/02/2026	Fleetspec Hire	$4,214.76
		Hire Of 2T Tray Truck With Crane - Bulk Services	
53006	9/02/2026	Football West Limited	$2,403.00
		Bond Refund	
53007	9/02/2026	Foxfish Pty Ltd t/as Binley Fencing	$478.80
		Temporary Fencing - Yanchep Fire Access Track / Addison Park	
53008	9/02/2026	Fusion Applications Pty Ltd	$7,150.00
		Consulting Fees for OICS Architecture Integration	
53009	9/02/2026	Gen Connect Pty Ltd	$534.60
		Assessment Of Generator Capacity - Civic Centre	
53010	9/02/2026	Geoff's Tree Service Pty Ltd	$50,624.76
		Pruning Works For The City	
53011	9/02/2026	GJ Woodard	$243.55
		Keyholder Payments	
53012	9/02/2026	GPC Asia Pacific Pty Ltd	$124.31
		Vehicle Spare Parts	
53013	9/02/2026	GPS Linemarking	$495.00
		Survey Of AFL Pitch - Jimbub Swamp Park	
53014	9/02/2026	Rates Refund	$400.00
53015	9/02/2026	Grow Cook Eat WA	$1,350.00
		Nutrition And Cooking Workshop - Youth	
53016	9/02/2026	Halpd Pty Ltd Trading As Affordable Living Homes	$2,000.00
		Refund - Street & Verge Bond	
53017	9/02/2026	Hannah Reader	$200.00
		Support Duo - Carramar Sunset Sounds	
53018	9/02/2026	Headset ERA	$6,946.50
		Jabra Headsets - ICT	
53019	9/02/2026	Heatley Sales Pty Ltd	$564.28
		Safety Glasses - Stores	
53020	9/02/2026	Heavy Automatics Pty Ltd	$2,432.38
		Vehicle Spare Parts	
53021	9/02/2026	Hickey Constructions Pty Ltd	$34,848.00
		Install Limestone Blocks - Various Parks	
53022	9/02/2026	Hitachi Construction Machinery Pty Ltd	$386.50
		Vehicle Spare Parts	
53023	9/02/2026	Home Group WA Pty Ltd	$30,857.96
		Refund - Street & Verge Bonds	
53024	9/02/2026	HopgoodGanim Lawyers	$2,431.55
		Legal Fees For The City	
53025	9/02/2026	Hose Right	$629.20
		Vehicle Spare Parts	
53026	9/02/2026	Rates Refund	$5,198.50
53027	9/02/2026	Hug Group (WA) Pty Ltd	$4,000.00

		Refund - Street & Verge Bonds	
53028	9/02/2026	Hydroquip Pumps & Irrigation Pty Ltd	$8,044.33
		Removal / Service Of Bore Pump - Bewick Park	
53029	9/02/2026	Ideal Homes Pty Ltd	$14,000.00
		Refund - Street & Verge Bonds	
53030	9/02/2026	Imagesource Digital Solutions	$1,040.60
		Sign - The History Of Homestead Park	
		Vinyl Banners - Carramar Sunset Sounds	
53031	9/02/2026	Integrity Industrial Pty Ltd	$5,331.05
		Casual Labour Services	
53032	9/02/2026	Integrity Industrial Pty Ltd	$3,481.70
		Casual Labour Services	
53033	9/02/2026	Integrity Staffing	$2,564.10
		Casual Labour Services	
53034	9/02/2026	Interfire Agencies Pty Ltd	$7,814.12
		PPE Issues / Equipment Purchases - Fire Services	
53035	9/02/2026	Iron Mountain Australia Group Pty Ltd	$11,224.42
		Document Management Services	
53036	9/02/2026	J Blackwood & Son Ltd	$2,026.32
		Jerry Cans / Earmuffs / Gloves - Stores	
53037	9/02/2026	Jackson McDonald	$7,969.50
		Legal Fees For The City	
53038	9/02/2026	Jadu Software Pty Ltd	$880.00
		Additional Disk Space / Storage For Rackspace Live Environment & Additional Disk Space / Storage For AWS DR Environment	
53039	9/02/2026	James Jackson	$2,000.00
		Refund - Street & Verge Bond	
53040	9/02/2026	Jaycar Pty Ltd	$4,788.25
		3D Printing Consumables - Dordaak Kepup	
53041	9/02/2026	Jennifer Simpson	$500.00
		CCTV Rebate	
53042	9/02/2026	Jonas Leisure Pty Ltd	$38,801.42
		Maintenance Fee - Core Application	
53043	9/02/2026	Joondalup Centa Pty Ltd T/A Harvey Norman AV/IT	$9,676.00
		Materials - Gaming Equipment - Lotterywest Grant	
53044	9/02/2026	Joondalup Jets Touch Football Club	$350.00
		Bond Refund	
53045	9/02/2026	Juan Urrutia	$500.00
		CCTV Rebate	
53046	9/02/2026	Kleenit	$1,088.42
		Graffiti Removal - Various Locations	
53047	9/02/2026	Koorda's Crew Pty Ltd	$1,320.00

		2 1 Hour Sessions - Birak Legoscape / 2 1 Hour Sessions - Norn / Snake Craft - January School Holidays	
53048	9/02/2026	Kuldeep Khapra	$500.00
		CCTV Rebate	
53049	9/02/2026	Kyocera Document Solutions	$2,887.94
		Photocopier Meter Reading	
53050	9/02/2026	La Vida Australia Pty Ltd	$5,760.00
		Refund - Street & Verge Bond	
53051	9/02/2026	Landgate	$5,422.95
		GRV Interim Valuations - Rates	
53052	9/02/2026	Rates Refund	$738.90
53053	9/02/2026	Lessen with Peg – Rethink Waste	$450.00
		Workshop - Wicking Beds - Dordaak Kepup Library	
53054	9/02/2026	Local Government Professionals Australia WA Inc	$295.00
		Registration - AI Fundamentals Workshop - 1 Employee - Assets	
53055	9/02/2026	Long Pty Ltd t/a Perth Commercial Fridges and Equipment	$4,317.10
		Banquet Trolley / Warming Cart - Phil Renkin Recreation Centre	
53056	9/02/2026	Louisa Commins	$478.50
		CCTV Rebate	
53057	9/02/2026	Luke Symes	$2,000.00
		Refund - Street & Verge Bond	
53058	9/02/2026	Major Motors	$3,815.18
		Vehicle Repairs	
53059	9/02/2026	Master Hose Pty Ltd t/a Hose Mart	$187.00
		Hose Burst Protection	
53060	9/02/2026	Master Meyn	$29,568.00
		Provision Of Human Resources And Industrial Relations Services	
53061	9/02/2026	Matchtec Hydraulic & Mechanical Services	$633.60
		Vehicle Repairs	
53062	9/02/2026	Materon Investments WA Pty Ltd	$18,473.20
		Refund - Street & Verge Bond	
53063	9/02/2026	Maxxia Pty Ltd	$12,888.79
		Payroll Deductions	
53064	9/02/2026	Merchandising Libraries Pty Ltd	$199.00
		Training - Rethink, Reinvent Rejuvenate - 1 Attendee	
53065	9/02/2026	Michael Worner	$500.00
		CCTV Rebate	
53066	9/02/2026	Mindarie Regional Council	$275,787.94
		Refuse Disposal Charges	
53067	9/02/2026	Mini-Tankers Australia Pty Ltd	$1,033.91

		Fuel Issues For The City	
53068	9/02/2026	Ms Peggy Brown	$145.00
		Keyholder Payments	
53069	9/02/2026	My Homes WA	$2,000.00
		Refund - Street & Verge Bond	
53070	9/02/2026	Mysite Design Pty Ltd	$44,660.00
		Subscription - Social Pinpoint Premium	
53071	9/02/2026	Nationwide Towing & Transport Pty Ltd	$3,342.05
		Towing Of Abandoned Vehicles	
53072	9/02/2026	Natural Area Consulting Management Services	$6,741.02
		Black Cockatoo Artificial Hollows Inspection	
		Grass Control / Fuel Load Reduction Program	
		Landscape Maintenance - Bert Togno Park - December 2025	
53073	9/02/2026	Cancelled	
53074	9/02/2026	Rates Refund	$862.27
53075	9/02/2026	Nicole Butler	$100.00
		Refund - Candidate Refund - Local Election	
53076	9/02/2026	Rates Refund	$580.26
53077	9/02/2026	NVMS Pty Ltd	$1,113.20
		Windscreen With Autodetect	
53078	9/02/2026	OEM Group Pty Ltd	$1,216.89
		98467 Requires Its Quarterly Service - Fleet	
53079	9/02/2026	On Road Auto Electrics	$320.55
		Vehicle Repairs	
53080	9/02/2026	On Tap Services	$15,991.18
		Plumbing Maintenance Services - Various Locations	
53081	9/02/2026	Optus Billing Services Pty Limited	$6,556.44
		Phone Charges For The City	
53082	9/02/2026	Paperbark Technologies Pty Ltd	$13,518.46
		Arborist Reports - Various Locations	
53083	9/02/2026	Parker Black & Forrest	$1,994.96
		Locks / Keys - Replacing Older Worn Locks	
53084	9/02/2026	Paterson Architects Pty Ltd	$1,650.00
		Architectural Services - Elliot Park Clubroom Upgrades	
53085	9/02/2026	Paul Delavale	$500.00
		CCTV Rebate	
53086	9/02/2026	Paywise Pty Ltd	$10,430.14
		Payroll Deductions	
53087	9/02/2026	Plan Design Build Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
53088	9/02/2026	Planning Institute of Australia Limited	$3,600.00
		Registration - WA Legal Series - Instruments On Title - 6 Attendees	

		Registration - Introduction To Heritage Management - 2 Attendees	
		Registration - Neighbourhood Character - 1 Attendee	
		Registration - WPN WA International Women's Day Breakfast 2026 - 4 Attendees	
		Registration - Advanced Planning Law - 4 Attendees	
53089	9/02/2026	Powerhouse Batteries Pty Ltd	$759.18
		Vehicle Battery	
53090	9/02/2026	Prestige Alarms	$8,537.10
		Installation - Additional 3 Cameras	
53091	9/02/2026	Pure Homes Pty Ltd t/a B1 Homes	$4,000.00
		Refund - Street & Verge Bonds	
53092	9/02/2026	RAC BusinessWise	$110.00
		Roadside Assistance - WN 614 - Battery	
53093	9/02/2026	Rebecca and Matthew Newbold	$1,880.00
		Refund - Street & Verge Bond	
53094	9/02/2026	Reffing Hoops	$214.50
		Netball Umpire - Kingsway	
53095	9/02/2026	Rehbein Consulting Pty Ltd	$660.00
		Structural Engineering Service - Construction Phase Inspection - Alexander Drive Shared Path Limestone Retaining Wall	
53096	9/02/2026	Reliable Fencing WA Pty Ltd	$3,206.36
		Fencing Works - Various Locations	
53097	9/02/2026	Rider Levett Bucknall WA Pty Ltd	$4,675.00
		Cost Planners Services - Alkimos Aquatic & Recreation Centre	
53098	9/02/2026	Roads 2000	$7,527.50
		Road Works - Various Locations	
		Supply Of Asphalt - Engineering	
53099	9/02/2026	Roy Gripske & Sons Pty Ltd	$220.44
		Vehicle Spare Parts	
53100	9/02/2026	Royal Pride Pty Ltd	$224.99
		Second Replacement Speaker Charging Cable	
53101	9/02/2026	RSEA Pty Ltd	$500.50
		Needle Resistant Gloves	
53102	9/02/2026	Safety Tactile Pave	$700.44
		Footpath Repairs - St Stephens Drive	
53103	9/02/2026	Safety World	$379.50
		PPE Issue	
53104	9/02/2026	Sanax Medical And First Aid Supplies	$209.80
		Sunscreen - Stores	
53105	9/02/2026	Sandeep Sidhu	$500.00
		CCTV Rebate	
53106	9/02/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	$68,404.31

		Landscape Maintenance - Various Locations	
53107	9/02/2026	Scan Tech Surveys Pty Ltd	$10,175.00
		Internal And External Survey - Kingsway Indoor Stadium	
53108	9/02/2026	Seabreeze Landscape Supplies	$540.00
		White Sand	
53109	9/02/2026	Sendon Pty Ltd t/a Everyday Zero	$7,029.00
		Subscription - Everyday Zero Gamified Waste Education Module	
53110	9/02/2026	Rates Refund	$5,827.69
53111	9/02/2026	Signal Data Systems	$8,184.00
		Irrigation Weather Station Hardware Upgrade / Alternate Communication Supply - Various Locations	
53112	9/02/2026	Simone Holmes	$500.00
		CCTV Rebate	
53113	9/02/2026	Site Sentry Pty Ltd	$3,234.00
		Collect Towers / Deliver To Various Locations	
53114	9/02/2026	SJ McKee Maintenance Pty Ltd	$575.00
		High Pressure Clean - Boldwood Road - Waste Services	
53115	9/02/2026	Slimline Warehouse	$3,847.14
		Interactive Digital Education Unit	
53116	9/02/2026	SLR Consulting Australia Pty Ltd	$1,614.25
		New Sport Hub Design - Wanneroo Recreation Centre	
53117	9/02/2026	Smartsalary	$1,966.61
		Payroll Deductions	
53118	9/02/2026	SSB Pty Ltd	$18,000.00
		Refund - Street & Verge Bonds	
53119	9/02/2026	St John Ambulance Western Australia Ltd	$214.00
		First Aid Training - 1 Attendee	
53120	9/02/2026	Stantec Australia Pty Ltd	$86,238.16
		Yanchep Coastal Management Study - Stage 2	
53121	9/02/2026	Start Right Homes Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
53122	9/02/2026	Statewide Cleaning Supplies Pty Ltd	$119.83
		Dishwashing Liquid - Stores	
53123	9/02/2026	Stephen Wisse	$318.84
		Refund - Building Application - Application Returned By CRC	
53124	9/02/2026	Stevie-Rae Bain	$42.50
		Cat Registration Refund	
53125	9/02/2026	Stewart & Heaton Clothing Company Pty Ltd	$119.68
		Volunteer Bush Fire Brigade PPE	
53126	9/02/2026	StrataGreen	$229.60
		Aluminium Plant Tags / Flagging Tape	

53127	9/02/2026	Superior Nominees Pty Ltd t/a Miracle Recreation Equipment	$2,308.90
		Playground Equipment Repairs - Various Locations	
53128	9/02/2026	Switched Onto Safety	$3,932.50
		Annual Maintenance Fee - Chemwatch Goldffx Licence	
53129	9/02/2026	Synergy	$100,032.17
		Power Supply Charges - Various Locations	
53130	9/02/2026	T-Quip	$1,481.66
		Small Plant Spare Parts	
53131	9/02/2026	Team Global Express Pty Ltd	$203.44
		Courier Services	
53132	9/02/2026	The Distributors Perth	$322.90
		Confectionery - Kingsway Indoor Stadium / Aquamotion	
53133	9/02/2026	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,106.00
		Payroll Deductions	
53134	9/02/2026	The Royal Life Saving Society Australia	$456.50
		Replace Faulty Pressure Gauges - Kingsway	
53135	9/02/2026	The Trustee for Talis Unit Trust T/a Talis Consultants	$63,520.11
		Neerabup RRP - Community Recycling Centre	
53136	9/02/2026	Thieu Dang & Won Chua	$1,329.30
		Vehicle Crossing Subsidy	
53137	9/02/2026	Rates Refund	$1,279.37
53138	9/02/2026	TJ Payne Developments Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53139	9/02/2026	Toro Australia Group Sales Pty Ltd	$4,695.00
		Vehicle Spare Parts	
53140	9/02/2026	Triton Electrical Contractors Pty Ltd	$2,377.10
		Irrigation Electrical Works - Various Locations	
53141	9/02/2026	Trophy Shop Australia	$97.30
		Name Badge - Various Employees	
53142	9/02/2026	Truck Centre WA Pty Ltd	$13,330.71
		Vehicle Spare Parts	
53143	9/02/2026	Uniting Global Pty Ltd	$962.50
		Provision Of Cleaning - Sporting / Toilets / Changerooms North	
53144	9/02/2026	Vado Holdings Pty Ltd t/a Worldwide Joondalup	$2,260.02
		Stickers - Speed Limited / Truck Height / Bins	
53145	9/02/2026	Valerie Graffin	$68.50
		Refund - Bin Ordered In Error - Waste Services	

53146	9/02/2026	Valiam projects Pty Ltd t/a Universal Espresso Machines	$486.20
		Training - Barista Course - Youth Services	
53147	9/02/2026	Valvoline (Australia) Pty Ltd	$947.97
		Oil Products - Stores	
53148	9/02/2026	Ventura Home Group Pty Ltd	$134.40
		Refund - Street & Verge Bond	
53149	9/02/2026	VTS – Vocational Training Services	$1,895.40
		Certificate IV In Business And Leadership - Cluster 3	
53150	9/02/2026	WA Library Supplies	$480.58
		Label / Barcode Protectors / Stickers / Spine Labels - Library Services	
53151	9/02/2026	Wanneroo Electric Pty Ltd	$14,261.67
		Electrical Maintenance Services - Various Locations	
53152	9/02/2026	Water Corporation	$2,686.54
		Water Supply Charges - Various Locations	
53153	9/02/2026	Water Corporation	$2,016.03
		Water Supply Charges - Various Locations	
53154	9/02/2026	West Coast Turf	$7,871.60
		Turfing Works - Various Locations	
53155	9/02/2026	Western Australian Local Government Association	$1,364.00
		Training - Dealing With Difficult Customers - 2 Attendees	
53156	9/02/2026	Western Environmental Approvals Pty Ltd	$15,756.40
		Biological Surveys 2025 - Offset Flora and Vegetation Report - Various Locations	
		Portion 1 - Spring Flora And Vegetation Survey - Old Yanchep Road Upgrade	
53157	9/02/2026	Western Irrigation Pty Ltd	$962.72
		Irrigation Parts Replacement List	
53158	9/02/2026	Western Power	$111,369.00
		Design Fees - Lighting Design - Quinns Road TMS / Stormwater Upgrade	
		Streetlight Installation - Northumberland Avenue	
53159	9/02/2026	WEX Australia Pty Ltd	$3,683.37
		Fuel Issues - Fire Services	
53160	9/02/2026	Work Clobber	$948.20
		PPE / Uniform Issues	
53161	9/02/2026	Workpower Incorporated	$17,366.97
		Maintenance - Beach Access Way	
53162	9/02/2026	Wow Group (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53163	9/02/2026	WSP Australia Pty Ltd	$3,300.00
		ACM Remediation / Reporting - Poinciana Park	

53164	9/02/2026	Youngho Cha	$2,000.00
		Refund - Street & Verge Bond	
53165	9/02/2026	Zensai ANZ Pty Ltd	$93,458.20
		Human Success Platform / Success Plus	
53166	9/02/2026	Zoe Taylor	$100.00
		Refund - Dog Registration - Dog In Different Council	
53167	12/02/2026	Burgess Rawson Pty Ltd	$20,387.10
		Owner Contribution For Strata Levies 01.01.2026 – 30.06.2026	
53168	12/02/2026	Lotus Folding Walls and Doors Pty Ltd	$225.50
		Hufcor Expander Handle - Facilities	
53169	12/02/2026	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$768.03
		Advertising - Public Notices - Council Services	
53170	12/02/2026	Swan Materials Pty Ltd	$2,236.08
		Concrete Supply - Various Locations	
53171	12/02/2026	Viv Warren Consulting Pty Ltd	$11,616.00
		Consultancy Services - Design / Hosting / Management - A Customer Experience Survey	
53172	12/02/2026	Viva Energy Australia Pty Ltd	$129,491.46
		Fuel Issues For The City	
53173	12/02/2026	Western Power	$15,831.00
		Commercial Connections - Montrose Avenue	
53174	16/02/2026	Ms A Pearce	$25.00
		Reimbursement - Parking	
53175	16/02/2026	Ms C Buck	$15.21
		Reimbursement - Parking Expense - Destination Perth Meeting	
53184	17/02/2026	Australia Post	$2,199.27
		Postage Charges For The City - January 2026	
53185	17/02/2026	Australia Post	$1,832.73
		Postage Charges For The City - January 2026	
53186	16/02/2026	101 Residential Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
53187	16/02/2026	Aaron Kruger	$2,000.00
		Refund - Street & Verge Bond	
53188	16/02/2026	Aaron Paulin & Isabella Stanton	$1,005.00
		Vehicle Crossing Subsidy	
53189	16/02/2026	Access Technologies (Heytesbury Technologies Pty Ltd)	$1,221.00
		Cable Gate Repairs - Fred Stubbs Park	
		Frangible Pin Kit - Highview Park	
53190	16/02/2026	Advanced Lock & Key	$16,885.00

		Locking Services - Various Locations	
53191	16/02/2026	Advanced Perth Removals & Storage Pty Ltd	$1,103.30
		Removal Services - Phil Renkin Centre / Charnwood Sports Amenities / Oldham Park Clubrooms	
53192	16/02/2026	Alinta Gas	$997.75
		Gas Supply Charges - Various Locations	
53193	16/02/2026	All Australian Safety Pty Ltd	$445.87
		Prescription Safety Glasses - 1 Employee	
53194	16/02/2026	Allcraft Projects Pty Ltd	$147.00
		Refund - Development Application - Withdrawn	
53195	16/02/2026	Allworks (WA) Pty Ltd	$152.23
		Equipment Hire - Excavator - Alexandria View Mindarie	
53196	16/02/2026	Applied Security Force	$1,119.15
		Security Services - Carramar Sunset Sounds - Events	
53197	16/02/2026	Ascon Survey and Drafting	$2,574.00
		Site Survey - A-Spec Survey And Submission	
53198	16/02/2026	Ashika Bhoola t/a Frosted Swirls & Rosettes	$60.50
		Refund - Application Fee For Trading In Public Places - Not Required	
53199	16/02/2026	Ashmy Pty Ltd t/a Ross North Group	$2,000.00
		Refund - Street & Verge Bond	
53200	16/02/2026	Atlas Dry Cleaners	$44.88
		Dry Cleaning - Trees & Conservations	
53201	16/02/2026	Atlas Dry Cleaners	$40.48
		Dry Cleaning - Trees & Conservations	
53202	16/02/2026	Aussie Broadband Limited	$692.38
		Provision Of Wide Area Network Links Uplift - ICT	
53203	16/02/2026	Aussie Natural Spring Water	$115.26
		Water Cooler Rental / Water Supplies - Print Room	
53204	16/02/2026	Australian Airconditioning Services Pty Ltd	$6,477.63
		Airconditioning Maintenance Services - Various Locations	
53205	16/02/2026	Australian Outdoor Living (WA) Pty Ltd	$10,000.00
		Refund - Street & Verge Bonds	
53206	16/02/2026	Australian Taxation Office	$1,144.00
		Payroll Deduction	
53207	16/02/2026	Autoscreens Automotive Glass	$511.50
		Windscreen Repairs - 3 Vehicles	
53208	16/02/2026	Autosmart North Metro Perth	$1,277.10
		Floorsmart Cleanse - Fleet	
53209	16/02/2026	Aveling Homes Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	

53210	16/02/2026	Ball & Doggett Pty Ltd	$3,534.74
		Paper Supplies - Print Room	
53211	16/02/2026	Ben Morris and Amber Jones	$588.00
		Vehicle Crossing Subsidy	
53212	16/02/2026	Better Pets and Gardens Wangara	$47.55
		Animal Care Supplies	
53213	16/02/2026	Bianca Susana Liberona	$1,150.00
		Display - Latin American Folkloric Costumes & Photo Booth - Events	
53214	16/02/2026	Bing Technologies Pty Ltd	$6,834.01
		Postage Charges For The City	
53215	16/02/2026	Bladon WA Pty Ltd	$2,049.08
		Years Of Service Lapel Pins & Keyrings	
53216	16/02/2026	Blueprint Homes (WA) Pty Ltd	$20,890.00
		Refund - Street & Verge Bonds	
		Replace Colorbond Sheets - Sultans Street - Waste Services	
53217	16/02/2026	Bollig Design Group Ltd	$12,705.00
		Foyer Upgrades - Aquamotion	
53218	16/02/2026	Boost Mobeel Perth	$323.00
		Hang Out At The Grove - Childhood & Youth Services	
53219	16/02/2026	Boral Construction Materials Group Ltd	$1,045.85
		Concrete Supply - Various Locations	
53220	16/02/2026	BP Australia Ltd	$52,395.72
		Fuel Issues For The City	
53221	16/02/2026	Bridgestone Australia Limited	$9,873.48
		Tyre Fitting Services	
53222	16/02/2026	Briometrix Pty Ltd	$42,405.00
		Mobility Mapping - Wanneroo Town Centre	
53223	16/02/2026	Brownes Foods Operations Pty Limited	$378.23
		Milk Deliveries For The City	
53224	16/02/2026	Bucher Municipal Pty Ltd	$1,645.95
		Vehicle Spare Parts	
53225	16/02/2026	Buildmark Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53226	16/02/2026	Busby Investments Pty Ltd	$1,650.00
		Equipment Hire - 1 Tonne Van - Events Team	
53227	16/02/2026	BWY Engineering Consultants Pty Ltd	$18,401.90
		Roof Condition / Compliance Inspections 2025 / 2026	
53228	16/02/2026	Car Care Motor Company Pty Ltd	$3,148.20
		Vehicle Repairs / Services - Fleet	
53229	16/02/2026	Rates Refund	$655.09
53230	16/02/2026	Carnival Amusements	$40,680.00
		Carnival Ride Hire - Wanneroo Festival 2026	

53231	16/02/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	$1,061.02
		Broken Glass In Sand To Be Removed - Moorhead Park	
53232	16/02/2026	Choiceone Pty Ltd	$1,022.89
		Casual Labour Services	
53233	16/02/2026	Classic Home and Garage Innovations Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
53234	16/02/2026	Cleanaway Operations Pty Ltd	$842.60
		Grease Trap Services - Halesworth Park	
53235	16/02/2026	Cleanaway Pty Ltd	$968.00
		Staff Tour - 11 & 13.11.2025	
53236	16/02/2026	Complete Office Supplies Pty Ltd	$5,166.54
		Stationery Supplies For The City	
53237	16/02/2026	Complete Office Supplies Pty Ltd	$1,278.53
		Stationery Supplies For The City	
53238	16/02/2026	Concert Constructions	$660.00
		Santa Package - Christmas Fiesta	
53239	16/02/2026	Corsign (WA) Pty Ltd	$1,595.00
		Signs - No Parking Symbols	
		Stickers - Grabrails	
53240	16/02/2026	Craig Sweeney	$2,000.00
		Refund - Street & Verge Bond	
53241	16/02/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$12,815.44
		Turf Renovation - Debris Processing	
53242	16/02/2026	Cromag Pty Ltd T/a Sigma Telford Group	$2,890.27
		Pool Chemicals / Photometer Tabs - Aquamotion	
53243	16/02/2026	CS Legal	$4,368.60
		Court Fees - Rating Services	
53244	16/02/2026	CSE Crosscom Pty Ltd	$7,172.00
		Provision / Management - 160 Network Connected Two-Way Radios / 5 Desktop Handsets	
53245	16/02/2026	Culture Counts (Australia) Pty Ltd	$5,225.00
		Final Payment - Christmas 2025 Event Evaluation	
53246	16/02/2026	David Hyndman	$500.00
		CCTV Rebate	
53247	16/02/2026	David Roy Cull	$1,187.36
		General Pest Control Service - Various Locations	
53248	16/02/2026	Rates Refund	$441.71
53249	16/02/2026	DFS Industrial & Environmental Services Pty Ltd	$53,413.42
		Drain Cleaning / Traffic Management / Road Sweeping Services - Various Locations	
53250	16/02/2026	Dowsing Group Pty Ltd	$3,896.75

		Repair Damaged Footpath - Elton	
		Renew BBQ - Concrete Resurfacing - Longfin Park	
53251	16/02/2026	Du Clene Pty Ltd	$176.00
		Cleaning Services For The City	
53252	16/02/2026	Efi Ram	$885.00
		Refund: Development Applications - Withdrawn	
53253	16/02/2026	Emily Wintle	$500.00
		CCTV Rebate	
53254	16/02/2026	Emmanuel Montano	$495.00
		CCTV Rebate	
53255	16/02/2026	Entire Land Care Pty Ltd	$4,455.00
		Eco-Burning Prep Work - Discovery Park	
53256	16/02/2026	Environmental Industries Pty Ltd	$49,160.45
		Landscape Maintenance Services - Various Locations	
53257	16/02/2026	Equifax Australasia Credit Rating Pty Ltd	$2,605.90
		Standard Financial & Performance Assessments	
53258	16/02/2026	Ergolink	$1,172.99
		3 Office Chairs	
53259	16/02/2026	Evolve Talent Pty Ltd	$16,041.81
		Casual Labour Services	
53260	16/02/2026	Evolve WA	$700.00
		Cultural Diversity Training	
53261	16/02/2026	Excalibur Printing Pty Ltd	$45.10
		LCD Reflective Print - Ranger / Community Safety	
53262	16/02/2026	Focus Consulting WA Pty Ltd	$1,650.00
		Electrical Consulting Services - Heath Park Sports Lighting	
53263	16/02/2026	Focus Consulting WA Pty Ltd	$9,248.51
		Electrical Consulting Services - Clarkson Youth Centre	
		Electrical Consulting Services - Wanneroo Sports & Social Club - Pickle Ball Sports Floodlighting	
53264	16/02/2026	Frontline Fire & Rescue Equipment	$4,475.95
		PPE Equipment / Appliance Repairs - Fire Services	
53265	16/02/2026	Fruition Services Pty Ltd	$29,565.80
		Licensing / Configuration / Set-Up / Training - Monday Service Enterprise	
53266	16/02/2026	Fusion Applications Pty Ltd	$7,507.50
		Consulting Fees For OICS Architecture Integration	
53267	16/02/2026	Gary Tottman	$1,039.50
		Vehicle Crossing Subsidy	
53268	16/02/2026	Gaurav Varmora	$882.00

		Vehicle Crossing Subsidy	
53269	16/02/2026	Geoff's Tree Service Pty Ltd	$59,344.00
		Pruning Works For The City	
53270	16/02/2026	Gjorgi Koloski	$2,000.00
		Refund - Street & Verge Bond	
53271	16/02/2026	Rates Refund	$953.51
53272	16/02/2026	Glenn Swift Entertainment	$2,288.00
		Christmas Storytelling Santa And The Elf	
53273	16/02/2026	Gorton Building Group	$3,760.00
		Refund - Street & Verge Bonds	
53274	16/02/2026	GPC Asia Pacific Pty Ltd	$211.70
		Vehicle Spare Parts	
53275	16/02/2026	Graham Allen	$2,000.00
		Refund - Street & Verge Bond	
53276	16/02/2026	Gwen Harris	$100.00
		Performance - Carramar Evening In The Park - Events	
53277	16/02/2026	Halfkast International	$1,100.00
		Haka Performances - Wanneroo Festival	
53278	16/02/2026	Heatley Sales Pty Ltd	$793.14
		Danger Tape / Ratchet Straps	
53279	16/02/2026	Helene Pty Ltd trading as Lo-Go Appointments WA	$1,260.82
		Casual Labour Services	
53280	16/02/2026	Hickey Constructions Pty Ltd	$3,370.40
		Repair Steps - Swansea Park / Montrose Walk / Coniston Park	
		Repair Sunken / Risen Pavers - Wanneroo Community Centre	
53281	16/02/2026	Home Group WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
53282	16/02/2026	HomeLux Renovations	$2,000.00
		Refund - Street & Verge Bond	
53283	16/02/2026	HopgoodGanim Lawyers	$1,100.00
		Legal Fees For The City	
53284	16/02/2026	Hose Right	$1,303.23
		Vehicle Spare Parts	
53285	16/02/2026	Houspect WA	$5,179.90
		Dilapidation Inspections - Alexander Drive Footpath - Part 2	
53286	16/02/2026	Imagesource Digital Solutions	$1,056.00
		Christmas Cards & Envelopes - Elected Members	
		Signage - Timelock Toilet	
53287	16/02/2026	In Memory of You Inc	$2,000.00
		In Memory Of You Pregnancy - Infant & Child Loss Program	
53288	16/02/2026	Indra Lal Kandel and Dhan Maya Kharel	$1,329.30

		Kandel	
		Vehicle Crossing Subsidy	
53289	16/02/2026	Instant Toilets & Showers Pty Ltd	$2,278.50
		Toilets - Wanneroo Festival 2026	
53290	16/02/2026	Integrity Industrial Pty Ltd	$7,573.33
		Casual Labour Services	
53291	16/02/2026	Integrity Industrial Pty Ltd	$3,426.86
		Casual Labour Services	
53292	16/02/2026	Integrity Staffing	$2,188.03
		Casual Labour Services	
53293	16/02/2026	Interfire Agencies Pty Ltd	$2,485.78
		PPE Issues - Operational Requirements - Fire Services	
53294	16/02/2026	Ixom Operations Pty Ltd	$5,271.73
		Pool Chemicals - Aquamotion	
53295	16/02/2026	J Blackwood & Son Ltd	$2,441.56
		Rakes / Gloves / Safety Glasses / Screwdrivers	
53296	16/02/2026	Jack Lewis	$500.00
		CCTV Rebate	
53297	16/02/2026	Jack Ongarezos & George Ongarezos	$73.00
		Refund - Written Planning Advice - Withdrawn	
53298	16/02/2026	Jason Turkington	$2,000.00
		Refund - Street & Verge Bond	
53299	16/02/2026	Jayne Cowley	$2,000.00
		Refund - Street & Verge Bond	
53300	16/02/2026	JB Legal Partners Pty Ltd	$1,584.00
		Legal Fees For The City	
53301	16/02/2026	Jennifer Ryan	$2,000.00
		Refund - Street & Verge Bond	
53302	16/02/2026	Jessica Law	$2,000.00
		Refund - Street & Verge Bond	
53303	16/02/2026	Joanne Smith	$2,000.00
		Refund - Street & Verge Bond	
53304	16/02/2026	Jodie Aedy Freelance Graphic Designer	$11,781.00
		Freelance Graphic Design Services	
53305	16/02/2026	Jurovich Surveying Pty Ltd	$5,676.00
		Provision Of Digital Ground Survey And Quality Class B Utility Survey	
53306	16/02/2026	Keith Rochford	$2,000.00
		Refund - Street & Verge Bond	
53307	16/02/2026	Kleenit	$7,180.10
		Graffiti Removal - Various Locations	
		Pressure Wash - Various Locations	
		Cleaning Of Oil - Castroreale Boulevard	
53308	16/02/2026	Komatsu Australia Pty Ltd	$3,520.00
		Oil Sample Kits	

53309	16/02/2026	La Vida Australia Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
53310	16/02/2026	Laura Mazzella	$171.65
		Refund - Building Application - Returned By CRC	
53311	16/02/2026	Lawn Doctor Turf Solutions	$60,511.46
		Turfing Works - Various Locations	
53312	16/02/2026	Liam McCabe	$100.00
		Dog Registration Refund - Dog No Longer Resides In City Of Wanneroo	
53313	16/02/2026	Linemarking WA Pty Ltd	$3,937.65
		Linemarking Services - Various Locations	
53314	16/02/2026	Louisa Jane Humphrey	$730.00
		Drone Show Performance - Wanneroo Festival 2026	
53315	16/02/2026	Luxury Living WA Pty Ltd t/a Status Residential	$2,000.00
		Refund - Street & Verge Bond	
53316	16/02/2026	Cancelled	
53317	16/02/2026	Major Motors	$1,626.75
		Vehicle Spare Parts	
53318	16/02/2026	Manawa Mai Tawhiti	$665.70
		Hire Fee Refund	
53319	16/02/2026	Mark G Thomson	$1,880.00
		Refund - Street & Verge Bond	
53320	16/02/2026	Marquee Magic	$8,890.00
		Equipment Hire - Staff Christmas Party	
53321	16/02/2026	Matchtec Hydraulic & Mechanical Services	$2,596.00
		Vehicle Spare Parts	
53322	16/02/2026	Materon Investments WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53323	16/02/2026	Materon Investments WA Pty Ltd	$3,050.23
		Refund - Development Application - Not Required	
		Refund - Street & Verge Bond	
53324	16/02/2026	McIntosh & Son	$713.31
		Vehicle Spare Parts	
53325	16/02/2026	McLeods Lawyers Pty Ltd	$4,276.14
		Legal Fees For The City	
53326	16/02/2026	Rates Refund	$794.88
53327	16/02/2026	Michael Snowden	$2,000.00
		Refund - Street & Verge Bond	
53328	16/02/2026	Mills Corporation Pty Ltd t/a Mills Recruitment	$10,521.98
		Casual Labour Services	
53329	16/02/2026	Mindarie Regional Council	$306,936.65
		Refuse Disposal Charges	
53330	16/02/2026	Miniquip Hire	$10,986.80
		Hire - Avant 528 / Articulated Loader - Parks	

53331	16/02/2026	MME Underground Services Pty Ltd	$3,410.35
		Location Of Services - Various Locations	
53332	16/02/2026	Nami Osaki	$700.00
		Bubble Tea Workshop - Dordaak Kepup	
53333	16/02/2026	Nationwide Towing & Transport Pty Ltd	$2,677.19
		Towing Of Abandoned Vehicles	
53334	16/02/2026	Natural Area Consulting Management Services	$21,941.70
		Landscape Maintenance Works - Various Locations	
53335	16/02/2026	New Psychology	$242.00
		Self-Care Forum - Clarkson Library	
53336	16/02/2026	Rates Refund	$1,873.26
53337	16/02/2026	Nilfisk Advance Pty Ltd	$445.50
		Preventive Maintenance - Scrubber - Kingsway	
53338	16/02/2026	Nu-Trac Rural Contracting	$8,882.41
		Beach Cleaning Services - 5 Locations	
53339	16/02/2026	Ocean English Pty Ltd t/a Bookery	$1,445.40
		Clear Pronunciation 1 Public Library 5 Users / Road To IELTS Academic Public Library 5 Users / Road To IELTS General Public Library 5 Users	
53340	16/02/2026	On Tap Services	$4,591.46
		Plumbing Maintenance Services - Various Locations	
53341	16/02/2026	Rates Refund	$434.89
53342	16/02/2026	Optus Billing Services Pty Limited	$6,017.73
		MS Teams Calling - ICT	
		WorkM8 - Fleet Assets	
53343	16/02/2026	Orbic Construction Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53344	16/02/2026	O'Brien Kontrols Pty Ltd	$1,210.00
		Festoon Lighting / Form 5 Sign Off - Carramar Sunset Sounds	
53345	16/02/2026	Pablo Sheamus Hughes t/a Pablo Hughes (Art-Up)	$1,282.50
		Installation - Mary Delany Exhibition	
53346	16/02/2026	Parker Black & Forrest	$168.83
		Key Order - John Moloney Clubrooms	
53347	16/02/2026	Rates Refund	$1,514.20
53348	16/02/2026	Perch Construction Pty Ltd	$86.00
		Refund - Copy Of Plans - Withdrawn	
53349	16/02/2026	Perth Better Homes	$275.00
		Reinstate Shade Sails - Warradale Park	
53350	16/02/2026	Perth Bouncy Castle Hire	$5,175.04
		Bungee Trampoline Hire - Aquamotion	
		Music Walls / Mini Golf Hire - Wanneroo Festival 2026	

53351	16/02/2026	Perth Heavy Tow	$1,430.00
		Towing Services - Fleet	
53352	16/02/2026	Perth Playground And Rubber	$25,608.00
		Rubber Soft Fall Repairs - Various Locations	
		Rubber Soft Fall Installation - Panzano Park	
53353	16/02/2026	Peter Hoppe	$427.03
		CCTV Rebate	
53354	16/02/2026	Peter Preiato	$1,880.00
		Refund - Street & Verge Bond	
53355	16/02/2026	Planning Institute of Australia Limited	$2,670.00
		Registration - Delving Deeper Into Heritage Management	
		Training - Introduction To Planning 19 - 20.02.2026 - 1 Attendee	
		Registration - Introduction To Planning - 1 Attendee	
53356	16/02/2026	Plunkett Homes	$10,000.00
		Refund - Street & Verge Bonds	
53357	16/02/2026	Powerhouse Batteries Pty Ltd	$90.49
		Euir-Mf Battery - Fleet	
53358	16/02/2026	Prestige Alarms	$8,807.70
		CCTV Extensions - Dordaak Kepup	
53359	16/02/2026	Promolab	$7,812.75
		Polo Shirts - Event Staff	
		300 Blue Picnic Blankets	
53360	16/02/2026	Pront Tow Towing / Wanneroo Towing Service	$544.50
		Forklift Transfer - Wangara From Ashby And Returned	
53361	16/02/2026	Property Council of Australia Limited	$1,120.00
		Training - Leasing Fundamentals Commercial - 1 Employee	
53362	16/02/2026	PS Structures Pty Ltd	$4,905,755.61
		Progress Claim 13 - Alkimos Aquatic & Recreation Centre	
53363	16/02/2026	Pure Homes Pty Ltd t/a B1 Homes	$2,000.00
		Refund - Street & Verge Bond	
53364	16/02/2026	Redink Homes Pty Ltd	$6,625.00
		Refund - Street & Verge Bonds	
53365	16/02/2026	Reffing Hoops	$643.50
		Netball Umpires - Kingsway	
53366	16/02/2026	Reliable Fencing WA Pty Ltd	$44,817.22
		Fencing / Gate / Bollard Works - Various Locations	
		Installation Of Rail Bollard - Mather Reserve	
		Replace Chainmesh Fencing - Marangaroo Reserve Sump	
53367	16/02/2026	Roads 2000	$306.64

		Supply Asphalt - Engineering	
53368	16/02/2026	Robert Harrold	$1,246.72
		Installation - Mary Delany Exhibition	
53369	16/02/2026	Robert Walters Pty Ltd	$20,029.79
		Casual Labour Services	
53370	16/02/2026	RSEA Pty Ltd	$395.98
		PPE Issue	
53371	16/02/2026	Safety Tactile Pave	$471.77
		Footpath Repair - Sinagra Street	
53372	16/02/2026	Safety World	$500.50
		PPE Issue	
53373	16/02/2026	Rates Refund	$477.42
53374	16/02/2026	Saksham Chawla	$1,240.00
		Vehicle Crossing Subsidy	
53375	16/02/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	$63,633.31
		Landscape Maintenance Services - Various Locations	
53376	16/02/2026	Savannah Matthews	$573.90
		6 Water Colour Paintings / 3 Textile Works - Mary Delany Exhibition	
53377	16/02/2026	SCA Architecture Studio Pty Ltd	$18,920.00
		Refurbishment - Wanneroo Showgrounds	
53378	16/02/2026	Seabreeze Landscape Supplies	$132.00
		Lawn Mix - Parks	
53379	16/02/2026	Sheldon Dean Phillips	$600.00
		MC Services - Carramar Sunset Sounds	
53380	16/02/2026	Shelford Constructions Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
53381	16/02/2026	Sherwood Flooring WA Pty Ltd (NEW)	$5,033.60
		Timber Floor Refurbishment - Hainsworth Leisure Centre	
53382	16/02/2026	Shirley Elliott	$2,000.00
		Refund - Street & Verge Bond	
53383	16/02/2026	Shred-X	$28.75
		Shredding Services For The City	
53384	16/02/2026	Skills Force Australia (Wangara)	$349.00
		Fire Warden, Extinguisher & Chief Warden Training	
53385	16/02/2026	Smoke & Mirrors Audio Visual	$10,377.00
		Stage And AV - Carramar Sunset Sounds	
53386	16/02/2026	Sonic Healthplus Pty Ltd	$127.60
		Medical Fees For The City	
53387	16/02/2026	Sphere Architects	$16,269.00
		Architect Concept Design - Kingsway Indoor Stadium Multipurpose Space	
		Separable Portion 3 - Sewer Upgrade - Montrose Tennis Courts	
53388	16/02/2026	SSB Pty Ltd	$10,000.00

		Refund - Street & Verge Bonds	
53389	16/02/2026	St John Ambulance Western Australia Ltd	$2,576.90
		First Aid Kits And Defib Servicing	
53390	16/02/2026	Statewide Cleaning Supplies Pty Ltd	$104.72
		Kleenex Facial Tissues - Stores	
53391	16/02/2026	Stephen Lawrence Osborne	$500.00
		CCTV Rebate	
53392	16/02/2026	Steven Mitchell	$500.00
		CCTV Rebate	
53393	16/02/2026	Stihl Shop Osborne Park	$162.80
		Stihl Advance X-Vent Helmet - Parks	
53394	16/02/2026	Structerre Consulting Engineers	$6,050.00
		Geotechnical Report - Warradale Skate Park	
53395	16/02/2026	Superior Nominees Pty Ltd t/a Miracle Recreation Equipment	$36,736.12
		Playground Equipment Repairs - Various Locations	
		Supply - Grillex Drink Fountain - Addison Park	
53396	16/02/2026	Sydney Tools Pty Ltd	$1,600.00
		5 Saw Blades - Engineering	
53397	16/02/2026	Synergy	$145,086.92
		Power Supply Charges - Various Locations	
53398	16/02/2026	Systems Edge Management Services Pty Ltd t/a Pracsys	$1,100.00
		Feasibility Consultancy - Place Planning	
53399	16/02/2026	Team Global Express Pty Ltd	$516.76
		Courier Services	
53400	16/02/2026	Technology One Limited	$6,513.98
		AMS Program - February 2026 - ICT	
53401	16/02/2026	The Hire Guys Wangara	$4,365.00
		Hire - Mitsubishi Triton / Trailer - Bulk Services	
53402	16/02/2026	Triton Electrical Contractors Pty Ltd	$7,108.20
		Irrigation Electrical Works - Various Locations	
53403	16/02/2026	Trophy Shop Australia	$268.68
		Name Badges - 18 Employees	
		Name Plaque For Perpetual Trophy 2025 - City Of Wanneroo Best Decorated Workspace - Community Development 2025	
53404	16/02/2026	Truck Centre WA Pty Ltd	$12,673.43
		Vehicle Spare Parts	
53405	16/02/2026	Volunteering WA	$550.00
		Annual Membership	
53406	16/02/2026	WA Garage Doors Pty Ltd	$7,260.00
		Supply / Install Roller Door - Ashby Operations Centre - Shed C	

53407	16/02/2026	WA Hino Sales & Service	$3,132.42
		Vehicle Spare Parts	
53408	16/02/2026	Wanneroo Electric Pty Ltd	$10,921.50
		Electrical Maintenance Services - Various Locations	
53409	16/02/2026	Water Corporation	$3,165.36
		Water Supply Charges - Various Locations	
53410	16/02/2026	Water Corporation	$3,201.38
		Water Supply Charges - Various Locations	
53411	16/02/2026	West Coast Turf	$10,001.75
		Turfing Works - Various Locations	
53412	16/02/2026	Western Irrigation Pty Ltd	$2,931.55
		Irrigation Parts - Parks	
53413	16/02/2026	Western Power	$275.00
		Western Power Enquiry Fee - Trandos Road Neerabup	
53414	16/02/2026	Wider Communities Food Relief Inc	$5,270.00
		Waitangi Day 08.02.2026 - Community Funding Grant	
53415	16/02/2026	Work Clobber	$961.30
		PPE Issue	
53416	16/02/2026	Workpower Incorporated	$49,892.26
		Landscape Maintenance Services - Various Locations	
53417	16/02/2026	Wormall Civil Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53418	16/02/2026	Wow Group (WA) Pty Ltd	$16,000.00
		Refund - Street & Verge Bonds	
53419	16/02/2026	WSP Australia Pty Ltd	$4,840.00
		Additional Landfill Gas / Groundwater / Soil Investigations	
53420	16/02/2026	Yanchep Little Athletics Club	$240.00
		Participation Funding - 1 Member - Athletics All Schools Championships - Melbourne - 04 - 07.12.2025	
53421	16/02/2026	Zia Alizada	$405.00
		Hire Fee Refund	
53422	19/02/2026	3Logix Pty Ltd	$1,842.50
		Waste Track Access - December 2025	
53423	19/02/2026	Beth Louise Mullany	$1,391.50
		Reptile Exhibit - 4 Hours - Wanneroo Festival	
53424	19/02/2026	Civcon Civil & Project Management Pty Ltd	$29,853.07
		Services Upgrade - Brazier Road	
53425	19/02/2026	Department of Water and Environmental Regulation	$45,839.75
		Works Application - Neerabup Resource Recovery Precinct	
53426	19/02/2026	Digital Imaging Express Pty Ltd t/a Mwave	$357.75

		USB Business Phone - Microsoft Teams	
53427	19/02/2026	Fitzgerald Photo Imaging	$361.00
		Photo Book - Council Services	
53428	19/02/2026	Kevin Tennant	$400.00
		Plinth - Arts Development	
53429	19/02/2026	O'Brien Kontrols Pty Ltd	$17,868.86
		Power / Electrics / Form 5 Sign Off - Wanneroo Festival 2026	
53430	19/02/2026	Swan Group WA	$143,913.16
		Progress Claim 16 - Construction - Dordaak Kepup	
53431	23/02/2026	Mr A Beaton	$241.54
		Reimbursement - Fuel Expenses / Medical Certificate	
53432	23/02/2026	Ms A Dunbar	$42.15
		Reimbursement - Stationery Items - 2026 Australia Day Citizenship Ceremony	
53433	23/02/2026	Ms K Leavesley	$17.00
		Reimbursement - Catering - Print Profile Workshop - Leadership Team	
53449	23/02/2026	AARCO Environmental Solutions Pty Ltd	$363.00
		Removal Of Asbestos - Taywood Park	
53450	23/02/2026	Adform Engraving & Signs	$62.70
		Name Badge / Member Board Name Tag - Two Rocks BFB	
53451	23/02/2026	Rates Refund	$2,240.62
53452	23/02/2026	Advanced Lock & Key	$4,857.60
		Padlocks - Stores	
53453	23/02/2026	AE Hoskins Building Services	$87,938.04
		Progress Claim 8 - Supply / Installation - Boardwalk - Yellagonga Regional Park	
53454	23/02/2026	AHA! Consulting	$2,182.68
		Registration - IAP2 Design / Plan Engagement 18 - 19.06.2025 - 2 Attendees	
53455	23/02/2026	Air Liquide Australia	$232.32
		Cylinder Rental Charges 01 - 31.01.2026	
53456	23/02/2026	Alinta Gas	$9,823.16
		Gas Supply Charges - Various Locations	
53457	23/02/2026	Alireza Keshavarz	$1,880.00
		Refund - Street & Verge Bond	
53458	23/02/2026	Allstyle Build Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53459	23/02/2026	Alphazeta	$6,050.00
		Temporary Facilities Investigation - Wanneroo Showground Sport Club	
53460	23/02/2026	Alyka Pty Ltd	$8,915.50
		Provision Of A Content Management System / Website Design / Website Development Services	

53461	23/02/2026	Annemarie Hawkins	$171.65
		Refund - Building Application - Returned By CRC	
53462	23/02/2026	Rates Refund	$180.11
53463	23/02/2026	Applied Security Force	$1,720.95
		Security Services - Australia Day Citizenship Ceremony 2026	
53464	23/02/2026	Arboriculture Australia Ltd	$3,630.00
		Arboriculture Australia Workshops 2026 - Parks	
53465	23/02/2026	Armaguard	$588.39
		Cash Collections Services	
53466	23/02/2026	Ascon Survey and Drafting	$1,538.90
		Footpath Clearing Set-Out Works - Rosso Park	
53467	23/02/2026	Aslab Pty Ltd	$7,909.88
		Sampling / Testing Asphalt Cores - Karoborup Road / Kulindi Crescent / Warrunga Way	
53468	23/02/2026	ATCO Gas Australia Pty Ltd	$439,924.10
		Stage 1 - Gas Infrastructure - Brazier Road	
53469	23/02/2026	Atom Supply	$1,990.12
		Safety Glasses - Stores	
53470	23/02/2026	Aussie Natural Spring Water	$32.49
		Water Supplies - Print Room	
53471	23/02/2026	Australia Day Council of WA	$2,700.00
		Workshop - Aboriginal Cultural Awareness	
53472	23/02/2026	Australian Airconditioning Services Pty Ltd	$17,341.13
		Airconditioning Maintenance Services - Various Locations	
53473	23/02/2026	Australian Institute of Landscape Architects	$595.00
		Registration - Conference Festival 13 - 16.10.2021 - Re-Issue Of Stale Cheque 0012220	
53474	23/02/2026	Australian Institute of Management Western Australia Limited	$1,291.00
		Fundamentals Of AI In The Workplace With Copilot Chat - 1 Attendee	
53475	23/02/2026	Australian Services Union	$132.50
		Payroll Deductions	
53476	23/02/2026	Australian Taxation Office	$867,605.00
		Payroll Deductions	
53477	23/02/2026	Australian Training Management Pty Ltd	$560.00
		Training - Basic Worksite Traffic Management & Traffic Control Refresher - 2 Attendees	
53478	23/02/2026	Automotive Data Services Pty Ltd t/a Redbook	$1,429.00
		Fleetmaster Service	
53479	23/02/2026	Autoscreens Automotive Glass	$1,650.00

		Supply & Fit Windscreen - AAG 1893	
53480	23/02/2026	Bailey Renzullo	$1,024.00
		Vehicle Crossing Subsidy	
53481	23/02/2026	Baileys Fertilisers	$14,888.76
		Fertiliser Application - Wanneroo	
53482	23/02/2026	Baseball WA Limited	$1,056.00
		Participation Funding - 4 Members - Australian Youth Championships U16 / U18	
53483	23/02/2026	BBC Entertainment Pty Ltd	$935.00
		Errol The Emu - 2 45 Minute Sets - Australia Day Citizenship Ceremony 2026	
53484	23/02/2026	Bee Advice	$250.00
		Treat Paper Wasp Nests - Discovery Park	
53485	23/02/2026	Belgrade Holdings Pty Ltd t/a Supreme Shades	$1,050.00
		Tarps - Water Truck / Conservation Utes	
53486	23/02/2026	BGC Residential Pty Ltd	$2,625.00
		Refund - Street & Verge Bonds	
53487	23/02/2026	Bidfood Perth	$1,734.40
		Tea / Coffee Supply - Stores	
53488	23/02/2026	Bing Technologies Pty Ltd	$7,048.30
		Postage Charges 15.01.2026 - 31.01.2026	
53489	23/02/2026	Bladon WA Pty Ltd	$2,542.93
		Bags For Book Club Kits	
		Corporate Uniform Issue	
53490	23/02/2026	Blueprint Homes (WA) Pty Ltd	$14,000.00
		Refund - Street & Verge Bonds	
53491	23/02/2026	BOC Limited	$71.48
		Nitrogen / Oxygen Bottle Rental	
53492	23/02/2026	Boral Construction Materials Group Ltd	$1,357.90
		Supply Concrete - Various Locations	
53493	23/02/2026	Boshi Pty Ltd	$850.00
		Bond Refund	
53494	23/02/2026	Bridgestone Australia Limited	$18,734.79
		Tyre Fitting Services	
53495	23/02/2026	BrightMark Group Pty Ltd	$22,926.99
		Provision Of Cleaning - 2025 - 2026 - Aquamotion	
53496	23/02/2026	Brooke Rowe	$1,040.00
		Two Custom Made Dresses / Two Custom Hire Dresses - Wanneroo Festival	
53497	23/02/2026	Brownes Foods Operations Pty Limited	$274.13
		Milk Deliveries For The City	
53498	23/02/2026	Bucher Municipal Pty Ltd	$19,059.97
		Vehicle Spare Parts	
53499	23/02/2026	Building Certification Services WA Pty Ltd	$171.65
		Refund - Building Application	

53500	23/02/2026	Bunzl Limited	$3,545.87
		Toilet Tissue Dispensers / Wypall Roll - Stores	
53501	23/02/2026	Cafe Coffeelicious 4 U WA	$9,250.01
		Catering - Australia Day Ceremony - Kingsway	
53502	23/02/2026	Car Care Motor Company Pty Ltd	$2,337.64
		Vehicle Repairs / Services	
53503	23/02/2026	Caroline van Jaarsveldt	$2,000.00
		Refund - Street & Verge Bond	
53504	23/02/2026	Carolyn Servis	$86.00
		Refund - Copies Of Plans	
53505	23/02/2026	Carrisa Pty Ltd Trading As Domination Homes	$1,890.00
		Refund - Street & Verge Bond	
53506	23/02/2026	CFMEU	$100.00
		Payroll Deductions	
53507	23/02/2026	Chandler Macleod Group Limited	$23,510.13
		Casual Labour Services	
53508	23/02/2026	Chellew Hawley Pty Ltd t/a Sifting Sands	$4,059.14
		Weekly Servicing - Pétanque / Bocce Courts	
53509	23/02/2026	Child Support Agency	$4,763.36
		Payroll Deductions	
53510	23/02/2026	Chin Community of Western Australia Inc	$84.00
		Key Bond Refund – Re-Issue Of Stale Cheque 000121361	
53511	23/02/2026	Chloe McGarry	$1,329.30
		Vehicle Crossing Subsidy	
53512	23/02/2026	Choiceone Pty Ltd	$2,557.23
		Casual Labour Services	
53513	23/02/2026	Christopher Evans	$123.30
		Refund – Existing Structure Application – Rejected - Stale Cheque 00122001	
53514	23/02/2026	Christopher McPhillips	$61.65
		Refund - Building Application - Cancelled	
53515	23/02/2026	Civil Sciences and Engineering	$8,461.20
		Pavement Design - Hawkins Road / Townsend Road Rehabilitation	
53516	23/02/2026	Claus Pty Ltd t/a Gym Plus Australia	$1,197.40
		Pro Trampolines - Kingsway	
53517	23/02/2026	Clayton Utz	$477.40
		Legal Fees For The City	
53518	23/02/2026	Clinipath Pathology	$688.61
		Pre Employment Medicals And Drug And Alcohol Testing	
53519	23/02/2026	Coca Cola Amatil Pty Ltd	$758.15
		Beverages - Kingsway	
53520	23/02/2026	Commercial Aquatics Australia	$6,268.90

		Preventative Maintenance - Aquamotion	
53521	23/02/2026	Rates Refund	$356.19
53522	23/02/2026	Complete Office Supplies Pty Ltd	$447.73
		Stationery Supplies For The City	
53523	23/02/2026	Corsign (WA) Pty Ltd	$4,824.93
		Beach Signage - Asset Maintenance	
		Construction Sign Installation - Celebration Park	
		Signage - Fabricate / Install "Y" - Yanchep Lagoon Entry Statement	
53524	23/02/2026	Corsign (WA) Pty Ltd	$4,222.30
		Custom Sign - Asset Maintenance	
		Sign - No Public Access - Discovery Park	
		Park Signage - Various Locations	
		Street Name Plates	
		Signs - Trip Hazard	
53525	23/02/2026	Cr James Rowe	$900.00
		Reimbursement - Perth Growth Areas Tour / Sunset Networking Dinner / Congress Day NGAA	
53526	23/02/2026	CR Kennedy & Co Pty Ltd	$2,816.00
		Leica 360° Prism - ICW Design	
53527	23/02/2026	Cr Paul Miles	$501.42
		Travel Expense Claim 09 — 29.01.2026	
53528	23/02/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$238,099.95
		Work Completed By Western Remondis Go Organics JV	
53529	23/02/2026	Craneswest (WA) Pty Ltd t/a Western Go Organics or Western Tree Recyclers	$28,642.10
		Green Waste Removal - Motivation Drive	
53530	23/02/2026	Crommelin Air & Power Pty Ltd	$2,394.83
		Small Plant Services - Fleet	
53531	23/02/2026	CS Legal	$15,677.68
		Court Fees - Rating Services	
53532	23/02/2026	Data #3 Limited	$1,277.12
		Azure Plan Under The Microsoft Customer Agreement	
53533	23/02/2026	Data Signs Pty Ltd	$134.20
		Security Fitting - Jack Stands - Fleet	
53534	23/02/2026	David Roy Cull	$3,521.07
		General Pest Service - Various Locations	
53535	23/02/2026	Department of Fire & Emergency Services	$21,184.91
		Cost Sharing For HTE Community Emergency Services Manager - 26.09.2025 - 25.12.2025	
53536	23/02/2026	Department of Primary Industries and Regional Development	$1,003.97

		DDLS Animal Pathology Testing - Duck Submitted For Diagnostic Testing - Parks	
53537	23/02/2026	Department of the Premier and Cabinet	$809.34
		Advertising - Government Gazette	
53538	23/02/2026	DFS Industrial & Environmental Services Pty Ltd	$129,164.71
		Drain Cleaning / Road Sweeping / Traffic Management - Various Locations	
53539	23/02/2026	Double G (WA) Pty Ltd	$32,922.31
		Irrigation Repairs - Various Locations	
53540	23/02/2026	Dowsing Group Pty Ltd	$549,338.22
		Footpath Works - Various Locations	
53541	23/02/2026	Driver Risk Management Pty Ltd	$1,089.00
		Training - Towing / Reversing - Youth Services - 5 Attendees	
53542	23/02/2026	Dynamic Music Studios WA Pty Ltd	$300.00
		Fake ID Support Band - Carramar Sunset Sounds	
53543	23/02/2026	E & MJ Rosher	$441.16
		Vehicle Spare Parts	
53544	23/02/2026	Eclipse Soils	$115,681.50
		Mulch - Various Locations	
53545	23/02/2026	Emerge Environmental Services Pty Ltd	$11,539.00
		Consultancy Services Hydrologist - Drainage / Flood Modelling - Riverlinks Park Drainage Catchment	
53546	23/02/2026	Entire Land Care Pty Ltd	$6,600.00
		Eco-Burning Prep Work - Honey Possum Park	
53547	23/02/2026	Environmental Industries Pty Ltd	$414,230.74
		Landscape Maintenance Services - Various Locations	
53548	23/02/2026	Equatoria Community of WA Inc	$100.00
		Bond Refund – Re-Issue Stale Cheque 00121000	
53549	23/02/2026	Ergolink	$517.50
		Ergonomic Office Chair Seat Size	
53550	23/02/2026	Evolve Talent Pty Ltd	$22,108.97
		Casual Labour Services	
53551	23/02/2026	Excalibur Printing Pty Ltd	$1,417.02
		PPE - Turnout Navy T-shirt - Two Rocks BFB	
53552	23/02/2026	Fleetspec Hire	$4,622.64
		Truck Hire - Waste Services	
53553	23/02/2026	Focus Consulting WA Pty Ltd	$2,200.00
		Electrical Consulting Services - Kingsway Main Rugby	
53554	23/02/2026	Focus Consulting WA Pty Ltd	$1,650.00
		Electrical Consulting Services - Splendid Park Netball Storage Shed	

53555	23/02/2026	Forch Australia Pty Ltd	$2,201.65
		Brake Clean / Gloves - Stores	
53556	23/02/2026	Foxfish Pty Ltd t/as Binley Fencing	$467.77
		Fencing - Belvoir Park	
		Hire Of Crowd Control Barriers - Kingsway Sporting Complex	
53557	23/02/2026	Rates Refund	$559.08
53558	23/02/2026	Frontline Fire & Rescue Equipment	$740.67
		Replace Hose Reel Hose - Wanneroo Central Light Tanker	
53559	23/02/2026	Fuelfix, Tanks 2 Go	$825.00
		Fuel Nozzle - Fuel Pod - Wangara Recycling Facility	
53560	23/02/2026	Fusion Applications Pty Ltd	$7,686.25
		Consulting Fees For OICS Architecture Integration	
53561	23/02/2026	Gemmill Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53562	23/02/2026	Genesis Garden Group Pty Ltd	$61.65
		Refund – Building Services Levy – Rejected – Re-Issue Of Stale Cheque 00121488	
53563	23/02/2026	Geoff's Tree Service Pty Ltd	$17,522.44
		Pruning Works For The City	
53564	23/02/2026	GPC Asia Pacific Pty Ltd	$389.86
		Grease Guns - Stores	
53565	23/02/2026	GPS Linemarking	$1,100.00
		Mark Rugby - Kingsway	
53566	23/02/2026	Greenlite Electrical Contractors Pty Ltd	$79,980.87
		Progress Claim 2 - Kingsway Sporting Complex	
53567	23/02/2026	Halpd Pty Ltd Trading As Affordable Living Homes	$2,000.00
		Refund - Street & Verge Bond	
53568	23/02/2026	Heatley Sales Pty Ltd	$2,545.55
		Mack Safety Boots	
		Vehicle Spare Parts	
53569	23/02/2026	Hodge Collard Preston Unit Trust	$9,020.00
		Upgrade And Renewals - Kingsway Indoor Stadium	
53570	23/02/2026	Holty's Hiab	$572.00
		Take Portable Soccer Goals - Dalvik Park	
53571	23/02/2026	Home Group WA Pty Ltd	$26,000.00
		Refund - Street & Verge Bonds	
53572	23/02/2026	Homestart	$2,000.00
		Refund - Street & Verge Bond	
53573	23/02/2026	HopgoodGanim Lawyers	$2,640.00
		Legal Fees For The City	
53574	23/02/2026	Hose Right	$719.45

		Vehicle Spare Parts	
53575	23/02/2026	Howard & Sons Pyrotechnics (Displays) Pty Ltd	$21,945.00
		Firework Pyrotechnics - Symphony Under The Stars 2026	
		Firework Pyrotechnics - Wanneroo Festival 2026	
53576	23/02/2026	Ikea	$1,855.00
		4 Klippan2 Seat Sofas - Hainsworth Youth Centre	
53577	23/02/2026	Imagesource Digital Solutions	$8,412.80
		Artwork - Presentation Folders - Business Wanneroo	
		Banners / Posters - Aquamotion Free Upgrade	
		Decal Overlays / Installation - Wanneroo Museum Exhibition	
		Flags / Bases - Discover Wanneroo	
		Glass Wrap Banners / Corflutes / Window Decals - Mary Delany Exhibition	
		Banners / Posters - Symphony Under The Stars 2026	
		Vinyl Banner - Wanneroo Festival Lotterywest	
53578	23/02/2026	Incite Energy	$8,250.00
		Renewable Energy / Energy Storage Business Case Study - Pinjar Park	
53579	23/02/2026	Integrity Industrial Pty Ltd	$6,250.60
		Casual Labour Services	
53580	23/02/2026	Integrity Staffing	$5,128.20
		Casual Labour Services	
53581	23/02/2026	Intelife Group	$13,245.49
		Cleaning Consumables / Cleaning Services / Vehicle Cleaning	
53582	23/02/2026	Interfire Agencies Pty Ltd	$3,485.08
		Operational Equipment - Fire Services	
53583	23/02/2026	Rates Refund	$593.17
53584	23/02/2026	Iron Mountain Australia Group Pty Ltd	$5,372.02
		Offsite Document Storage Services	
53585	23/02/2026	J Blackwood & Son Ltd	$255.02
		Ajax Cleaner - Stores	
53586	23/02/2026	Jackson McDonald	$30,341.30
		Legal Fees For The City	
53587	23/02/2026	JCorp Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53588	23/02/2026	Jennie Young	$142.65
		Hire Fee Refund	
53589	23/02/2026	Jerome Domingue	$2,000.00
		Refund - Street & Verge Bond	

53590	23/02/2026	Jobfit Health Group Pty Ltd	$1,419.00
		Pre Employment Medical Fees	
53591	23/02/2026	Joy Ai Le Neo	$336.00
		Refund - Food Business Notification / Registration Application - Not Required	
53592	23/02/2026	Julia Grogan	$500.00
		CCTV Rebate	
53593	23/02/2026	Jurovich Surveying Pty Ltd	$8,206.00
		Digital Ground Survey / Quality Class B Utility Survey – Gungurru Park / Gungurru Avenue / Ranworth Road	
53594	23/02/2026	Karingal St Laurence Ltd t/a Genu	$13,746.48
		Clean Up - Clarkson Bushfire Station	
		General Park Maintenance - Tapping / Banksia Grove / Ashby	
		Preparation For Mulching - Kingsway Sports Complex Netball	
		Park Maintenance - January 2026	
53595	23/02/2026	Kerb Direct Kerbing	$20,286.08
		Remove / Replace Damaged Kerb - Various Locations	
53596	23/02/2026	Kerb Direct Kerbing	$4,115.58
		Kerbing Repair - Bellefontaine	
53597	23/02/2026	Kimberley Feehan	$92.75
		Hire Fee Refund	
53598	23/02/2026	Kleenit	$7,196.32
		Clean Of Bus Stop Shelter - Various Locations	
		Graffiti Removal - Various Locations	
		Wash Bay Cleaning - Ashby Operations Centre - January 2026	
53599	23/02/2026	Komatsu Australia Pty Ltd	$225.01
		Vehicle Spare Parts	
53600	23/02/2026	Konica Minolta Business Solutions Australia Pty Ltd	$1,341.73
		Printing Charges For Konica - Print Room	
53601	23/02/2026	La Vida Australia Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53602	23/02/2026	Landgate	$597.41
		GRV Interim Valuation - Metro	
53603	23/02/2026	Landscape Elements Pty Ltd	$8,549.20
		Landscape Maintenance - Discovery Park	
53604	23/02/2026	Landscape Elements Pty Ltd	$206,994.50
		Landscape Maintenance - Various Locations	
53605	23/02/2026	Lawn Doctor Turf Solutions	$26,302.58
		Turfing Works - Various Locations	
53606	23/02/2026	Lee Syminton	$47,300.00
		Provision Of Design Consultancy Services - Kingsway Rugby Alterations / Additions	

53607	23/02/2026	Linemarking WA Pty Ltd	$1,326.98
		Linemarking Services - Various Locations	
53608	23/02/2026	Rates Refund	$499.09
53609	23/02/2026	Living Turf	$27,078.70
		Turfing Works - Various Locations	
53610	23/02/2026	Rates Refund	$1,249.98
53611	23/02/2026	Local Government Professionals Australia WA Inc	$295.00
		Workshop - AI Fundamentals - 1 Attendee	
53612	23/02/2026	Lorraine Marshalsey	$49.50
		Refund - Verge Licence Application - Cancelled	
53613	23/02/2026	M P Rogers & Associates Pty Ltd	$10,765.52
		Design Of Repairs - Drainage Assets - Mindarie Breakwater	
		Technical Construction Advice - Jindalee Beach Access Central	
53614	23/02/2026	Mader Contracting Pty Ltd	$10,439.00
		Casual Labour Services	
53615	23/02/2026	Main Roads WA	$194,606.67
		Footpath For Traffic Lights - Beach Road / Girrawheen Avenue / Princess Road	
		Line Marking - Hepburn Avenue / Mirrabooka Avenue	
53616	23/02/2026	Major Motors	$606.87
		Vehicle Repairs	
53617	23/02/2026	Mark Bowman	$171.65
		Refund - Building Application - Rejected	
53618	23/02/2026	Master Hose Pty Ltd t/a Hose Mart	$507.76
		Vehicle Spare Parts	
53619	23/02/2026	Matchtec Hydraulic & Mechanical Services	$12,576.30
		Vehicle Repair / Spare Parts	
53620	23/02/2026	Materon Investments WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53621	23/02/2026	Maxxia Pty Ltd	$13,216.25
		Payroll Deductions	
53622	23/02/2026	Mayor Linda Aitken	$1,339.18
		Reimbursement - Travel Expenses 01 - 31.11.2025 / Clothing Allowance	
53623	23/02/2026	McGees Property	$825.00
		Valuation Strategic Land	
53624	23/02/2026	McLeods Lawyers Pty Ltd	$16,570.11
		Legal Fees For The City	
53625	23/02/2026	Michael Goh Photography	$480.01
		Photography - Dordaak Kepup Sundowner	
53626	23/02/2026	Michael James Kent t/a Aragorn Consulting Services	$2,200.00

		Provision Of Long-Term Financial Plan Consultancy Services	
53627	23/02/2026	Mills Corporation Pty Ltd t/a Mills Recruitment	$2,963.80
		Casual Labour Services	
53628	23/02/2026	Mindarie Regional Council	$283,084.24
		Refuse Disposal Charges	
53629	23/02/2026	Modern Teaching Aids Pty Ltd	$698.34
		Stockholm Spaces Cosy Retreat - Library Services	
53630	23/02/2026	Moodjar Holdings Pty Ltd	$3,052.50
		Presenter - Dordaak Kepup Noongar Room Naming Video - Dr Len Collard	
53631	23/02/2026	Nationwide Towing & Transport Pty Ltd	$2,881.42
		Abandoned Vehicle Towing Services	
53632	23/02/2026	Natural Area Consulting Management Services	$86,698.56
		Black Cockatoo Habitat Survey - Elliot Road Upgrade	
		Demolition / Construction - Jindalee Beach Access Way Central	
		Variation 1 - Additional Handrail Posts	
		Application Of Lake Vac Flocculant - Warradale Park	
53633	23/02/2026	NBN Co	$2,750.00
		Application Fee - Major Infrastructure	
53634	23/02/2026	Neerabup Panel & Paint	$2,057.00
		Vehicle Repairs	
53635	23/02/2026	Rates Refund	$679.77
53636	23/02/2026	Nicole Coffey	$110.00
		Refund - Building Application	
53637	23/02/2026	Northern Perth Mobile Vet	$715.00
		Veterinary Services	
53638	23/02/2026	Nuturf	$52,800.00
		Stamina 90 Wetting Agent - Multiple Parks	
53639	23/02/2026	Omnicom Media Group Australia Pty Ltd trading as Marketforce	$8,243.25
		Advertising Services For The City	
53640	23/02/2026	On Road Auto Electrics	$2,680.00
		Vehicle Repairs	
53641	23/02/2026	On Tap Services	$30,739.08
		Plumbing Maintenance - Various Locations	
53642	23/02/2026	Optus Billing Services Pty Limited	$9,124.26
		Optus Machine To Machine Charges	
		Vehicle Assets	
53643	23/02/2026	Optus Billing Services Pty Limited	$13,961.95
		Adhoc Charges - MTCO User 900	
		Data Network Charges For The City	
53644	23/02/2026	Oracle Corporation Australia Pty Ltd	$1,600.59

		Oracle Integration Cloud Service	
53645	23/02/2026	Orixon Pty Ltd	$122,061.49
		Sports Amenities Building Upgrade - Abbeville Park	
53646	23/02/2026	Oxlades Art Supplies	$314.55
		70 Colour Fix Pastel Paper / 10 Masking Tape	
53647	23/02/2026	Parker Black & Forrest	$458.25
		Locking Services - Various	
53648	23/02/2026	Paterson Architects Pty Ltd	$6,600.00
		Architectural Services - North Eglinton Indoor Recreation Centre	
53649	23/02/2026	Paterson Architects Pty Ltd	$1,962.84
		Architectural Services - Tree Root Investigation - Elliot Park Clubroom Upgrades	
53650	23/02/2026	Rates Refund	$806.07
53651	23/02/2026	Paul Tomkinson	$463.36
		CCTV Rebate	
53652	23/02/2026	Paywise Pty Ltd	$22,054.96
		Payroll Deductions	
53653	23/02/2026	Penske Australia Pty Ltd	$180.47
		Vehicle Spare Parts	
53654	23/02/2026	Perth Materials Blowing Pty Ltd	$45,569.35
		Mulching Works - Wanneroo Road Median	
53655	23/02/2026	Perth Patio Magic Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53656	23/02/2026	Perth Playground And Rubber	$4,930.20
		Playground Softfall Repairs - Various Locations	
53657	23/02/2026	Phillip Draber	$515.23
		Consultant Fee - Sitting Fee / Travel Reimbursement	
53658	23/02/2026	Piyum Wanni Arachchige	$74.00
		Refund - Copies Of Plans - Not Available	
53659	23/02/2026	Porter Consulting Engineers	$3,258.75
		Detailed Design Services - Old Yanchep Road / Trandos Road Intersection	
53660	23/02/2026	Prestige Alarms	$38,426.91
		Alarm / CCTV Services - Various Locations	
53661	23/02/2026	Printstuf	$154.00
		Printing - Letterhead - Deputy Mayor	
53662	23/02/2026	Probe Investments Pty Ltd t/a Balls n All	$6,600.00
		Games Zone - Wanneroo Festival 2026	
53663	23/02/2026	Property Council of Australia Limited	$792.00
		Vision For The State With Hon Roger Cook - 3 Attendees	
53664	23/02/2026	Quantified Tree Risk Assessment Limited	$423.50
		QTRA Registration Renewal - 4 Employees	

53665	23/02/2026	RAC BusinessWise	$380.91
		Roadside Assist Services / Registration Fees	
53666	23/02/2026	Rachael Blair	$369.60
		Author Interview - Library Lovers Day	
53667	23/02/2026	Rain Bird (Australia) Pty Ltd	$10,100.20
		Classic Plus GSP Site Control - Kingsway Central	
53668	23/02/2026	Rebecca Wood	$2,000.00
		Refund - Street & Verge Bond	
53669	23/02/2026	Redfish Technologies Pty Ltd	$9,822.33
		Additional Vision Outputs Zones - The Elected Member's Desk	
53670	23/02/2026	Redink Homes Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
53671	23/02/2026	Reliable Fencing WA Pty Ltd	$275.00
		Weld Padlock To Chain - Discovery Park	
53672	23/02/2026	Richards Mining Services Pty Ltd t/a RMS Training & Recruitment	$2,310.00
		Training - Forklift / Skid Steer / Front End Loader - 1 Attendee	
53673	23/02/2026	Rider Levett Bucknall WA Pty Ltd	$4,675.00
		Planners Services - Alkimos Aquatic & Recreation Centre	
53674	23/02/2026	Roads 2000	$47,384.55
		Progress Claim 1 - Stormwater Structures & Pits - Girrawheen Avenue	
		Progress Claim 1 - Traffic Management Plan And Services Location - Yellagonga Path	
		Roadworks - Various Locations	
53675	23/02/2026	Robert Walters Pty Ltd	$5,177.77
		Casual Labour Services	
53676	23/02/2026	Rates Refund	$184.07
53677	23/02/2026	Ross Stuart Wallman	$1,320.00
		MC - Australia Day Citizenship Ceremony	
53678	23/02/2026	Rural Building Company Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53679	23/02/2026	Safety World	$548.90
		PPE Issue - Various Employees	
53680	23/02/2026	Sanpoint Pty Ltd ATF Fiore Family Trust	$827,248.08
		Landscape Maintenance - Various Locations	
53681	23/02/2026	Sanzap Pty Ltd	$7,645.00
		Annual Software Licence & Support Fee - Customised 'City Of Wanneroo' Mobile Apps	
53682	23/02/2026	Scott Print	$5,082.00
		Printing / Mailout - Dog Final Notice Renewal Notices / 1,134 Cat Final Notice Renewal Notices	
53683	23/02/2026	Seek Limited	$10,641.52

		Renewal - Seek For Recruitment	
53684	23/02/2026	Shane Spinks Consulting	$20,054.67
		Aquamotion Needs & Feasibility Analysis	
53685	23/02/2026	Rates Refund	$241.13
53686	23/02/2026	Sherryanne McIntosh	$79.50
		Hire Fee Refund	
53687	23/02/2026	Sherwood Flooring WA Pty Ltd (NEW)	$7,309.50
		Repairs To Water Damaged Section Of Timber Flooring - Gumblossom Hall	
53688	23/02/2026	Shred-X	$528.33
		Document Shredding Services For The City	
53689	23/02/2026	Site Sentry Pty Ltd	$1,773.20
		Portable CCTV Tower Hire - 25 Days – Lighthouse Park	
53690	23/02/2026	Smartsalary	$1,966.61
		Payroll Deductions	
53691	23/02/2026	Soft Landing	$32,633.70
		Mattress Collection - Waste Services	
53692	23/02/2026	SOLO Resource Recovery	$191,832.75
		Kerbside Bin Collection & Transport (Organics)	
53693	23/02/2026	Sonic Healthplus Pty Ltd	$127.60
		Medical Fees For The City	
53694	23/02/2026	Source Separation Systems Pty Ltd	$3,631.48
		50% Deposit - Recycling Wall Hub	
53695	23/02/2026	South Metropolitan TAFE	$1,245.50
		Training - C111 Parks & Gardens - 2 Attendees	
53696	23/02/2026	Speciality Timber Flooring WA	$11,724.90
		Resurface Timber Floors - Kingsway Stadium	
53697	23/02/2026	Sphere Architects	$3,782.63
		Contract Administration - Fleet Workshop Internal Upgrades	
53698	23/02/2026	Sports Surfaces Group Pty Ltd	$18,095.00
		Repair Cricket Pitch - Houghton Park / Wanneroo Showgrounds	
		Remark Showgrounds / Edgar Griffiths Cricket Pitches	
53699	23/02/2026	SSB Pty Ltd	$1,490.88
		Refund - Building Application - Cancelled	
53700	23/02/2026	St John Ambulance Western Australia Ltd	$2,446.26
		Event Health Officers - Carramar Sunset Sounds	
		Event Health Services - Citizenship Ceremony 26.01.2026	
		First Aid Training - 4 Employees	
		First Aid Kits And Defibs Servicing	
53701	23/02/2026	Stanlee Hospitality Supplies	$321.52

		Oven Trays - Hospitality	
53702	23/02/2026	Stevens McGann Willcock & Copping Pty Ltd	$462.00
		Progress Claim 1 - Mechanical Support - Wanneroo Regional Gallery	
53703	23/02/2026	Stewart & Heaton Clothing Company Pty Ltd	$2,922.89
		Uniform Issue - Fire Services	
53704	23/02/2026	Stihl Shop Osborne Park	$2,269.43
		FS 240 Stihl Brushcutter - Parks	
		Small Plant Spare Parts	
53705	23/02/2026	Subih Construction Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53706	23/02/2026	Super Happy Time Pty Ltd t/a Happy Animal Riders	$1,650.00
		Dragon Train - Wanneroo Festival 2026	
53707	23/02/2026	Superior Nominees Pty Ltd t/a Miracle Recreation Equipment	$3,991.11
		Playground Equipment Repairs - Various Locations	
53708	23/02/2026	Swan Materials Pty Ltd	$2,592.48
		Concrete Supply - Various Locations	
53709	23/02/2026	Sydney Tools Pty Ltd	$287.60
		Various Blades - Engineering	
53710	23/02/2026	Synergy	$23,765.29
		Power Supply Charges - Various Locations	
53711	23/02/2026	Synergy 23 Pty Ltd t/a Cosmic Cocktails & Events	$675.00
		Additional Catering - Wanneroo Business Sundowner	
53712	23/02/2026	T-Quip	$5,636.01
		Small Plant Spare Parts	
53713	23/02/2026	Talitha Marco	$5.00
		Dog Registration Refund - Overcharged - Re-Issue Of Stale Cheque 124636	
53714	23/02/2026	TBB Planning Pty Ltd	$433.30
		Refund - Copies Of Plans - Not Available	
53715	23/02/2026	Team Digital	$1,820.80
		Camera Equipment - Communications & Brand Administration	
53716	23/02/2026	Team Global Express Pty Ltd	$188.53
		Courier Services For The City	
53717	23/02/2026	Technology One Limited	$4,169.00
		AMS Program Uplift - January 2026 - ICT	
53718	23/02/2026	Telstra Limited	$3,210.55
		Data Only/Voice Only Mobiles	
		Telstra Integrated Messaging	
53719	23/02/2026	TerraCycle Australia Pty Ltd	$4,367.00
		Pens / Pencils / Markers - Zero Waste Box	
53720	23/02/2026	Terravac Vacuum Excavation	$1,626.90

		Vacuum Trench / Barrier Tape Trench To Allow For Inspection - Bellport Pde Mindarie	
53721	23/02/2026	The Local Government, Racing and Cemeteries Employees Union (WA)	$1,130.00
		Payroll Deductions	
53722	23/02/2026	The Royal Life Saving Society Australia	$9,439.21
		Water Feature Monthly Services - Kingsway & Revolution Park	
53723	23/02/2026	The Trustee for Prime Projects Construction Trust t/a Prime Builders Co Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
53724	23/02/2026	The Trustee for Talis Unit Trust T/a Talis Consultants	$1,413.83
		Stage 3 - Community Engagement - Neerabup RRP - Material Recycling Facility	
53725	23/02/2026	The Trustee for the 137 GO Development Trust and The Trustee for Yanchep Development Trust No 2 Partnership	$359,864.55
		Bond Refund - Yanchep Junction Stage 3 Yanchep WAPC 162567 - Works Completed 2024.62.1	
53726	23/02/2026	The Trustee for The Wilk Family Trust t/as Wilk Advisory	$16,087.50
		50% Completion Of Risk Appetite Statement Workshop	
		Operational Risk Review	
53727	23/02/2026	Trapt Room Escape Pty Ltd	$1,529.00
		Underwater Escape Room Pop Up Hire - Library Services	
53728	23/02/2026	Tree Planting & Watering	$170,622.32
		Tree Watering For The City - January 2026	
53729	23/02/2026	Triton Electrical Contractors Pty Ltd	$7,770.40
		Reticulation Electrical Repairs - Various Locations	
53730	23/02/2026	Truck Centre WA Pty Ltd	$658.13
		Vehicle Spare Parts	
53731	23/02/2026	Ultimo Catering And Events	$2,125.00
		Catering - Various Council Functions	
53732	23/02/2026	Uniting Global Pty Ltd	$53,059.10
		Cleaning Services - Various Locations	
53733	23/02/2026	Urban Development Institute of Australia WA Division Incorporated	$2,745.00
		Registration To The UDIA WA Industry Lunch	
53734	23/02/2026	Vaughn Joshua McGuire	$605.00
		Welcome To Country 26.01.2026 - Australia Day Citizenship Ceremony	
53735	23/02/2026	Veolia Recycling & Recovery Pty Ltd	$100,595.28
		Bulk Hard Waste Tip Off Fees	
53736	23/02/2026	Vincent Road Developments Pty Ltd	$337,799.53

		Bond Refund - Garden Park Grove Stage 16 Sinagra WAPC 161924 - Works Completed	
53737	23/02/2026	WA Library Supplies	$195.00
		Alice Spine Labels - Library Services	
53738	23/02/2026	Wanneroo Central Bushfire Brigade	$298.30
		Reimbursement - Catering - DFES	
		Reimbursement - Catering Expenses - 3 Incidents	
53739	23/02/2026	Wanneroo Central Bushfire Brigade	$8,025.00
		Reimbursement - Hazard Reduction Burn - 104 Belgrade Road Wanneroo Water Corporation	
53740	23/02/2026	Wanneroo Electric Pty Ltd	$4,775.51
		Electrical Maintenance Services - Various Locations	
53741	23/02/2026	Water Corporation	$4,246.56
		Water Supply Charges - Various Locations	
53742	23/02/2026	Water Corporation	$2,776.74
		Water Supply Charges - Various Locations	
53743	23/02/2026	WCP Civil Pty Ltd	$1,084,248.09
		Road Resurfacing - Mirrabooka Avenue Landsdale	
53744	23/02/2026	Weco Pty Ltd	$3,217.50
		Concept Design - Alkimos Surf Lifesaving Club	
53745	23/02/2026	West Coast Turf	$50,924.50
		Jumbo Kikuyu - Olympic Kingsway Sports Club	
53746	23/02/2026	West Soil and Water Pty Ltd	$4,180.00
		Acid Sulphate Soil Management Plan - Rosso Park	
53747	23/02/2026	West-Sure Group Pty Ltd	$379.37
		Cash In Transit Services	
53748	23/02/2026	Western Australian Local Government Association	$1,200.00
		Registration - 2026 WALGA Aboriginal Engagement Forum - 6 Attendees	
53749	23/02/2026	Western Australian Treasury Corporation	$972,975.31
		Loan Interest Payment To Western Australian Treasury Corporation	
53750	23/02/2026	Western Irrigation Pty Ltd	$13,657.44
		Irrigation Parts - Various Locations	
53751	23/02/2026	Willo Electrical	$147.00
		Refund – Development Application – Exempt – Re-Issue Of Stale Cheque 00122177	
53752	23/02/2026	Winc Australia Pty Limited	$239.36
		Rexel Multi Card Holder	
53753	23/02/2026	Woodlands Distributors & Agencies Pty Ltd	$7,110.18
		Dispensers - Waste	

53754	23/02/2026	Woollahra Group	$2,860.00
		Surekleen 3 In 1 All Purpose Cleaner Concentrate	
53755	23/02/2026	Work Clobber	$670.50
		PPE / Uniform Issue - 1 Employee	
53756	23/02/2026	Workpower Incorporated	$30,878.94
		White Good And Electrical Waste Collection	
53757	23/02/2026	Workpower Incorporated	$114,491.51
		Landscape Maintenance - Various Locations	
53758	23/02/2026	Wurth Australia Pty Ltd	$842.61
		Vehicle Spare Parts	
53759	23/02/2026	Zipform Pty Ltd	$1,390.71
		Printing Final Notices - Rating Services	
53760	26/02/2026	Armada Construction Group	$2,000.00
		Refund - Street & Verge Bond	
53761	26/02/2026	Epic Catering & Events Services Pty Ltd	$2,002.00
		Catering - Symphony Under The Stars	
53762	26/02/2026	Swan Materials Pty Ltd	$648.12
		Concrete Supply - Alston Link	
53763	26/02/2026	Water Corporation	$78.87
		Water Supply Charges	
53764	26/02/2026	Reface Industries Pty Ltd	$38,470.59
		Hublet Dock - Version 6 - Tablet / Protective Case - Dordaak Kepup	
		Total EFT Payments	$23,467,241.04
CREDIT CARD RECONCILIATIONS			
102	2/02/2026	CBA Corporate Card	
		General Counsel	
102-01		14/12/2025 - ACC Asia Pacific - Refund	-$286.96
102-02		18/12/2025 - Law Society Of WA - The Law Society Training - 1 Attendee	$780.00
102-03		19/12/2025 - Easypark - Parking - Meeting - External Lawyers	$19.56
		Director Community & Place	
102-04		26/11/2025 - Wanneroo Golf Club Inc - Community & Place Leadership Team Workshop	$547.00
102-05		04/12/2025 - Easypark - Kirstie Davis - Parking	$16.72
102-06		17/11/2025 - Café Elixir - Meeting	$18.20
102-07		05/12/2025 - R&R Kal Pty Ltd - Dispute Lodged With Bank	$218.63
102-08		05/12/2025 - Aldi Stores - Team Building	$32.61
102-09		05/12/2025 - Coles - Team Building	$94.00
102-10		12/12/2025 - Cafe Elixir - Meeting	$18.62
102-11		17/12/2025 - Dome Wanneroo Central -	$10.40

		Meeting	
		Project Director	
102-12		27/11/2025 - UDIAWA - Registration - UDIA - 1 Attendee	$2,550.00
		Director Corporate Strategy & Performance	
102-13		09/12/2025 - Ergolink - WHS Recommended New Chair - 1 Workstation	$525.50
102-14		16/12/2025 - Headset Era Pty Ltd - Cordless Headset Required - Teams Phone Switch Over	$551.58
		Chief Executive Officer	
102-15		26/11/2025 - The Meat And Wine Co C - Dinner - Mayor / CEO	$128.08
102-16		27/11/2025 - Sq *Red Brick CBD - Breakfast - Mayor / CEO	$56.50
102-17		27/11/2025 - Dept. Of Parliamenta - Coffee / Cola - Queens Terrace Cafe - Mayor / CEO	$11.70
102-18		27/11/2025 - Dept. Of Parliamenta - Lunch - Mayor / CEO - Queens Cafe - Canberra	$66.00
102-19		27/11/2025 - Act Cabs 0261030882 - Taxi - City To Capital Hill In Canberra	$17.01
102-20		27/11/2025 - Sq *Clover Dining - Dinner - Clover Dining - Mayor / CEO - Canberra	$108.71
102-21		28/11/2025 - Act Cabs 0261030882 - Taxi - Airport In Canberra - Mayor / CEO	$28.46
102-22		28/11/2025 - Zlr*Ccityhi - Coffee - Airport - Canberra	$8.32
102-23		09/12/2025 - Cafe Elixir - Coffee - Executive And Preferred Candidate	$29.35
102-24		10/12/2025 - Cpp Citiplace - Parking - WALGA Wrap	$11.61
102-25		12/12/2025 - Union Kitchen - Coffee - With 1 Councillor	$14.69
102-26		15/12/2025 - Dome Banksia Grove - Coffee - With 1 Councillor	$13.50
102-27		17/12/2025 - Yanchep Beach Club - Lunch With Acumen / CEO / Mayor / DPS - Account Split 50/50	$113.34
102-28		18/12/2025 - Dome Wanneroo Central - Coffee - Executive Leadership Team	$23.85
102-29		22/12/2025 - Sea Spice Indian - Dinner - Executives	$271.80
		Director Assets	
102-30		04/12/2025 - Easypark - Parking - Interviews - Director Corporate Performance & Strategy	$24.44
102-31		05/12/2025 - Budget - Transaction Is Being Investigate	$21.19

102-32		05/12/2025 - Expotrade Australia Pl - Registration - Major Projects Conference	$1,343.10
102-33		05/12/2025 - Aveling - White Card	$90.00
102-34		23/12/2025 - DWER - Water - Clearing Permit - Neerabup Resource Recovery Precinct	$2,400.00
		Total - CBA	**$9,877.51**
103	2/02/2026	NAB Corporate Card	
		Advocacy & Economic Development	
103-001		17/11/2025 - Theeventscal - Business Wanneroo Website Plugin - Events Calendar Pro	$254.60
103-002		30/11/2025 - Facebk *5Fcql6Mpb2 - Social Media Advertising	$14.04
103-003		06/12/2025 - Paypal - Facet 2026 Corporate Membership	$250.00
103-004		08/12/2025 - Metricool.Com - Discover Wanneroo Monthly Subscription	$82.60
103-005		17/12/2025 - EDA - National Roadshow 2026 - Tickets	$1,093.40
103-006		25/12/2025 - Facebk *Bf8X69Vsx2 - Social Media Advertising	$191.89
		Building Maintenance	
103-007		26/11/2025 - Bunnings - Nuts & Bolts / Steel Pipe / Door - Maintenance Community Buildings	$289.50
103-008		28/11/2025 - Bunnings - Cam Locks - Maintenance Community Buildings	$48.68
103-009		28/11/2025 - Bunnings - Window Trak - Maintenance Community Buildings	$8.46
103-010		28/11/2025 - Bunnings - Roller Blind / Auger Bit - Maintenance Community Buildings	$112.02
103-011		02/12/2025 - Bunnings - Bits / Cam Lock - Maintenance Community Buildings	$45.79
103-012		03/12/2025 - Bunnings - Dressed Pine / Screws - Maintenance Community Buildings	$35.39
103-013		04/12/2025 - Bunnings - Child Safety Anchors / Safety Strap - Maintenance Community Buildings	$67.76
103-014		04/12/2025 - DMIRS East Perth - High Risk Worksafe Licence Renewal - Maintenance	$44.00
103-015		10/12/2025 - Bunnings - Mounting Tape / Plasterboard / MDF - Maintenance Community Buildings	$119.56
103-016		16/12/2025 - Calidad Industries - Diffuser - Maintenance Community Buildings	$178.49
103-017		18/12/2025 - Lindan Pty Ltd - PPE Issue - Building Maintenance	$149.60

103-018		22/12/2025 - Bunnings - Cloths Cleaning / Turpentine / Drop Sheet / Paint Stripper - Maintenance Community Buildings	$91.65
103-019		02/12/2025 - Bunnings - Padbolt / Nuts & Bolts / Bits - Maintenance Community Buildings	$44.52
103-020		04/12/2025 - Bunnings - Insect Screen / Shower All Dri Rise F/Spray - Maintenance Community Buildings	$58.06
103-021		05/12/2025 - Bunnings - Combo Kit C/Less - Maintenance Corporate Buildings	$449.00
103-022		05/12/2025 - The Good Guys - Hair Dryers - Maintenance Community Buildings	$98.00
103-023		05/12/2025 - Bunnings - Marker / Press Puc Tees / Putty - Maintenance Community Buildings	$47.71
103-024		10/12/2025 - Officeworks - Laptop Charger - Maintenance Corporate Buildings	$138.00
103-025		11/12/2025 - Bunnings - Indicator Bolts / Screws / Steel / Studs - Maintenance Community Buildings	$373.63
103-026		22/12/2025 - Bunnings - Press PVC - Maintenance Community Buildings	$19.18
103-027		24/12/2025 - Bunnings - Bit HSS Metric / Anchor Nylon / Screw Cladding / Steel Angle - Maintenance Community Buildings	$59.54
103-028		01/12/2025 - Barnetts Archite H - Door Furniture - Maintenance Community Buildings	$336.60
103-029		02/12/2025 - Bunnings - Garage Hooks / Plugs / Utility Knife - Maintenance Community Buildings	$49.21
103-030		02/12/2025 - Bunnings - Garage Hooks - Maintenance Community Buildings	$41.44
103-031		02/12/2025 - Bunnings - Silicone - Maintenance Community Buildings	$31.34
103-032		05/12/2025 - Bunnings - Bits / Holesaw - Maintenance Community Buildings	$56.03
103-033		05/12/2025 - Bunnings - Paint Stripper / Brushes - Maintenance Community Buildings	$24.29
103-034		08/12/2025 - Barnetts Archite H - Door Furniture - Maintenance Community Buildings	$855.25
103-035		15/12/2025 - Lindan Pty Ltd - PPE - Shirts / Shorts - Building Maintenance	$350.90
103-036		17/12/2025 - Calidad Industries - Deffuser - Maintenance Community Buildings	$202.95
103-037		17/12/2025 - Bunnings - Bit HSS Cobalt - Maintenance Community Buildings	$74.12
103-038		18/12/2025 - Bunnings - Screws / Wall Plugs - Maintenance Community Buildings	$24.69
103-039		18/12/2025 - Aluminium Specialtie - Snap In Bead - Maintenance Community Buildings	$60.10

103-040		19/12/2025 - Bunnings - Mounting Tape - Maintenance Community Buildings	$24.95
103-041		19/12/2025 - Bunnings - Hex Key Wrench Set - Maintenance Community Buildings	$55.05
103-042		27/11/2025 - Bunnings - Paint - Maintenance Corporate Buildings	$80.67
103-043		01/12/2025 - Valspar Mindarie - Paint - Maintenance Community Buildings	$111.49
103-044		03/12/2025 - Bunnings - Spray Paint / Pail / Liquidstone - Maintenance Corporate Buildings	$105.12
103-045		09/12/2025 - Bunnings - Multi Comp / Paint Scraper / Wall Stripper - Maintenance Community Buildings	$73.61
103-046		11/12/2025 - Bunnings - Bucket / Deck Applicator / Roller Cover / Decking Oil - Maintenance Community Buildings	$203.80
103-047		16/12/2025 - Valspar Mindarie - Paint - Maintenance Community Buildings	$139.33
103-048		17/12/2025 - Valspar Mindarie - Paint / Flood Penetrol / Plastic Scraper / Wall Repair Patch - Maintenance Community Buildings	$135.23
103-049		18/11/2025 - Valspar Joondalup - Paint / Sandpaper / Primer - Maintenance Community Buildings	$206.39
103-050		09/12/2025 - Valspar Joondalup - Paint - Maintenance Community Buildings	$200.41
103-051		11/12/2025 - Valspar Joondalup - Paint - Maintenance Community Buildings	$44.30
103-052		26/11/2025 - Bunnings - Microfibre Floor Refill / Adhesive / Bucket - Maintenance Community Buildings	$88.57
103-053		28/11/2025 - Bunnings - Silicone / Caulking Tool Kit / Garden Sprayer - Maintenance Community Buildings	$61.85
103-054		01/12/2025 - Bunnings - Fishing Tape - Maintenance Community Building	$39.83
103-055		03/12/2025 - Bunnings - Plaster / Multi Comp - Maintenance Community Buildings	$98.44
103-056		08/12/2025 - Bunnings - Stud Finder / Batteries - Maintenance Community Buildings	$53.98
103-057		08/12/2025 - Bunnings - Vandal Proof Tap - Maintenance Community Buildings	$15.90
103-058		10/12/2025 - CSR Gyprock Tr Ct - Gyprock - Maintenance Community Buildings	$303.65
103-059		10/12/2025 - Bunnings - Screws / Bits - Maintenance Community Buildings	$102.47
103-060		11/12/2025 - Bunnings - Pine - Maintenance Community Buildings	$16.90
103-061		12/12/2025 - Bunnings - Storm PVC - Maintenance Community Buildings	$51.60

103-062		15/12/2025 - Galvins Plumbing Suppl - Stormwater Pipes / Saddle Clips - Maintenance Community Buildings	$20.47
103-063		18/12/2025 - Ampelite Australia P/L - Webglass - Maintenance Community Buildings	$1,202.67
103-064		18/12/2025 - Bunnings - Pull Tie Down / Screws - Maintenance Community Buildings	$100.74
103-065		23/12/2025 - Bunnings - Indicator Bolt	$95.50
103-066		26/11/2025 - Bunnings - Nails / Screws - Maintenance Community Buildings	$44.00
103-067		26/11/2025 - Bunnings - Joist Hander / Screws - Maintenance Community Buildings	$30.82
103-068		28/11/2025 - Bunnings - Gap Filler / Sandpaper - Maintenance Corporate Buildings	$9.81
103-069		02/12/2025 - Smp*Roof Top Industrid4 - Rake Ridge - Maintenance Corporate Buildings	$67.09
103-070		02/12/2025 - Bunnings - Garage Hooks - Maintenance Corporate Buildings	$45.04
103-071		03/12/2025 - Bunnings - Lubricant / Bits / Screws - Maintenance Community Buildings	$51.44
103-072		04/12/2025 - Bunnings - Padbolt / Washers / Bolts & Nuts - Maintenance Community Buildings	$117.32
103-073		04/12/2025 - Bunnings - Anchors / Screws - Maintenance Corporate Buildings	$61.25
103-074		05/12/2025 - Bunnings - Key Rings / Tags - Maintenance Corporate Buildings	$8.49
103-075		05/12/2025 - Sas Locksmithing - Key Cutting - Maintenance Corporate Buildings	$108.00
103-076		08/12/2025 - Officeworks - Clock - Maintenance Corporate Buildings	$22.60
103-077		08/12/2025 - Sas Locksmithing - Key Cutting - Maintenance Corporate Buildings	$18.00
103-078		10/12/2025 - Officeworks - Clock - Maintenance Corporate Buildings	$22.60
103-079		11/12/2025 - Bunnings - Gas Safety Gauge - Maintenance Corporate Buildings	$41.20
103-080		15/12/2025 - Bunnings - Indicator Bolt Toilet - Maintenance Community Building	$53.00
103-081		15/12/2025 - Ampol Butler - Gas Swap - Maintenance Corporate Buildings	$36.00
103-082		16/12/2025 - Bunnings - Door Stop - Maintenance Community Building	$19.84
103-083		16/12/2025 - Bunnings - Silicone - Maintenance Community Building	$37.90
103-084		18/12/2025 - Ampelite Australia P/L - Webglas - Maintenance Community Building	$1,016.34

103-085		18/12/2025 - Bunnings - Pine Dressed - Maintenance Community Building	$8.65
103-086		19/12/2025 - Bunnings - Gate Latch / Membrane Air Fresh Armor - Maintenance Community Buildings	$19.71
103-087		22/12/2025 - Bunnings - PVC Dar - Maintenance Community Buildings	$42.00
103-088		23/12/2025 - Bunnings - Padbolt / Bit HSS Metric Kango - Maintenance Community Buildings	$28.48
		Chief Bush Fire Control Officer	
103-089		18/11/2025 - JSC Investments PTY - Pump Up Kit	$166.95
103-090		03/12/2025 - Bunnings - Grease Gun / Cartridges / Tape / Vehicle Bug Off	$139.18
103-091		03/12/2025 - JSC Investments Pty - Air Filter Assy	$37.00
103-092		11/12/2025 - IDW - ID Card Holder	$109.01
103-093		18/12/2025 - New Norcia Services - Catering - DFES Incident	$102.48
		Community & Place - Dordaak Kepup	
103-094		30/11/2025 - Amazon Marketplace Au - Paint Set / Brush Pack - STEAM Workshops / Activities	$87.93
103-095		30/11/2025 - Amazon Marketplace Au - Lego Set	$56.00
103-096		30/11/2025 - Amazon Marketplace Au - Lego Sets - Lego Base Plates Pack	$319.99
103-097		30/11/2025 - Amazon Marketplace Au - Paint Pallets - STEAM Workshops / Activities	$10.59
103-098		30/11/2025 - Amazon Marketplace Au - Lego Base Plates / Microscope Slides	$56.59
103-099		01/12/2025 - Amazon Marketplace Au - Modeling Paint Sets - STEAM Workshop / Activities	$115.95
103-100		01/12/2025 - Amazon Marketplace Au - Modeling Paint Set - STEAM Workshop / Activities	$49.91
103-101		01/12/2025 - Amazon Marketplace Au - Technic Lego Sets Of Working Car Engines / Modeling Tool Kit / Modeling - Craft Cutting Mat Set	$231.78
103-102		01/12/2025 - Amazon Reta* Amazon Au - Modeling Paint Set / Craft Mediums - STEAM Workshop / Activities	$234.86
103-103		01/12/2025 - Amazon Marketplace Au - Lego Base Plate Set	$20.89
103-104		29/11/2025 - Cgtrader - 3D Models / Assets - 3D Printing Workshops / Activities	$210.06
103-105		29/11/2025 - Amazon Marketplace Au - Modeling Paints - STEAM Workshops /	$339.00

		Activities	
103-106		29/11/2025 - Amazon Marketplace Au - Specialised Paint Brushes - STEAM Workshops / Activities	$48.25
103-107		01/12/2025 - Amazon Marketplace Au - Modeling Paints - STEAM Workshop / Activities	$41.07
103-108		05/12/2025 - Amazon Marketplace Au - Refund - Modeling Paint Set / Paint Brush Kit	-$87.93
103-109		05/12/2025 - Amazon Marketplace Au - Refund - Lego Creative Sets / Lego Base Plate Set	-$319.99
103-110		06/12/2025 - Big W/Hepburn Ave & Wanne - Lego Sets - STEAM Activities	$432.00
103-111		06/12/2025 - Big W/Hepburn Ave & Wanne - Lego Botanical Sets - STEAM Activities	$234.00
103-112		10/12/2025 - Farmer Jacks Landsda - Office Consumables	$5.95
103-113		10/12/2025 - Amazon Marketplace Au - Refund - Stock Shortage	-$73.00
103-114		11/12/2025 - Kmart 1004 - Plastic Containers - Lego	$11.25
103-115		15/12/2025 - Officeworks - General Office Supplies	$45.96
103-116		18/12/2025 - Officeworks - Office Supplies	$212.43
		Community & Place - Events	
103-117		01/12/2025 - Kmart - Event Materials - Christmas Fiesta	$30.00
103-118		29/11/2025 - 7-Eleven - Bags Of Ice - Yanchep Sunset Sounds	$11.00
103-119		29/11/2025 - Coles - Food / Beverages - Carramar Sunset Sounds	$119.25
103-120		13/12/2025 - Woolworths - Food / Beverages - Christmas Fiesta	$46.75
103-121		13/12/2025 - Woolworths - Food / Beverages - Christmas Fiesta	$73.50
103-122		19/12/2025 - 7-Eleven - Ice - Christmas Function	$27.50
103-123		19/12/2025 - 7-Eleven - Ice - Christmas Function	$82.50
103-124		25/12/2025 - Canva* I04741-12157156 - Interactive App - Events	$20.00
103-125		29/11/2025 - Sq *Perth City Burger Co - Catering - Contractors - Yanchep Sunset Sounds	$188.00
103-126		29/11/2025 - Li Fang Lim - Catering - Contractors - Yanchep Sunset Sounds	$16.22
103-127		29/11/2025 - 7-Eleven - Ice / Beverages - Yanchep Sunset Sounds	$24.00
103-128		04/12/2025 - Sp She Wear - Safety Boots -	$237.00

		Events Staff	
103-129		05/12/2025 - Pavilion & Cabana - Food / Beverages - Christmas Function	$880.32
103-130		05/12/2025 - Paypal - Music Production - Events	$1,217.39
103-131		12/12/2025 - The Good Guys - Ipads - Conducting Surveys - Events	$1,174.00
103-132		13/12/2025 - Sq *Osakaya Okonomiyaki - Catering - Contractors - Christmas Fiesta	$12.28
103-133		13/12/2025 - Sq *Perth City Burger Co - Catering - Contractors - Christmas Fiesta	$102.00
103-134		13/12/2025 - Kmart - Event Materials - Christmas Fiesta	$20.00
103-135		13/12/2025 - Kmart - Event Materials - Christmas Fiesta	$15.20
103-136		13/12/2025 - Subway Wanneroo - Catering - Contractors - Christmas Fiesta	$86.40
103-137		13/12/2025 - Sq *Mr Spudz - Catering - Contractors - Christmas Fiesta	$22.50
103-138		13/12/2025 - Zlr*Happyjcorndogs - Catering - Contractors - Christmsa Fiesta	$12.17
103-139		13/12/2025 - Zlr*Happyjcorndogs - Catering - Contractors - Christmas Fiesta	$26.36
103-140		13/12/2025 - Con Pebre Perth - Catering - Contractors - Christmas Fiesta	$119.00
103-141		17/12/2025 - Coles - Food - Christmas Function	$260.00
103-142		17/12/2025 - Kmart - Food / Materials - Christmas Function	$221.00
103-143		18/12/2025 - Big W - Tablecloths - Christmas Function	$154.50
103-144		19/12/2025 - 7-Eleven - Ice - Christmas Function	$148.50
		Community & Place - Place Management	
103-145		18/11/2025 - SP Ausport-New - Baseballs - Alkimos Ball Club	$427.55
103-146		18/11/2025 - Coles - Yanchep Mural BBQ	$106.49
103-147		10/12/2025 - Cafe Elixir - External Catering WTTEAM	$111.33
103-148		22/12/2025 - Post Wanneroo Post Sho - Pioneers Gift Letters	$158.10
		Community Development	
103-149		27/11/2025 - Kmart - Refund - Unavailable Items	-$3.00
103-150		07/12/2025 - Farmer Jacks Landsda - Additional Bottled Water - Dordaak Kepup Open Day	$117.94
		Community History	

103-151		04/12/2025 - Big W - Skipping Ropes - Heritage Education Programs	$30.00
103-152		05/12/2025 - Recycledm - Mats - Heritage Education Programs	$609.75
103-153		18/12/2025 - Officeworks - Art / Craft Supplies - Museum Programs	$59.61
103-154		18/12/2025 - HTAWA - Membership History Teachers Association Of WA For Heritage Education	$170.00
103-155		18/12/2025 - Sp Aiatsis Online Sh - Aboriginal Language Maps - Museum In A Box	$52.07
103-156		18/12/2025 - Officeworks - Ergonomic Mouse	$49.00
103-157		02/12/2025 - Sp UWA Publishing - 4 Books - Community History Collection	$145.29
103-158		02/12/2025 - Sp Aiatsis Online Sh - 3 Books - Community History Collection	$126.22
103-159		09/12/2025 - Booktopia - Publications - Local History Book Research Collection.	$679.25
		Community Safety & Emergency Management	
103-160		05/12/2025 - Officeworks - Sign Holders / Keyboards	$157.80
103-161		08/12/2025 - Bunnings Group Ltd - Animal Care Centre Vacuum	$379.00
103-162		25/12/2025 - Reconyx - Covert Sim	$30.37
		Council & Corporate Support - Hospitality	
103-163		27/11/2025 - Aldi Stores - In House Hospitality - Requests - Various Functions / Events	$94.26
103-164		04/12/2025 - Bunnings - Purchase - Bins - Meeting Rooms	$158.80
103-165		05/12/2025 - Coles - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$220.20
103-166		08/12/2025 - Coles - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$187.78
103-167		08/12/2025 - Coles - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$10.42

103-168		08/12/2025 - Coles - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$45.50
103-169		08/12/2025 - Smp*Wanneroo Fresh - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$32.55
103-170		08/12/2025 - Wanneroo Fresh - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$61.07
103-171		10/12/2025 - Aldi Stores - In House Hospitality - Requests - Years Of Service Awards / Cultural Training / Interviews / DAIRG / Agenda Briefing / Diploma In Project Management	$72.71
103-172		18/12/2025 - Kmart - Air Fryer - Catering Needs	$119.00
103-173		17/11/2025 - Smp*Wanneroo Fresh - In House Hospitality - Mental Health First Aid	$60.09
103-174		18/11/2025 - Coles - In House Hospitality - Retirement / Diploma In Project Management / Community Safety Team Meeting	$125.20
103-175		01/12/2025 - Coles - In House Hospitality - LEMC	$105.73
103-176		01/12/2025 - Smp*Wanneroo Fresh - In House Hospitality - LEMC / P&C Planning & Strategic Meeting	$43.50
103-177		02/12/2025 - Coles - In House Hospitality - P&C Planning & Strategy Meeting / DLG Meeting / Corporate Induction	$70.74
103-178		02/12/2025 - Smp*Wanneroo Fresh - In House Hospitality - P&C Planning & Strategy Meeting / DLG Meeting	$27.45
103-179		04/12/2025 - Coles - In House Hospitality - Community & Place Managers & Coordinators Workshop	$58.66
103-180		04/12/2025 - Smp*Wanneroo Fresh - In House Hospitality - Community & Place Managers & Co-Ordinators Workshop	$13.03
103-181		15/12/2025 - Coles - In House Hospitality - Retirement / Service Awards / Engaging Youth In Banksia Grove	$168.47
103-182		15/12/2025 - Coles - In House Hospitality - Engaging Youth In Banksia Grove	$36.00
103-183		15/12/2025 - Aldi Stores - In house Hospitality - Engaging Youth In Banksia Grove / Retirement / Service Awards	$83.16

103-184		15/12/2025 - Wanneroo Fresh - In House Hospitality - Engaging Youth In Banksia Grove / Retirement	$51.84
103-185		16/12/2025 - Coles - In House Hospitality - Service Awards / Design Review Panel Meeting	$32.88
103-186		16/12/2025 - Smp*Wanneroo Fresh - In House Hospitality - Engaging Youth In Banksia Grove / Design Review Panel Meeting	$32.37
103-187		16/12/2025 - Aldi Stores - Inhouse Hospitality - Service Awards / Engaging Youth In Banksia Grove	$120.42
103-188		17/12/2025 - Coles - In House Hospitality - Engaging Youth In Banksia Grove	$30.00
		Curatorial Services	
103-189		03/12/2025 - Coles - Event Catering - Biscuits / Teabags	$25.40
103-190		09/12/2025 - Kim Cademy Training - Online Training Course - Creating Self-Guided Resources For Under 5s	$85.42
103-191		13/12/2025 - Google Ads4337873976 - Google Ad Spend - Museum	$15.00
103-192		15/12/2025 - Coles - 4 Socket Power Board - Replacement	$20.00
103-193		15/12/2025 - Kmart - Christmas Basket	$14.00
103-194		28/12/2025 - Eventbrite Pro Sub - Eventbrite Monthly Membership	$15.00
		Customer & Information Services	
103-195		18/11/2025 - EB *National AI amp Cy - National AI & Cybersecurity Leadership Summit 2025 - 1 Attendee	$143.41
103-196		04/12/2025 - Officeworks - Universal Tablet Stand - Dordaak Printer	$163.95
103-197		09/12/2025 - Slimline Warehouse - Tablet Floor Stand - Dordaak	$269.95
103-198		30/11/2025 - Gethomesafe - Subscription	$970.20
103-199		01/12/2025 - Campaignmonitor - Subscription	$1,500.30
103-200		02/12/2025 - Rezdy - Accelerate Plan	$108.90
103-201		02/12/2025 - Google Cloud Znfvl7 - Google Cloud Fee	$392.72
103-202		30/11/2025 - Typeform, S.L. - Subscription	$91.43
103-203		02/12/2025 - Paypal - Charge Name: Zoom Workplace Business Monthly	$340.89
103-204		03/12/2025 - Harvey Norman Online - 1 Nokia 225 4G DS / 7 Cygnett Tekview IPad Pro 13 Case	$674.55
103-205		03/12/2025 - Ple Computers - Network Cables	$421.00

103-206		03/12/2025 - Ple Computers - Refund - Unavailable Network Cables	-$8.00
103-207		12/12/2025 - Exclaimer - Exclaimer Pro Edition For Office 365	$621.60
103-208		15/12/2025 - Paypal - Yumpu Subscription	$39.19
103-209		19/12/2025 - Paypal - Zoom Workplace Promonthly	$49.26
103-210		23/12/2025 - Canva* I04739-18753177 - Canva For Teams	$164.99
103-211		24/12/2025 - Freshworks Inc - Pro Monthly Subscription	$1,328.00
		Engineering Maintenance	
103-212		26/11/2025 - Bunnings - Paint / Brushes - Grab Rail Rejuvenation	$76.75
103-213		28/11/2025 - Bunnings - Blades / Hand Tools - Maintenance 04	$178.99
103-214		28/11/2025 - Bunnings - Extension Lead - Maintenance 11	$28.08
103-215		28/11/2025 - Sydney Tools Pty Ltd - Hand Tools - Maintenance 04	$164.05
103-216		03/12/2025 - Ajar Enterprises Pty - Rubber Strip - Drainage Crews - Drain Lid Dampening	$259.00
103-217		03/12/2025 - Bunnings - Blades - Maintenance 11 / Blades - Maintenance 06 - Drill Bits - Maintenance 04	$125.34
103-218		05/12/2025 - Bunnings - Steel Rod - Sign Pole Installation	$36.15
103-219		08/12/2025 - Bunnings - Hand Tools - Maintenance 14	$63.91
103-220		09/12/2025 - Bunnings - Hand Tools / Cut Off Blades - Maintenance 04 Sign Truck	$128.89
103-221		09/12/2025 - Bunnings - Bunting / Star Pickets - Cordon Off Works	$130.76
103-222		09/12/2025 - Sydney Tools Pty Ltd - Battery Hand Tool Kit - Maintenance 14	$1,654.90
103-223		09/12/2025 - Totally Workwear Butle - Uniform Issue	$245.30
103-224		09/12/2025 - Totally Workwear-Joond - Uniform Issue	$71.80
103-225		10/12/2025 - Bunnings - Recip Blades - Maintenance 03	$67.36
103-226		10/12/2025 - SDII Group Pty Ltd - Flexible Form Work - Concrete Teams	$193.60
103-227		11/12/2025 - Bunnings - Crowbar - Maintenance 14	$65.50
103-228		11/12/2025 - Bunnings - Broom - Maintenance 11 / Steel Rod - Sign Installation	$88.81
103-229		12/12/2025 - Bunnings - Concreting Tools / Tap Key - Maintenance 14 / Tap Keys - Maintenance 02 And 03	$243.86

103-230		12/12/2025 - Totally Workwear Butle - Work Boots	$169.90
103-231		12/12/2025 - Sydney Tools Pty Ltd - Grinding Wheel - Sign Shed Bench Grinder	$75.93
103-232		16/12/2025 - Bunnings - Blade Set - Maintenance 03 / Spray Paint - Maintenance 10 Sweeper	$70.15
103-233		17/12/2025 - Bunnings - Bolt / Nuts - Sign Installation	$41.30
103-234		17/12/2025 - Bunnings - Spirit Level - Sign Truck / Bolts - Sign Installation	$50.63
103-235		18/12/2025 - Bunnings - PVC Pipe - Maintenance 11 Retic Repairs / Glue - Maintenance 03	$27.51
103-236		18/12/2025 - Midalia Steel Pty Lt - Round Bar - Sign Pole Installation	$80.96
103-237		22/12/2025 - Think Water Wanneroo - Replacement Chain - Maintenance 11 Chainsaw	$44.00
103-238		28/11/2025 - Officeworks - New Storage Locker - Eng Maintenance	$234.00
103-239		01/12/2025 - Totally Workwear Butle - PPE Issue	$584.50
103-240		01/12/2025 - The Rigging Shed - Certex - New Lifting Lugs - Eng Maintenance	$550.00
103-241		01/12/2025 - Totally Workwear Butle - PPE Issue	$715.40
103-242		03/12/2025 - Sydney Tools Pty Ltd - Charger - Eng Maint Batters	$399.00
103-243		04/12/2025 - Totally Workwear Butle - PPE Issue	$1,011.20
103-244		04/12/2025 - Anaconda Butler - Water Bottle	$99.99
103-245		05/12/2025 - Officeworks - Sticky Notes / Staple Pullers	$85.40
103-246		10/12/2025 - Bunnings - Retic Fittings - Concrete Truck / Recip Blades	$231.93
103-247		12/12/2025 - Bunnings - Water Hose / Fittings - Concrete Truck	$211.96
103-248		17/12/2025 - The Good Guys - Coffee Machine - Ashby Building 2 Kitchen	$249.00
103-249		17/12/2025 - CWH Ashby - Sunscreen - Outside Crews	$93.74
		Fleet Maintenance	
103-250		18/11/2025 - L And T Venables Pty Ltd - Bolts	$28.98
103-251		01/12/2025 - Etch Coatings Pty Lt - Light Brackets	$132.00
103-252		15/12/2025 - Etch Coatings Pty Lt - Panel / Sandblast / Zinc MS / Powdercoat - Colour Pearl White	$165.00
103-253		15/12/2025 - Sydney Tools Pty Ltd - Tool Purchases	$157.95

103-254		15/12/2025 - Mega Pacific Pl - Vehicle Spare Parts	$769.26
103-255		16/12/2025 - Truck Centre Wa Pty - Rubber Hoses / Pipe / Hose Connections	$164.27
103-256		16/12/2025 - Tecpro Australia - Spare Part Kit - Ramex Hose Reel	$81.09
103-257		03/12/2025 - Master Hose Pty Ltd - Fuel Line / Flex Hose / Hose Clamp.	$35.74
103-258		04/12/2025 - Statewide Bearings - Fan Belts	$49.50
103-259		04/12/2025 - Master Hose Pty Ltd - Various Tubing / Fittings	$56.91
103-260		05/12/2025 - Master Hose Pty Ltd - Nipple / Reducing Bush	$5.67
103-261		12/12/2025 - Officeworks - Stationery Supplies	$81.72
103-262		17/12/2025 - Industrial Power Equip - Water Pump Petrol	$380.00
103-263		17/12/2025 - Toolmart Australia P - Jumbo Spanner	$15.00
103-264		18/12/2025 - Morley Mower/1/26 Rudloc - Various Stihl Spare Parts	$1,097.39
103-265		11/12/2025 - Woolworths - Spring Water	$34.30
103-266		11/12/2025 - Officeworks - Diaries	$108.00
103-267		12/12/2025 - L And T Venables Pty Ltd - Wad Punch	$15.21
103-268		12/12/2025 - Napa Wangara - Gasket Sheet	$27.23
103-269		18/11/2025 - Repco - UHF Antenna	$24.00
103-270		18/11/2025 - Clark Equip Sales - Bell Pumps	$260.50
103-271		01/12/2025 - Statewide Bearings - Bearings	$274.56
103-272		26/11/2025 - Bunnings - Clear Tube Vinyl Pop	$20.42
103-273		03/12/2025 - Jaycar Clarkson - Cam Thermal Handheld	$449.00
103-274		03/12/2025 - Master Hose Pty Ltd - Sockets / Plugs / Hose Fittings - Various Sizes	$73.72
103-275		05/12/2025 - Martins Trlr Parts - RV Elec Breakaway Switch With Coiled Cord	$84.63
103-276		05/12/2025 - Master Hose Pty Ltd - Stainsteel 2 Piece Ball Valve	$14.48
103-277		05/12/2025 - Toolmart Australia P - Aluminium Strap Wrench	$155.00
103-278		05/12/2025 - JTB Spares - Fluid Isuzu	$54.95
103-279		03/12/2025 - Sp Mounts Au - Phone Holders - Light Fleet Vehicles	$204.00
		Health Services	
103-280		10/12/2025 - Spudshed - Food Sample Testing	$28.63
103-281		18/12/2025 - Boc - Dry Ice Purchase	$15.93

		Irrigation Maintenance	
103-282		01/12/2025 - Bunnings - Replacement Bird Bath	$28.98
103-283		23/12/2025 - Officeworks - Tools Replacement	$124.57
103-284		23/12/2025 - Tt Joondalup Pl - Tools Replacement	$47.42
		Kingsway Indoor Stadium	
103-285		18/11/2025 - Big W - Pump Needles	$16.00
103-286		02/12/2025 - Myo*Wanneroo Sports S - Gold Lawn Bowls Venue Hire	$258.82
103-287		28/11/2025 - Zlr*The Ashby Bar And B - Gold Venue	$201.92
103-288		28/11/2025 - Zlr*The Ashby Bar And B - Gold Venue	$504.80
103-289		28/11/2025 - Zlr*The Ashby Bar And B - Gold Venue	$504.80
103-290		28/11/2025 - Zlr*The Ashby Bar And B - Gold Venue	$504.80
103-291		28/11/2025 - Zlr*The Ashby Bar And B - Gold Venue	$302.88
103-292		03/12/2025 - Bunnings - General Material	-$6.50
103-293		03/12/2025 - Bunnings - General Materials	$39.00
103-294		05/12/2025 - Zlr*The Ashby Bar And B - Venue Hire	$504.80
103-295		11/12/2025 - Woolworths - Catering - JBball Finals	$34.90
103-296		17/12/2025 - Aldi Stores - Gold Program Hampers	$42.68
103-297		17/12/2025 - Big W - Gold Program Hampers	$63.50
103-298		17/12/2025 - Big W - Gold Program Hampers	$40.00
		Leasing & Land	
103-299		28/11/2025 - Asic - Company Financial Assessments	$53.00
103-300		04/12/2025 - Deft Strata - Strata Mindarie Medical Centre – Child & Adolescent Health Services Lease - Quinns Rocks Child Health	$1,337.11
103-301		19/12/2025 - Asic - Company Financial Assessments	$10.00
		Library Services	
103-302		05/12/2025 - Officeworks - Business Card Holders - Dordaak Kepup Library	$36.00
103-303		04/12/2025 - Two Rocks IGA - Milk	$3.10
103-304		12/12/2025 - Two Rocks IGA - Playdo Ingredients	$11.28
103-305		18/11/2025 - Canva*03973*-4536952 - Subscription	$164.99

103-306		18/11/2025 - Brewed Awakening Enterpri - Catering - Self Care Forum - Mindful Art Grant	$116.84
103-307		01/12/2025 - Kmart - Materials - Dordaak Kepup Opening Event	$23.75
103-308		27/11/2025 - Officeworks - Program Materials - Summer Reading Quest - Customer Use	$120.40
103-309		28/11/2025 - Coles - Catering - Open Day Dordaak Kepup	$17.00
103-310		04/12/2025 - Kmart - Library Materials - Dordaak Kepup - Programs	$80.50
103-311		07/12/2025 - Chrystal Pty Ltd - Library Materials - Dordaak Kepup - Programs - Open Day	$63.60
103-312		04/12/2025 - Red Dot Stores - Library Materials - Dordaak Kepup - Programs	$39.92
103-313		05/12/2025 - Bigw Online - Library Materials - Dordaak Kepup - Programs - Open Day	$97.50
103-314		05/12/2025 - Sq *Epic Catering Service - Meet The Author Talk - Customer Use	$330.00
103-315		05/12/2025 - Coles - Library Materials - Dordaak Kepup - Programs - Open Day	$100.35
103-316		07/12/2025 - Coles - Library Materials - Dordaak Kepup - Programs - Open Day	$47.00
103-317		07/12/2025 - Bunnings - Library Materials - Dordaak Kepup - Programs - Open Day	$85.91
103-318		09/12/2025 - Liquorland - Library Programs Catering - Author Talk - Customer Use	$140.00
103-319		09/12/2025 - Kmart - Library Materials - Dordaak Kepup - Programs	$59.00
103-320		09/12/2025 - Coles - Library Programs Catering - Author Talk - Customer Use	$49.11
103-321		10/12/2025 - Sp Educationnational - Library Materials - Dordaak Kepup - Programs	$703.80
103-322		12/12/2025 - Twinkl 12241656 - Literacy Programs - Customer Use	$18.99
103-323		16/12/2025 - Jb Hi Fi - Promotions - Dordaak Kepup - Membership Drive Prize	$199.00
103-324		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-325		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-326		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-327		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00

103-328		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-329		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-330		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-331		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-332		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-333		23/12/2025 - Yochi.Com. Au - Literacy Programs - Summer Reading Quest - Gift Card - Customer Use	$25.00
103-334		28/12/2025 - Eventbrite Pro Sub - Library Programs - Event Platform	$15.00
103-335		01/12/2025 - Spotlight - Materials - Library Activities	$58.00
103-336		01/12/2025 - Spotlight Butler - Materials - Library Activities	$50.00
103-337		09/12/2025 - Temu.Com - Materials - Library Activities	$178.35
103-338		10/12/2025 - Spudshed - Serving Trays - Library Events	$59.97
103-339		02/12/2025 - Kmart - Prizes - Community Children's Art Exhibition	$122.00
103-340		27/11/2025 - Strandbags - Retirement Gift As Per Cow Policy	$120.00
103-341		28/11/2025 - Amazon Marketplace Au - Materials - Workshop	$13.99
103-342		30/11/2025 - Sole & Terra Pty Ltd - Retirement Gift As Per Policy	$101.74
103-343		03/12/2025 - Coles - Serviettes	$7.50
103-344		02/12/2025 - QBD The Bookshop - Prizes - Childrens Art Exhibition	$90.00
103-345		03/12/2025 - Annas Cards And Gifts - Retirement Cards	$29.98
103-346		03/12/2025 - Red Dot Stores - Supplies For Art / Craft Program	$18.82
103-347		05/12/2025 - Sole & Terra Pty Ltd - Retirement Gift As Per Policy	$237.41
103-348		10/12/2025 - Coles - Cards - Volunteer Presents	$16.65
103-349		11/12/2025 - Red Dot Stores - Art / Craft Supplies	$15.98
103-350		24/12/2025 - Amznprimeau Membership - Prime Membership	$9.99
103-351		18/11/2026 - Kmart - Refund - Items Not Available	-$20.00

103-352		30/11/2025 - Red Dot Stores - Library Program / Display Items.	$151.38
103-353		06/12/2025 - Bunnings - Door Stops / Cable Tie Management - Dordaak Kepup	$27.14
103-354		06/12/2025 - Coles - Utensils / Materials - Opening Of Dordaak Kepup Event	$39.70
103-355		06/12/2025 - Kmart - Library Program Materials - Children's Area And Activities In Dordaak Kepup	$117.00
103-356		07/12/2025 - Farmer Jacks Landsda - Cleaning Items / Tape	$27.36
103-357		09/12/2025 - Bunnings Group Ltd - Children's Activity Tables / Chairs - Library Space	$418.08
103-358		09/12/2025 - Music Mart - Musical Percussion Instruments - Library Programs	$240.00
103-359		09/12/2025 - Bunnings Group Ltd - Children's Activity Chairs / Table - Library Space	$209.04
103-360		09/12/2025 - Officeworks - Prize / Presentation Items - Library Programs	$72.00
103-361		15/12/2025 - Kmart - Fans / Baskets - Library Programs And Staff Area	$74.00
103-362		15/12/2025 - Red Dot Stores - Christmas Decoration Items - Library	$35.93
103-363		19/12/2025 - Kmart - Small Easel - Library Program Item	$38.00
103-364		22/12/2025 - Bunnings - Tape / Call Bell - Library	$16.46
103-365		01/12/2025 - My Post Business/Post - Inter Library Loans Postage	$50.64
103-366		02/12/2025 - My Post Business/Post - Inter Library Loans Postage	$25.88
103-367		02/12/2025 - Coles - Staff Milk	$9.60
103-368		03/12/2025 - My Post Business/Post - Inter Library Loans Postage	$35.39
103-369		03/12/2025 - Coles - Event Supplies - Spicy Christmas	$13.00
103-370		04/12/2025 - Red Dot Stores - Volunteer Present Ribbons	$5.98
103-371		08/12/2025 - Coles - Staff Milk	$5.80
103-372		08/12/2025 - Kmart - Cutlery	$27.00
103-373		09/12/2025 - My Post Business/Post - Inter Library Loans Postage	$76.16
103-374		09/12/2025 - My Post Business/Post - Inter Library Loans Postage	$25.88
103-375		11/12/2025 - My Post Business/Post - Inter Library Loans Postage	$47.74
103-376		11/12/2025 - My Post Business/Post - Inter Library Loans Postage	$9.51
103-377		12/12/2025 - Kmart - Meeting Room Fan -	$39.00

		A/C Broken	
103-378		17/12/2025 - Coles - Staff Milk	$8.20
103-379		18/12/2025 - My Post Business/Post - Inter Library Loans Postage	$47.74
103-380		18/12/2025 - Red Dot Stores - Library Events - Patron Gifts	$20.93
103-381		18/12/2025 - Coles - Library Events - Community Concert	$55.00
103-382		19/12/2025 - Coles - Staff Milk	$4.65
103-383		20/12/2025 - My Post Business/Post - Inter Library Loans Postage	$25.88
103-384		22/12/2025 - My Post Business/Post - Inter Library Loans Postage	$10.93
103-385		22/12/2025 - Coles - Staff Milk	$3.30
103-386		22/12/2025 - My Post Business/Post - Inter Library Loans Postage	$24.46
103-387		23/12/2025 - My Post Business/Post - Inter Library Loans Postage	$14.95
103-388		10/12/2025 - Lams Oriental Superm - Milk	$4.59
103-389		20/12/2025 - Lams Oriental Superm - Milk	$3.49
103-390		04/12/2025 - Kmart - Art Diaries / Sketch Books / Journals / Gift Bows	$98.50
103-391		10/12/2025 - Kmart - Christmas Bon Bons / Bubbles / Glo Sticks / Tablecloths.	$83.00
103-392		16/12/2025 - wwc-communities - Working With Children Check	$87.00
103-393		17/12/2025 - Kmart - Platters	$32.00
103-394		17/12/2025 - Coles - Mince Pies / Biscuits / Crackers / Cakes	$95.30
103-395		17/12/2025 - Coles - Various Cakes / Biscuits - Community Morning Tea.	$62.15
103-396		26/11/2025 - Red Dot Stores - Christmas Program	$8.97
103-397		28/11/2025 - Kmart - Christmas Program	$14.00
103-398		01/12/2025 - Kmart - Greeting Cards - Volunteer Thankyou	$8.00
103-399		28/11/2025 - Sp Biz Display Elite - Brochure Display Stands	$114.91
103-400		02/12/2025 - The Dempsey Group Pty Ltd - Christmas Tree / Decorations	$151.23
103-401		18/12/2025 - Post Wanneroo Post Sho - RFID Tags - James Bennett	$23.30
103-402		27/11/2025 - Amazon Reta* Amazon Au - Library Book Stock	$52.50
103-403		02/12/2025 - QBD Books - Library Book Stock	$96.92
103-404		04/12/2025 - Ezi*Alia - Alia Conference	$1,290.00
103-405		18/11/2025 - Coles - Catering - Library Program	$10.60
103-406		02/12/2025 - Lams Oriental Superm - Milk	$5.89

		For Office	
103-407		02/12/2025 - CPP State Library - Parking - Nomuc Meeting	$19.18
		Marketing & Design Services	
103-408		02/12/2025 - Google Ads1626843768 - It's The Little Things	$48.44
103-409		03/12/2025 - Fairfax Subscriptions - Media Advertising - WA Today	$21.49
103-410		08/12/2025 - Linkedin P700024576 - Investment Attraction Campaign	$182.82
103-411		09/12/2025 - Facebk *C4Gmtambe2 - Advertising Services	$878.00
103-412		13/12/2025 - Linkedin P707737826 - Investment Attraction Campaign	$168.12
103-413		18/12/2025 - Officeworks - Minor Equipment	$699.00
103-414		19/12/2025 - Dnh*Godaddy#3973066340 - Advertising Expenses	$351.63
103-415		20/12/2025 - Linkedin P718545106 - Investment Attraction Campaign	$181.51
103-416		25/12/2025 - Facebk *A9Mqqavbe2 - Advertising Services	$701.69
		Organisational Development	
103-417		18/11/2025 - Kmart - Reward & Recognition Vouchers	$100.00
103-418		18/11/2025 - Kmart - Reward & Recognition Vouchers	$100.00
103-419		18/11/2025 - Kmart - Reward & Recognition Vouchers	$100.00
103-420		18/11/2025 - Kmart - Reward & Recognition Vouchers	$100.00
103-421		02/12/2025 - Nandos Wanneroo - Catering For Strategic Planning & Team Building P&C	$254.50
103-422		02/12/2025 - Coles 0289 - Catering For Team Building Day - P&C	$29.50
103-423		03/12/2025 - Wanneroo Botanic Gardens - Team Building Day P&C	$218.00
103-424		03/12/2025 - Dominos - Team Building Lunch P&C	$40.90
103-425		04/12/2025 - Sq *On The Border - Rewards & Recognition - Restaurant Voucher	$150.00
103-426		04/12/2025 - Officeworks - 2 X Wireless Presenters	$54.95
103-427		10/12/2025 - Temu.Com - Diversity - Orange And Sunflower Enamel Pins	$23.63
103-428		12/12/2025 - The Beach House - Reward & Recognition Restaurant Voucher	$156.30
103-429		12/12/2025 - Officeworks - Gel Mouse Pad Plus Delivery	$28.95

103-430		12/12/2025 - Tenfoldhospita251212Nb - Reward & Recognition Restaurant Voucher Admin Fee	$152.00
103-431		12/12/2025 - Yanchepbeachcl251212Nb - Reward & Recognition Admin Fee	$155.61
103-432		18/12/2025 - Kmart - Reward & Recognition Vouchers	$500.00
		Parks & Conservation Management	
103-433		02/12/2025 - Work Clobber - Uniform / PPE - Apprentice	$848.40
103-434		04/12/2025 - Dawsons Garden World - Infill Roses - Rose Garden - Cockman House	$323.40
103-435		09/12/2025 - Lukelizo Pty Ltd - Battery Hand Blower - Wanneroo Town Centre	$869.15
		Parks Maintenance	
103-436		28/11/2025 - Work Clobber - Safety Boots	$186.00
103-437		05/12/2025 - www.Northernlawnmower. - Brush Cutting Safety Chaps	$83.02
103-438		26/11/2025 - Bunnings - Materials - Asset Officer	$9.58
103-439		27/11/2025 - Bunnings - Materials - Gate Repairs	$152.00
103-440		28/11/2025 - Bunnings - Equipment / Materials - Gate Repairs	$24.95
103-441		17/12/2025 - Bunnings - Long Arm Spray Can Dispenser	$112.40
		Parks Operations	
103-442		18/11/2025 - Work Clobber - PPE Issue	$202.50
103-443		18/11/2025 - Work Clobber - Exchange PPE	-$157.50
103-444		28/11/2025 - Bunnings - Super Glue - Parks North	$24.09
103-445		03/12/2025 - Bunnings - Drink Bottles - Parks North	$43.90
103-446		03/12/2025 - Think Water Wanneroo - Equipment - Parks North	$549.00
103-447		11/12/2025 - Bunnings - Garden Bags - Parks North Crew	$44.34
103-448		12/12/2025 - Nutrien Ag Solutions - Garden Bags - Parks North Crew	$29.70
103-449		15/12/2025 - Northern Lawnmower - Equipment - Parks North Crew	$40.60
103-450		16/12/2025 - Lukelizo Pty Ltd - PPE Gear - Parks North Crew	$109.00
103-451		18/12/2025 - Officeworks - 2026 Note Pads - Parks North Crew	$172.94
103-452		03/12/2025 - Bunnings - Drill Bit - Aquamotion Flag Poles	$19.43

103-453		15/12/2025 - Tapping Fuel - Hort Truck - Wrong Petrol Station	$131.75
103-454		16/12/2025 - Bunnings - Bunting - Hinckley	$101.40
103-455		18/12/2025 - Bunnings - Planting - Memorial	$100.71
		People & Culture	
103-456		27/11/2025 - The Association Of Pay... - Full Corporate Subscription	$1,045.00
103-457		09/12/2025 - Sullivan Nicolaides Pty L - Drug / Alcohol Testing - Interstate Candidate	$160.00
		Preventative Engineering Maintenance	
103-458		11/12/2025 - Unicard.Com. Au - Office Equipment - Assets Maintenance	$326.70
103-459		12/12/2025 - Officeworks - Office Stationery	$545.94
103-460		12/12/2025 - Sunsafe Australia Pty - PPE - Uniforms - Preventative Engineering Maintenance Staff	$374.60
		Surveys	
103-461		04/12/2025 - Aveling - White Card Training Course Fee	$100.00
		Traffic Services	
103-462		26/11/2025 - Bunnings - Tech Screws / Socket - Securing Counter To Trees / Bollards When Chain Is Too Short	$42.50
103-463		28/11/2025 - Lindan Pty Ltd - Cadet Engineer Safety Boots	$181.50
103-464		05/12/2025 - Bunnings - Cadet's Ear Plugs - Training / Site Works	$7.80
		Tree & Conservation Maintenance	
103-465		18/11/2025 - Ubuy Tech Ltd - Pine Tree Seeds	$193.71
103-466		18/11/2025 - Work Clobber - Gumboots	$38.74
103-467		27/11/2025 - Bunnings - Hose Clamps - Water Truck Fill Hose	$53.40
103-468		28/11/2025 - Stratco WA Pty Ltd - Shed - Chainsaw Maintenance Station	$819.00
103-469		03/12/2025 - Kmart - Faster In Vehicle Phone Chargers - Work Phones / Tablets	$87.00
103-470		03/12/2025 - Anaconda Butler - Duffle Bags / Fishing Net - Conservation	$89.99
103-471		03/12/2025 - Work Clobber - PPE Issue	$342.00
103-472		09/12/2025 - Bunnings - Long Nails - Conservation Fencing	$53.25
103-473		11/12/2025 - Sunsafe Australia Pty - Sunsafe Polo Shirts - Office Staff	$704.20

103-474		16/12/2025 - Nutrien Ag Solutions - Vigilant Herbicide - Both Trees / Conservation Staff	$314.82
103-475		18/12/2025 - The Wetlands Centre - Wetland Conference - 1 Attendee	$380.00
103-476		18/12/2025 - The Wetlands Centre - Wetland Conference - 1 Attendee	$380.00
103-477		23/12/2025 - CWH Butler Home Co - Aeroguard - Conservation Crews	$38.71
		Wanneroo Aquamotion	
103-478		01/12/2025 - Woolworths - Cleaning	$2.95
103-479		01/12/2025 - Coles - Open Day Sun Cream / Cleaning Items	$147.45
103-480		01/12/2025 - BOC Limited - Particulate Filter	$260.26
103-481		01/12/2025 - Big W - Open Day Balloons	$104.00
103-482		01/12/2025 - Facebk *Katpj8Vbl2 - Advertising	$28.60
103-483		26/11/2025 - Red Dot Stores - Xmas Decorations	$55.93
103-484		26/11/2025 - Coles Online - Cleaning Products / Swim Nappies	$259.90
103-485		01/12/2025 - Red Dot Stores - Xmas Decorations	$28.00
103-486		01/12/2025 - Bunnings - Pool Noodles	$137.86
103-487		03/12/2025 - Coles - Group Fitness - Xmas Morning Tea	$26.90
103-488		03/12/2025 - Aldi Stores - Group Fitness - Xmas Morning Tea	$18.93
103-489		04/12/2025 - Temu.Com - Open Day Accessories	$399.66
103-490		04/12/2025 - Twilio Sendgrid - Envibe - Email Credits Per Month	$152.58
103-491		11/12/2025 - Red Dot Stores - Chalk - Creche	$3.99
103-492		17/12/2025 - Wanneroo Drive In Ph - First Aid Supplies	$29.98
103-493		17/12/2025 - Bunnings - Aquatic Supplies	$246.26
103-494		23/12/2025 - Australia Wide First A - CPR Training - 1 Attendee	$59.00
103-495		27/11/2025 - Wanneroo Central News - Raffle Tickets - Catering Options - Wanneroo Aquamotion Swim School Dolphin Christmas Party	$2.20
103-496		27/11/2025 - Anaconda Pty Ltd - Inflatable Boat - Water Safety Activities	$89.99
103-497		28/11/2025 - Pearsall Iga - Sausages / Buns - Annual Wanneroo Aquamotion Swim School Dolphin Christmas Party	$214.50
103-498		16/12/2025 - Anaconda - Inflatable Boat - Water Safety Activities	$89.99

103-499		17/12/2025 - Post Wanneroo Post Sho - Working With Children Check Renewal	$87.00
		Waste Services	
103-500		18/11/2025 - DHL - Postage - Laptop	$387.82
103-501		29/11/2025 - Coles - Milk / Fruit / Bread	$27.48
103-502		09/12/2025 - Sq *Burgery Bar - Voucher - Reward And Recognition - 20 Years Service	$152.25
103-503		16/12/2025 - Coles - Refreshments - Reward And Recognition Function	$81.75
103-504		18/12/2025 - Bunnings - Equipment - Protect Compost Bags At WGRF	$192.54
103-505		05/12/2025 - Escape This Pty Ltd - Team Building Activity	$174.00
103-506		05/12/2025 - Stories - Team Building Catering	$167.98
103-507		05/12/2025 - CPP Roe Street - Team Building Parking	$19.18
103-508		09/12/2025 - Nespresso Australia - Coffee Pod Recovery Bag	$34.00
103-509		08/12/2025 - Bunnings - Workshop Supplies	$73.85
103-510		10/12/2025 - Circum Wash - Car Wash	$16.50
103-511		10/12/2025 - Circum Wash - Car Wash Manual	$9.50
103-512		15/12/2025 - City Of Perth - Parking Crew Meeting	$15.14
103-513		17/12/2025 - Dominos - Long Service Awards - Catering	$107.00
103-514		02/12/2025 - Officeworks - Laptop Stand - Work Station	$35.00
103-515		08/12/2025 - Live Payments - Taxi Payment / Cabcharge Provided By Stores Was Invalid	$113.94
103-516		11/12/2025 - Bunnings - Supplies - Tools - On Call/After Hours Duties	$135.29
		Youth Services	
103-517		18/11/2025 - Kmart - Materials - Outreach Term 4	$267.00
103-518		26/11/2025 - Red Dot Stores - Materials - Outreach Term 4	$14.97
103-519		03/12/2025 - Coles - Food - Outreach Term 4	$74.30
103-520		04/12/2025 - Farmer Jacks Landsda - Dordaak Kepup - Food	$33.73
103-521		04/12/2025 - Bunnings - Dordaak Kepup - Cleaning Materials	$150.67
103-522		04/12/2025 - Burnells Pty Ltd - Dordaak Kepup - Fabric	$75.00
103-523		05/12/2025 - Coles - Food - Banksia Grove Project	$27.20

103-524		05/12/2025 - Coles - Food - Hainsworth Youth Centre Term 4	$107.10
103-525		10/12/2025 - The Reject Shop - Material - Christmas Fiesta	$19.00
103-526		12/12/2025 - Coles - Food - Events - School Engagement - Wanneroo Secondary College	$16.00
103-527		16/12/2025 - Dominos Estore Jindalee - Food - Outreach Term 4	$89.00
103-528		18/12/2025 - Dominos Estore Alexander - Food - Hainsworth Youth Centre Term 4	$101.00
103-529		17/12/2025 - Dominos - Food - Outreach Term 4	$130.00
103-530		23/12/2025 - Kmart - Materials - January School Holidays - Outreach	$550.50
103-531		18/11/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 4	$158.40
103-532		02/12/2025 - Spotify P3Cfefd7D1 - Material - October School Holidays	$20.99
103-533		02/12/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 4	$103.60
103-534		09/12/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 4	$43.40
103-535		09/12/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 4	$91.90
103-536		11/12/2025 - Woolworths Online - Food - Clarkson Youth Hub - Drop-In	$108.41
103-537		15/12/2025 - Kmart - Polymer Clay - School Holidays	$227.41
103-538		11/12/2025 - Coles Online - Food - Hainsworth Youth Centre Term 4	$227.20
103-539		15/12/2025 - Kmart - Materials - Banksia Grove Project	$512.00
103-540		15/12/2025 - Amazon Marketplace Au - Materials - January School Holidays - Yanchep Deck Art	$271.19
103-541		16/12/2025 - Kmart - Refund - Materials	-$480.00
103-542		16/12/2025 - Kmart - Refund - Materials	-$32.00
103-543		16/12/2025 - Woolworths Online - Food - Yanchep Youth Centre - Term 4	$109.35
103-544		16/12/2025 - Kmart - Refund - Materials	-$30.00
103-545		17/12/2025 - Amazon Marketplace Au - Materials - January School Holidays - Yanchep Deck Art	$271.19
103-546		18/12/2025 - Target - Materials - Yanchep Youth Centre - Term 4	$878.00
103-547		18/12/2025 - Kmart - Refund - Materials	-$13.00
103-548		27/11/2025 - Kmart - Material - Christmas Fiesta - Art Activity	$56.00
103-549		03/12/2025 - Kmart - Refund	-$40.00
103-550		17/11/2025 - Post Wanneroo Post Sho - Working With Children Check	$87.00

103-551		02/12/2025 - Coles - Food - Hainsworth Youth Centre Term 4	$35.66
103-552		03/12/2025 - Kmart - Board Games / Kitchen Equipment - Dordaak Kepup	$93.50
103-553		03/12/2025 - Kmart - Art Materials - Dordaak Kepup	$268.00
103-554		04/12/2025 - Kmart - Art Materials - Dordaak Kepup - Refund	-$7.50
103-555		04/12/2025 - Kmart - Art Materials - Dordaak Kepup - Item Refund	-$8.00
103-556		04/12/2025 - Brew Coffee Roasters - Barista Equipment - Dordaak Kepup	$245.63
103-557		04/12/2025 - Ward Packaging - Barista Accessories - Dordaak Kepup	$51.56
103-558		04/12/2025 - Kitchen Warehouse - Barista Accessories - Dordaak Kepup	$79.35
103-559		05/12/2025 - Eb Games - Nintendo Games - Dordaak Kepup	$239.90
103-560		05/12/2025 - Bunnings - Rubbish Bins - Dordaak Kepup	$232.85
103-561		16/12/2025 - wwc-Communities - Working With Children Card	$87.00
103-562		16/12/2025 - Soundtrack Your Brand - Membership - Yanchep Youth Centre	$1,425.03
103-563		03/12/2025 - Woolworths Online - Food - Clarkson Youth Hub - Drop-In	$99.51
103-564		03/12/2025 - Coles - Food - Wanneroo Youth Centre	$15.20
103-565		03/12/2025 - Kmart - Material - Wanneroo Youth Centre	$594.16
103-566		04/12/2025 - Reddot Home-Malaga - Dordaak Kepup - Cleaning Materials	$23.91
103-567		05/12/2025 - Coles - Food - Clarkson Youth Hub	$93.90
103-568		10/12/2025 - Officeworks - Events - School Engagement - Wanneroo Secondary College	$105.72
103-569		10/12/2025 - Coles - Events - Food - Materials - Wanneroo Secondary College	$172.95
103-570		10/12/2025 - Coles - Event- Material - Wanneroo Secondary College	$23.00
103-571		10/12/2025 - Kmart - Refund - Material - Wanneroo Youth Centre	-$16.00
103-572		10/12/2025 - The Reject Shop - Events - Materials - Christmas Fiesta	$100.60
103-573		11/12/2025 - The Reject Shop - Event - Material - Christmas Fiesta	$24.00
103-574		11/12/2025 - Coles - Food - Wanneroo Youth Centre	$38.71
103-575		17/12/2025 - Woolworths Online - Clarkson - Food	$99.85
103-576		17/12/2025 - Coles - Clarkson Youth Hub -	$23.00

		Food	
103-577		17/12/2025 - Coles - Clarkson Youth Hub - Materials	$20.25
103-578		18/12/2025 - Dominos Wanneroo - Wanneroo	$106.63
		Total - NAB	**$88,223.17**
		Total - NAB / CBA	**$98,100.68**
CANCELLED PAYMENTS - PREVIOUS PERIOD			
124632	16.04.2024	Perth Building and Landscaping	-$61.65
124633	16.04.2024	Allison Newnham	-$70.60
124635	16.04.2024	Adam Chilcott	-$57.50
124636	16.04.2024	Talitha Marco	-$5.00
124639	16.04.2024	WA Building Surveyors Pty Ltd	-$1,685.00
124659	20.05.2024	David Hodgson	-$104.50
124661	20.05.2024	Dexus Royal Randwick Pty Ltd	-$171.65
124662	20.05.2024	Ritebuild Group	-$110.00
124664	20.05.2024	ML Construction Builders	-$345.00
124668	27.05.2024	Malcolm Sewell	-$23.50
124670	27.05.2024	Wayne Kiely	-$81.00
124673	27.05.2024	Nema Bunyadi	-$23.50
124696	04.06.2024	Darren Jorgensen	-$150.00
124700	10.06.2024	Youth Work WA	-$1,000.00
124706	17.06.2024	Rebecca Anne Garlett	-$550.00
124707	17.06.2024	MPM Perth	-$61.65
124711	24.06.2024	Frank Barreto	-$61.65
124712	24.06.2024	James Worthington	-$61.65
124715	01.07.2024	Scott Reilly	-$25.14
124718	01.07.2024	Greyhounds Christian Soccer Club Incorporated	-$100.00
124719	01.07.2024	Mohammad Yazdery	-$61.65
124722	01.07.2024	Debra Birch	-$5.00
124740	16.07.2024	Lesley Reinhardt	-$42.50
124744	22.07.2024	Lindi-Ann Richards	-$134.00
125358	08.12.2025	Lotus Folding Walls and Doors Pty Ltd	-$225.50
51820	05.01.2026	NBN Co	-$1,913.05
		Total - Cancelled	**-$7,130.69**
MANUAL JOURNALS			
FA26-542		Fines Enforcement Lodgement Fees	$5,487.00
		Reject Returned Fees	$10.00
		CBA Corporate Credit Card EFT 102 - GL Correction	-$9,877.51
		Total - Journals	**-$4,380.51**

		General Fund Bank Account	
		Payroll Payments February 2026	
		03.02.2026	$2,603,956.13
		03.02.2026	$18,297.99
		03.02.2026	$42,184.23
		03.02.2026	$26,439.92
		04.02.2026	$1,886.41
		17.02.2026	$2,611,116.19
		17.02.2026	$19,064.20
		17.02.2026	$88,094.10
		17.02.2026	$9,937.17
		Total - Payroll	**$5,420,976.34**
		Bank Fees January 2026	
		CBA Pooling Maintenance Fee	$50.00
		Paybles Reject Fee	$425.00
		Merchant Fees	$31,796.30
		Amex Fee	$487.15
		BPAY Rates	$14,585.18
		BPAY FAC	$54.55
		BPAY Debtors	$38.28
		Bpoint Rates	$857.28
		Bpoint Debtors	$0.00
		Commbiz Transaction Fees	$1,326.23
		Account Service Fee - DDA Transactions	$58.10
		Total - Bank Fees	**$49,678.07**
		Total - Muni Recoup	**$23,635,374.28**
		Direct Payments Total (Includes Payroll, Bank Fees & Advance Recoup)	**$29,106,028.69**

At the close of February 2026 outstanding creditors amounted to $6,190,062.63.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of February 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 Rowe, Seconded Cr Berry

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 February 2026, as detailed in this report.

CARRIED UNANIMOUSLY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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

Property Services

CS03-04/26 Proposed Closure of Unconstructed Road Reserve - Lot 201 Neaves Road, Mariginiup

File Ref: 55700 – 26/94806
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the permanent closure of a portion of unconstructed road reserve at Lot 201 Neaves Road, Mariginiup.

Background

MNG Survey Group (**MNG**) contacted the City in relation to the proposed closure of a 1,710m² portion (approximate, subject to survey) of the road reserve located on the southern boundary of 216 Neaves Road, Mariginiup (**Subject Land**) (**Attachment 1**).

MNG is the surveyor for Parcel, the developers who own the adjoining freehold parcel at 216 Neaves Road, Mariginiup (Lot 201 on Deposited Plan 430601) (**Adjoining Land**).

The intention of the proposal is for the Subject Land to be amalgamated with the Adjoining Land for the purposes of future development.

Detail

In the event the City resolves to support the proposal, Administration will progress with a formal road closure request to the Department of Planning, Lands & Heritage (**DPLH**) who will administer the sale process.

The City will receive no income from the sale.

The road closure proposal by MNG is made on the basis that, following the acquisition and amalgamation with the Adjacent Land, MNG will undertake the subdivision of the land.

Consultation

Administration consulted with relevant internal and external stakeholders.

Internal

Administration has confirmed, through review of historical records and consultation with internal teams, that the unconstructed road reserve is not required.

Internal stakeholders (relevant City service units) provided no objections to the proposed road closures.

External

Administration has undertaken a Dial Before You Dig enquiry to determine the presence of any utility service infrastructure within the Subject Land. No utilities were identified.

DPLH has also been consulted and did not raise any concerns.

Comment

Administration recommends that Council supports the closure of the portion of the road reserve comprising the Subject Land.

The amalgamation with the Adjoining Land will be handled by DPLH as part of the closure process and Parcel or a subsequent owner would be responsible for any future development.

Should Council support the road closure, public consultation in accordance with Section 58 of the *Land Administration Act 1997 (*WA) (**LAA**) will be undertaken by Administration before a formal closure application is made to DPLH.

Should there be no objections from the public to the proposed closure, a further report to Council is not required.

Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998* (WA), dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to 'close the road' prior to advising DPLH and requesting the Minister of Lands to consider closure.

In accordance with section 58 of the LAA, a local government must not resolve to make a request to the Minster to close a road until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any formal objections submitted with that period.

Public consultation as described above will commence in the event Council supports the proposed road closure.

Strategic Implications

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

3 ~ A Thriving Economy

3.2 - Unlock land power in tomorrow's economy

Risk Appetite Statement

In pursuit of strategic objective goal 3, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

The City will incur costs related to the public advertising period of the proposed road closure in accordance with section 58 of the LAA. These costs will be on-charged to Parcel via MNG, which has agreed that it will be responsible for the costs.

Parcel has paid the road closure application fee prescribed in the City's current Schedule of Fess & Charges.

The State will receive all revenue from the sale of the Subject Land, as negotiated by DPLH.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:-

1. **SUPPORTS in principle the closure of the portions of road reserve adjacent to Lot 201 Neaves Road, Mariginiup as identified in Attachment 1, comprising a total area of approximately 1,710m² (subject to survey);**

2. **AUTHORISES Administration to commence public consultation as prescribed by Section 58 of the *Land Administration Act 1997* (WA) to close the portion of road reserve described in Item 1;**

3. **AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to consider (and reject, if applicable) any public submissions with regards to Item 2;**

4. **AUTHORISES a request to be made to the Minister for Lands for the permanent closure of the portion of road reserve described in Item 1;**

5. **SUPPORTS the State of Western Australia (acting through the Department of Planning, Lands & Heritage) determining the sale process for the portion of road reserve described in Item 1, including the sale price and terms, for the proposed amalgamation with the adjoining property identified in this report; and**

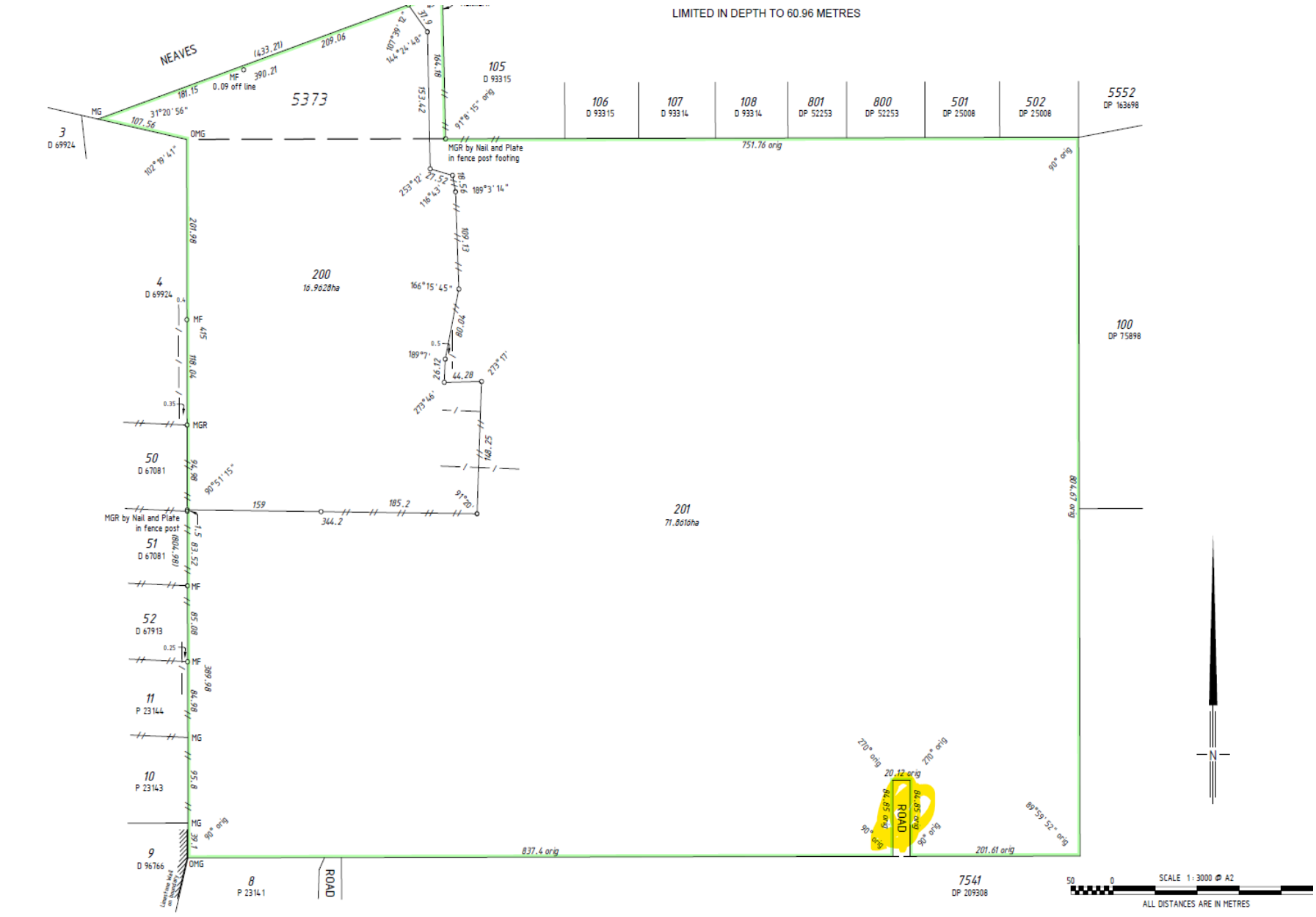
6. **AUTHORISES the Chief Executive Officer to execute relevant documentation associated with the proposed road closure described in Item1 in accordance with the City's Execution of Documents Policy.**

CARRIED UNANIMOUSLY
***13/0**

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Attachments:
1⇩. Attachment 1 - Proposed road closure - Lot 201 Mariginiup 26/94882



MNG. MC MULLEN NOLAN GROUP PTY LTD	ADDITIONAL SHEETS	SHEET 2 OF SHEETS 2	VERSION NUMBER 1	DEPOSITED PLAN 430601

CS04-04/26 Proposed Closure of Unconstructed Road Reserve - Tapping Street

File Ref: 55882 – 26/95188
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the permanent closure of a portion of unconstructed road reserve at Tapping Street, Mariginiup.

Background

Hatch Engineering Consultants contacted the City of Wanneroo (**the City**) in relation to the proposed closure of a 1,447m² portion (approximate, subject to survey) of the road reserve located on the northern side of Tapping Street, Mariginiup (**Subject Land**) (**Attachment 1**).

Hatch is the consultant for Land Group (WA) Pinjar Road Pty Ltd, the developers who own the adjoining freehold parcel at 190 Pinjar Road, Mariginiup (Lot 7 on Deposited Plan 222778) (**Adjoining Land**).

The intention of the proposal is for the Subject Land to be amalgamated with the Adjoining Land for the purposes of future residential subdivision and development.

Detail

The Subject Land was originally created as road reserve for Tapping Street. Since then, the East Wanneroo Precinct 7 Local Structure Plan has been approved subject to modification by the Western Australian Planning Commission (**WAPC**) on 23 July 2025.

Under the Structure Plan's transport hierarchy, Tapping Street is indicated as an 'Access Street B', which has a recommended width under the WAPC's *Liveable Neighbourhoods Policy* of 18 metres. As such, the proposed overall reduction to 20 metres (as would occur with the proposed road reserve closure and amalgamation) exceeds the 18-metre width applicable to this road category.

Land Group (WA) Pinjar Road Pty Ltd has subsequently submitted a subdivision application to the WAPC, which includes the proposed closure of the road reserve at Tapping Street. As of the date of this report, the application is still awaiting approval.

In the event the City resolves to support the proposal, Administration will progress with a formal road closure request to the Department of Planning, Lands & Heritage (**DPLH**) who will administer the sale process. The City will receive no income from the sale.

The road closure proposal by Hatch is made on the basis that, following the acquisition and amalgamation with the Adjacent Land, Hatch will undertake the subdivision of the land.

Consultation

Administration consulted with relevant internal and external stakeholders.

Internal

Internal stakeholders (relevant City service units) provided no objections to the proposed road closures.

To align the proposed amalgamation (post road reserve closure) with planning outcomes, the City will request that DPLH condition the sale and amalgamation by requesting that Land Group (WA) Pinjar Road Pty Ltd relocate the existing trees in the road reserve area.

During internal review, it was noted that it was already considered by WAPC and the new roads to facilitate the future subdivision are already approved.

External

Administration has undertaken a Dial Before You Dig enquiry to determine the presence of any utility service infrastructure within the Subject Land. Further advice from Water Corporation confirmed that there is not impact on the mains line located within the road reserve.

DPLH has also been consulted and did not raise any concerns.

In December 2025, Hatch submitted a subdivision application (WAPC Ref: 202771) to the WAPC on behalf of Land Group (WA) Pinjar Road Pty Ltd. The proposed subdivision includes the closure of the road reserve for the Subject Land.

Comment

Administration recommends that Council supports the closure of the portion of the road reserve comprising the Subject Land.

The amalgamation with the Adjoining Land will be handled by DPLH as part of the closure process and Parcel or a subsequent owner would be responsible for any future development.

Should Council support the road closure, public consultation in accordance with section 58 of the *Land Administration Act 1997 (*WA) (**LAA**) will be undertaken by Administration before a formal closure application is made to DPLH.

Should there be no objections from the public to the proposed closure, a further report to Council is not required.

Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998* (WA), dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to ‘close the road’ prior to advising DPLH and requesting the Minister of Lands to consider closure.

In accordance with section 58 of the LAA, a local government must not resolve to make a request to the Minster to close a road until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any formal objections submitted with that period.

Public consultation as described above will commence in the event Council supports the proposed road closure.

Strategic Implications

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

3 ~ A Thriving Economy

3.2 - Unlock land power in tomorrow's economy

Risk Appetite Statement

In pursuit of strategic objective goal 3, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

The City will incur costs related to the public advertising period of the proposed road closure in accordance with Section 58 of the LAA. These costs will be on-charged to Land Group (WA) Pinjar Road Pty Ltd via Hatch, which has agreed that it will be responsible for the costs.

Land Group (WA) Pinjar Road Pty Ltd has paid the road closure application fee prescribed in the City's current Schedule of Fess & Charges.

The State will receive all revenue from the sale of the Subject Land, as negotiated by DPLH.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:-

1. **SUPPORTS in principle the closure of the portions of road reserve for Tapping Street, Mariginiup as identified in Attachment 1, comprising a total area of approximately 1,447m² (subject to survey);**

2. **AUTHORISES Administration to commence public consultation as prescribed by Section 58 of the *Land Administration Act 1997* (WA) to close the portion of road reserve described in Item 1;**

3. AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer) to consider (and reject, if applicable) any public submissions with regards to Item 2;

4. AUTHORISES a request to be made to the Minister for Lands for the permanent closure of the portion of road reserve described in Item 1;

5. SUPPORTS the State of Western Australia (acting through the Department of Planning, Lands & Heritage) determining the sale process for the portion of road reserve described in Item 1, including the sale price and terms, for the proposed amalgamation with the adjoining property identified in this report; and

6. AUTHORISES the Chief Executive Officer to execute relevant documentation associated with the proposed road closure described in Item1 in accordance with the City's Execution of Documents Policy.

CARRIED UNANIMOUSLY
***13/0**

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Attachments:
1⇩. Attachment 1 - Proposed Tapping Street Road Closure.pdf 26/95174



LEGEND

101 EXISTING LOT NUMBERS
EXISTING LOT BOUNDARY
PROPOSED ROAD CLOSURE AREA
INDICATIVE FUTURE LOT BOUNDARY
CURRENT SUBDIVISION WAPC REF: 202771

PROPOSED ROAD CLOSURE
Tapping Street - Moringinup, City of Wanneroo

LandGroupWA

SIZE A3 1:1500
0 metres 15 30 45 60 75

HATCH

260121 YYMMDD | PS DRAWN | DP APPR'D | PCD94 PROJECTION | H376946 JOB CODE | 004 DRAW NO. | A REV

CS05-04/26 Proposed Dedication of Land as Road Reserve, Lot 11911 and Lot 12339 Ocean Reef Road, Pearsall

File Ref: 3633V008 – 26/96573
Responsible Officer: Acting Director Corporate Strategy & Performance
Attachments: 1

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To consider the dedication of a City-managed Crown land drainage reserve as road reserve, to be managed by Main Roads WA (**MRWA**) as part of the Wanneroo Road and Ocean Reef Road interchange in Pearsall.

Background

MRWA contacted the City of Wanneroo (**the City**) to request the proposed surrender of part of a current drainage reserve (Reserve 42872) for dedication as road reserve.

The proposed road reserve dedication involves the western part of Lot 1273 (11911) Ocean Reef Road, Pearsall and the whole of Lot 12339 (1273) Ocean Reef Road, Pearsall (**Road Dedication Area**) (**Attachment 1**).

The proposed road dedication will rectify a land tenure anomaly, whereby land currently utilised by MRWA for interchange drainage infrastructure is presently managed by the City.

The Road Dedication Area is currently Crown land, managed by the City as part of Reserve 42872. The reserve purpose is 'Drainage'.

Detail

The upgrade of the Wanneroo Road and Ocean Reef Road intersection by Main Roads to a grade separated interchange was completed in September 2020. The request for change of use and surrender of the drainage reserve and dedicate as road, is to align the land administration with the current interchange layout.

Should the City resolve to support the proposal, MRWA will request that the Department of Planning, Lands and Heritage (**DPLH**) facilitates the road dedication of the Road Reserve Area.

Consultation

Administration has consulted with relevant internal stakeholders.

The City is supportive of the proposal to dedicate the Road Reserve Area, subject to MRWA assuming full responsibility for the site fencing associated with the drainage area and its ongoing maintenance.

Comment

Administration recommends that Council supports the dedication of the Road Reserve Area as road reserve to be managed by MRWA.

The dedication of the land will be managed by DPLH, with MRWA responsible for the drainage, site fencing and ongoing maintenance.

Statutory Compliance

The ability to dedicate the Road Dedication Area as road reserve is provided by the *Land Administration Act 1997* (WA) (**LAA**).

Section 56 of the LAA provides that where a local government requests the Minister for Lands (**Minister**) to dedicate land as a road it is to indemnify the Minister against any claim for compensation that may arise from that action. However, MRWA has advised the City that:

- MRWA has a standing indemnification to the Minister for Lands in relation to land acquisition and road dedication, and that this indemnification will extend to the road dedication proposed in the present report; and
- There is no requirement for the City to indemnify the Minister for Lands in relation to the road dedication proposed in the present report.

Strategic Implications

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

3 ~ A Thriving Economy

3.2 - Unlock land power in tomorrow's economy

Risk Appetite Statement

In pursuit of strategic objective goal 3, we will accept a Medium level of risk. The nature of the City being 'pro-growth' means that commercial opportunities will be explored in areas identified for development, potentially challenging perceptions of the City as an environmental steward.

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

The cost of the road dedication road will be borne by MRWA. All road and drainage infrastructure is already in place.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr Miles

That Council:-

1. **SUPPORTS in principle the surrender of drainage reserve, Reserve 42872 from the management of City of Wanneroo to become dedicated road, managed by Main Roads WA as identified in Attachment 1; and**

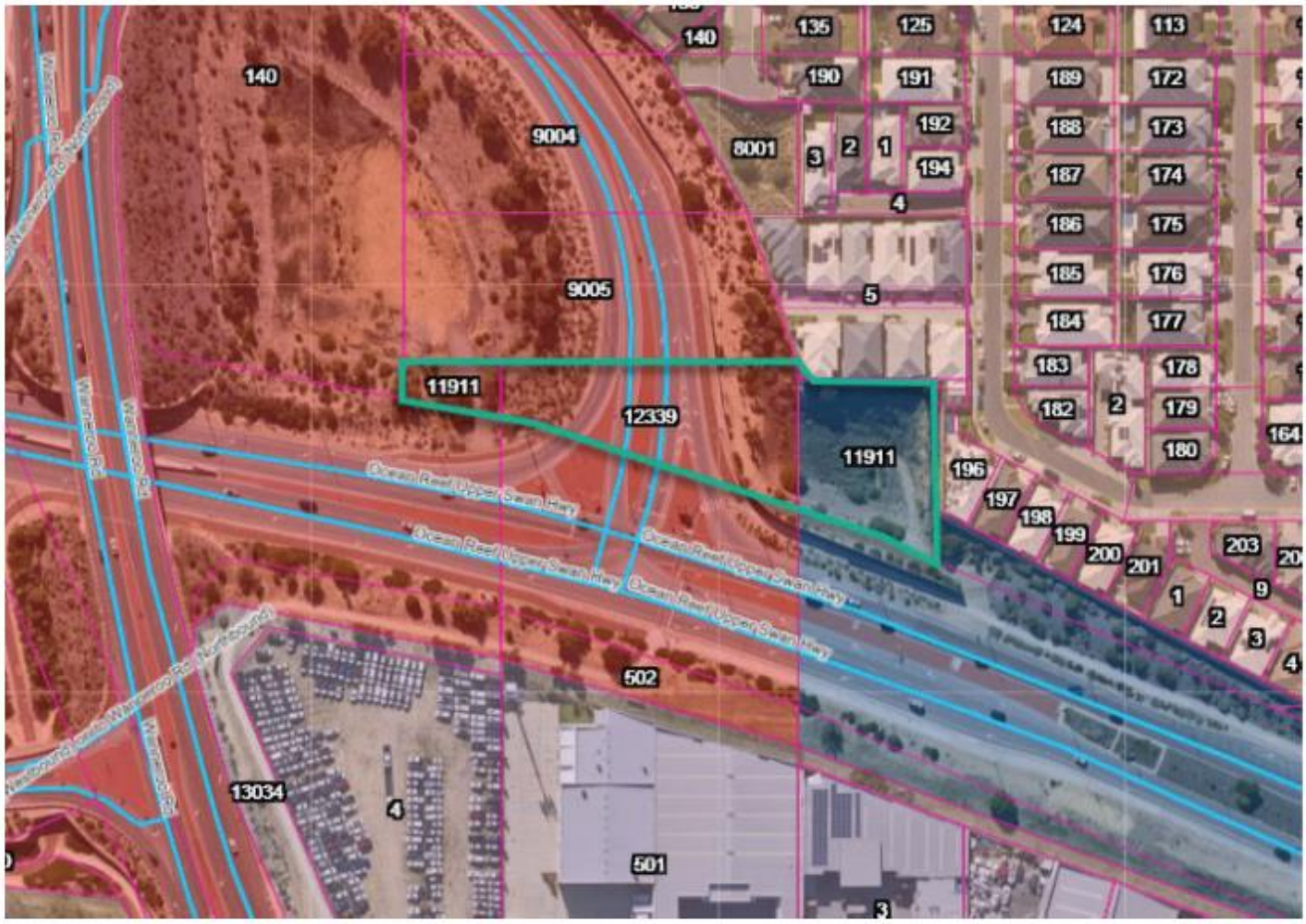
2. **SUPPORTS the State of Western Australia (acting through the Department of Planning, Lands & Heritage) to dedicate the land as road reserve managed by Main Roads WA.**

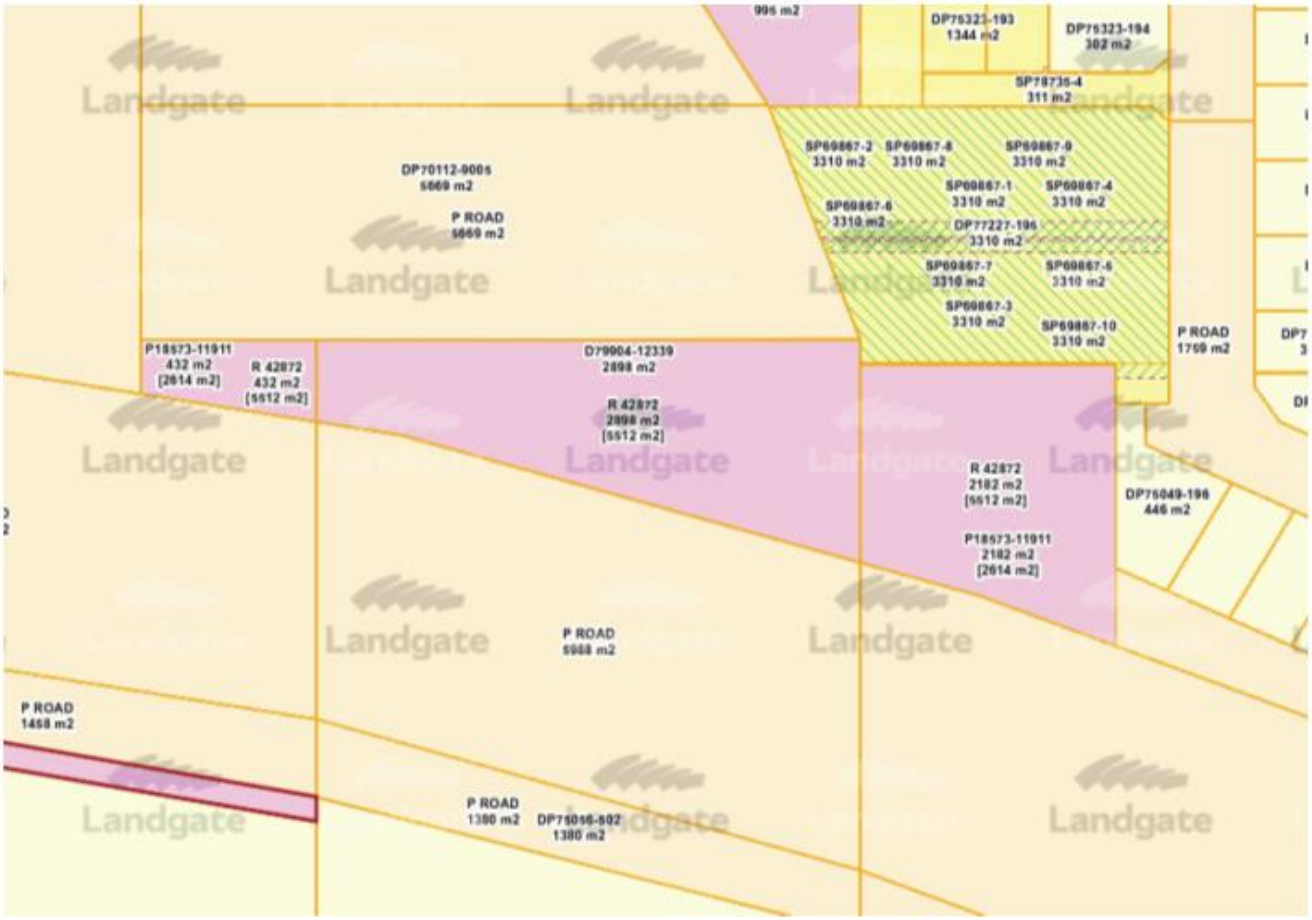
CARRIED UNANIMOUSLY
***13/0**

For the motion: **Mayor Aitken, Cr Bedworth, 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**

Attachments:
1⇩. Attachment 1 - Lots 11911 and 12339 Reserve 42872 26/96673


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995 m2
DP75323-193
1344 m2
DP75323-194
302 m2
SP78736-4
311 m2
SP69867-2
3310 m2
SP69867-8
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SP69867-9
3310 m2
DP70112-9005
5869 m2
SP69867-1
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SP69867-4
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P ROAD
5869 m2
SP69867-5
3310 m2
DP77227-196
3310 m2
SP69867-7
3310 m2
SP69867-6
3310 m2
SP69867-3
3310 m2
SP69867-10
3310 m2
P ROAD
1759 m2
P18573-11911
432 m2
[2614 m2]
R 42872
432 m2
[5612 m2]
D79904-12339
2898 m2
R 42872
2898 m2
[5612 m2]
R 42872
2182 m2
[5612 m2]
DP75049-196
446 m2
P18573-11911
2182 m2
[2614 m2]
P ROAD
5988 m2
P ROAD
1458 m2
P ROAD
1380 m2
DP75056-502
1380 m2
Landgate

Chief Executive Office

Legal & Governance

CE01-04/26 Appointment of a Council Member as Delegate to the Festival and Cultural Events, RoadWise and Yanchep Coastal Management Advisory Groups

File Ref: 2391 – 26/125381
Responsible Officer: Chief Executive Officer
Attachments: 2
Previous Items: SCE04-10/25 - Appointment of Delegates and Deputy Delegates to Internal Working and Advisory Groups - Special Council - 28 Oct 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Nil

Issue

To appoint a Council Member or Members to vacant Delegate positions on the Festival and Cultural Events (**FACE**), RoadWise and Yanchep Coastal Management Advisory Groups (**Advisory Groups**) following the resignation of the previous Delegate.

Background

Councillor Helen Berry has resigned as Council's Delegate to the three Advisory Groups effective 11 March 2026.

As a result, delegate vacancies exist across these Advisory Groups and require Council appointment to ensure continued compliance with each group's Terms of Reference.

Detail

The City has 11 established Working and Advisory Groups which require membership from Council Members. The membership was appointed at the Special Council Meeting (SCE04-10/25) held on 28 October 2025.

The current Delegates for FACE are:

Mayor and up to seven Delegates			
1.	Mayor Aitken	5.	Cr Seif
2.	Cr Smith	6.	Cr Coetzee
3.	Cr Parker	7.	Deputy Mayor Miles
4.	Cr Rowe	**8.**	**Vacant position**

The current Delegates for the RoadWise Advisory Group are:

Minimum three Delegates
1. Cr Parker
2. Cr Figg
3. Vacant position

The current Delegates for the Yanchep Coastal Management Advisory Group are:

Mayor and up to five Delegates	
1. Mayor Aitken	4. Deputy Mayor Miles
2. Cr Coetzee	5. Cr Parker
3. Cr Figg	**6. Vacant position**

Consultation

Nil

Comment

Council Members are invited to nominate to fill the vacant Delegate positions on the Advisory Groups by submitting the completed Nomination Form provided at **Attachment 2**.

Appointments will be made by Council resolution at this meeting. Where the number of nominations received exceeds the number of available vacancies, a ballot vote will be conducted. The outcome of the voting process will determine the appointment of the Delegate to each Advisory Group.

The appointment of Delegates will ensure each Advisory Group is appropriately resourced with Council representation and able to continue to discharge its advisory role in accordance with its Terms of Reference.

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Miles, Seconded Cr Wright

That Council:

1. **APPOINTS the following Council Member to the Festival and Cultural Events Advisory Group as per its Terms of Reference:**

Delegate
Cr Jacqui Huntley

2. **APPOINTS the following Council Member to the RoadWise Advisory Group as per its Terms of Reference:**

Delegate
Cr James Rowe

3. **APPOINTS the following Council Member to the Yanchep Coastal Management Advisory Group as per its Terms of Reference:**

Delegate
No nominations were received

CARRIED UNANIMOUSLY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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 - Re-Appointments - FACE, RoadWise and Yanchep Coastal Management Advisory Groups*	*26/125382*
2⇩.	*Attachment 2 - Council Member Nomination Form - Internal Advisory Groups*	*26/125383*

Appointment – Advisory Groups
Ordinary Council Meeting April 2026

Purpose:

To inform Councillors a summary of the role & potential meeting requirements, prior to the Re-Appointment of Delegates to the following three Internal Advisory Groups.

Name	Role	Council member representation	Meetings
Festival, Awards and Cultural Events Advisory Group (FACE)	To provide advice and guidance on City-led cultural events and community awards at the City of Wanneroo.	Mayor and up to seven delegates	As determined by the Group.
RoadWise Advisory Group	To provide a forum for community liaison, implement community road safety projects and to provide advice to the City of Wanneroo on traffic and road safety issues that affects the residents and transport users within the City.	A minimum of three delegates	As determined by the RoadWise Advisory Group
Yanchep Coastal Management Advisory Group	To have input into the development and implementation of coastal management measures for the Yanchep coastline.	Mayor and up to a maximum of five delegates	Quarterly

26/125382

City of Wanneroo

COUNCIL MEMBER NOMINATIONS

- Internal Advisory Groups

Council Meeting 28 April 2026

Please indicate with a tick ✓ those internal Advisory Groups that you would like to nominate for or would like to nominate another Council Member as a Delegate.

Please return via hard copy or via email to Elected Member Support:

councillor@wanneroo.wa.gov.au by **Thursday 23 April 2026**

Nominee	
Name:	

Details of Person Submitting Nomination (if different to nominee)	
Name:	
Signed:	
Date:	

If you are nominating another Council Member, please request that Member to countersign this nomination form to acknowledge that they accept the nomination.

In the case of being nominated by another Council Member:	
I herewith declare that I accept the nomination/s: ☐	
Name:	
Signed:	
Date:	

INTERNAL ADVISORY GROUPS

Internal Groups	Availability	Delegate
Festival, Awards and Cultural Events (FACE) Advisory Group	1 Delegate	
RoadWise Advisory Group	1 Delegates	
Yanchep Coastal Management Advisory Group	1 Delegate	

26/125383

City of Wanneroo
23 Dundebar Road
Wanneroo WA 6065

Postal Address
Locked Bag 1
Wanneroo WA 6946

T (08) 9405 5000
E enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au

Item 9 Motions on Notice

MN01-04/26 Cr Bedworth - Review of Electronic Attendance at Meetings Policy

File Ref:	2391 – 26/109597
Author:	Cr Phil Bedworth
Action Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	1

Changes to Report and Additional Information Arising from Agenda Briefing

This report was not presented to the Agenda Briefing.

Issue

To seek Council consideration of a review of the Electronic Attendance at Meetings Policy (the **Policy**) to align with the *WALGA Conducting Electronic Meetings and Attendance by Electronic Means Policy* template (the **Template**).

Background

WALGA released an updated Conducting Electronic Meetings and Attendance by Electronic Means Policy template. The Template reflects:

- updated legislative provisions relating to electronic attendance and meetings;
- clearer governance and administrative roles and responsibilities;
- improved procedural clarity for the conduct of meetings by electronic means; and
- contemporary governance and transparency expectations.

The City's Policy has been reviewed against the updated WALGA Template to ensure ongoing compliance, clarity and consistency.

Detail

The Policy was originally developed in response to the global COVID-19 pandemic, at a time when alternative meeting arrangements were necessary to ensure continuity of governance. While circumstances have since changed, the Policy remains in place as an important mechanism to support participation where in-person attendance is not possible.

It is acknowledged that, wherever practicable, the preference should always be for Elected Members to attend meetings in person. However, the Policy should not create undue or unnecessary bureaucratic hurdles to utilising modern and widely accepted means of participation when circumstances require flexibility.

The current Policy has evolved beyond the minimum requirements set out in the *Local Government Act 1995* and associated regulations, resulting in a framework that is unnecessarily complex and administratively burdensome.

While the intent of the Policy is to support transparency, accountability and good governance, its practical application has introduced layers of process, approval and coordination that exceed what is legislatively required. This has created a system that is more onerous than necessary for both Elected Members and Administration.

In its current form, the Policy requires a level of procedural compliance that can delay or discourage the use of electronic attendance.

Councillors are required to navigate multiple steps, approvals or expectations that are not proportionate to the simple act of attending a meeting remotely. Similarly, Administration is required to manage and coordinate these requests in a way that consumes additional time and resources without a commensurate governance benefit.

As a result, the Policy has unintentionally created an environment that discourages flexible attendance. Rather than enabling participation, it has introduced friction that can lead Councillors to opt out of attending where electronic means would otherwise have allowed their involvement. This has the potential to reduce overall Councillor participation and limit representation at meetings.

This issue is further highlighted by Council's recent resolution to publish meeting attendance records. In that context, it is important that the City's Policy settings actively support attendance wherever possible. A more enabling and streamlined approach to electronic attendance would assist Councillors to participate in meetings when physical attendance is not possible, rather than resulting in apologies or absences that could otherwise be avoided.

By comparison, the WALGA template reflects a more contemporary, enabling approach that aligns with legislative requirements while removing unnecessary administrative barriers. It provides clarity around roles and responsibilities without over-regulating the process, and supports practical, efficient attendance by electronic means.

A review of the current Policy therefore presents an opportunity to recalibrate the balance between governance and practicality. Aligning more closely with the WALGA template would ensure compliance with legislative obligations while reducing administrative burden, improving efficiency, and encouraging greater Councillor participation through accessible electronic attendance.

Consultation

The proposed amendments have been developed through a review of the WALGA Template and internal consultation with fellow Council Members, relevant governance and executive officers.

Comment

The updated Policy provides greater clarity and consistency regarding the use of electronic attendance at meetings, supporting effective decision-making while maintaining transparency, accountability and compliance with legislative requirements.

Statutory Compliance

Local Government Act 1995
Local Government (Administration) Regulations 1996

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

This proposal has been assessed in accordance with the City's Council Policy Framework Policy. Adoption of the amended Policy will supersede the existing Electronic Attendance at Meetings Policy.

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Bedworth, Seconded Cr Figg

That Council REQUESTS Administration undertake an early review of the Electronic Attendance at Meetings Policy for consideration at the June 2026 Policy Review Committee.

CARRIED UNANIMOUSLY
12/0

For the motion: **Mayor Aitken, Cr Bedworth, 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 supports the proposed early review of the Electronic Attendance at Meetings Policy (**Policy**) and acknowledges the value of aligning the Policy with the WALGA *Conducting Electronic Meetings and Attendance by Electronic Means* Template. The review will ensure the City's governance framework remains contemporary, compliant with current legislation, and consistent with best practice across the local government sector.

The WALGA Template provides strengthened guidance on the roles and responsibilities of Council and the Administration, clearer processes for Council Member requests, and more robust procedures relating to electronic meeting attendance. Aligning the City's Policy with this Template will reinforce the statutory distinction between governance and operational functions, which supports transparent, equitable and efficient provision of administrative assistance to Elected Members.

In addition to strengthening procedural clarity, the proposed amendments will enhance the City's recordkeeping and information management practices by clearly outlining expectations around the documentation and retention of information provided to Elected Members. This aligns with the City's legislative obligations and ongoing commitment to transparency and good governance.

Importantly, the proposed Policy changes will not limit the ability of Elected Members to access information required for decision-making. Rather, they will provide a more consistent and streamlined framework for requesting and receiving administrative support, reducing ambiguity and ensuring resources are allocated fairly and in accordance with adopted policies, budgets and priorities.

Administration notes that no direct financial implications arise from undertaking the review. Furthermore, based on current information, no strategic or corporate risks within the City's existing risk registers directly relate to the matters raised in this report.

Administration can progress the review and prepare an updated Policy for consideration by the Policy Review Committee; however, due to current work requirements, requests that the review be presented to the August 2026 meeting to allow for the review to be conducted in accordance with the City's Council Policy Framework Policy.

Attachments:
1⇩. Attachment 1 - Electronic Attendance at Meetings Council Policy - August 2025 23/321154[v4]

Council Policy

ELECTRONIC ATTENDANCE AT MEETINGS

Responsible Directorate:	*Office of the CEO*
Responsible Service Unit:	*Legal and Governance Services*
Date of Approval:	*18 August 2025*
Policy Review Committee Item No:	*4.3*

1. POLICY STATEMENT

The City of Wanneroo is committed to providing a fair and equitable process to determine requests for electronic attendance at meetings.

2. OBJECTIVE AND PURPOSE

Objective

To establish the City's decision-making framework enabling electronic attendance at in-person meetings and for the conduct of meetings by electronic means.

This policy is to be read in conjunction with the *Local Government Act 1995* ('the Act') and Regulations 14C, 14CA, 14D and 14E of the *Local Government (Administration) Regulations 1996.*

Purpose

The purpose of this policy is to:-

- set the parameters which guide electronic attendance at meetings; and
- define the circumstances that Council considers suitable to permit electronic attendance at in-person meetings; and
- support good decision making, efficiency and effectiveness in Council's meeting processes.

3. KEY DEFINITIONS

E-attendance	means electronic attendance at an in-person meeting.
Electronic Means	refers to the approved electronic requirements to access an in-person meeting or attend an electronic meeting, encompassing hardware and software requirements to enable instantaneous communication [Admin.r.14CA(3)]. The electronic means must be determined before the suitability of a location and equipment can be assessed as part of a request to attend electronically to an in-person meeting or to an electronic meeting.

In-person meeting/s	means a meeting that, under normal circumstances would be held with all attendees being present in-person and includes relevant meetings, other meetings.
Member/s	refers to a Council Member and any other person appointed as a Member of a Committee under Section 5.10 of the Act.
Other meeting/s	means a Council Member Agenda Briefings, Concept Forums or any other meeting arranged to provide information to all Council or Committee Members.
Proposed meeting	means the meeting for which the electronic attendance request applies.
Regulation	means a regulation of the *Local Government (Administration) Regulations 1996*.
Relevant meeting means	(a) an Ordinary Meeting of the Council; or (b) a Special Meeting of the Council; or (c) a meeting of a Committee of the Council; or (d) a meeting of an Audit Committee of a local government.
Relevant period	has the same meaning as Regulation 14C of the *Local Government (Administration) Regulations 1996* and means the period of 12 months ending on the day on which the proposed meeting is to be held.

4. SCOPE

This policy applies to all Council Members of the City of Wanneroo and Members of a Committee of Council.

5. IMPLICATIONS

Priority 7.1 Clear direction and decision making:-

"The City of Wanneroo will have a clear plan for the future and be able to demonstrate successful results. Decision-making will focus on achieving the best outcomes and be in line with the Vision, Goals and Priorities informed by the community."

6. IMPLEMENTATION

6.1 General Principle

a) All Council Members recognise the importance of decision-making in their role to represent the community. Attendance at meetings is a necessary and valuable part of this process.

b) All relevant meeting and other meetings will primarily be held as in person meetings.

c) Whenever possible, Members will attend meetings in-person, rather than by electronic means.

d) Requests for attendance by electronic means at a meeting, should only be considered in accordance with legislation and this policy.

6.2 Electronic Attendance at an In-Person Meeting [Administration Regulations 14C and 14CA]

a) A request for electronic attendance at an in-person meeting is to be made via the 'Request for Electronic Attendance at a Meeting Form' (**Appendix 1**):
   i. Is to be provided to the Mayor;
   ii. Where the Mayor is unavailable to approve a request, the request is to be considered by Council (the request is to be moved, seconded and approved);
   iii. Where the Mayor rejects a request, the requester may ask Council to re-consider the request; and
   iv. The Mayor may refer their own request to the Deputy Mayor, [acting under Section 5.34 of the Act]; or alternatively, may refer the request to Council for decision.

Note: for committees, a request for electronic attendance to an in-person committee meeting can only be approved by the Mayor or Council (not the relevant committee). Similarly, a request for a committee to be held as an electronic meeting (outside of a declared emergency) must first be approved by Council.

b) Where a request meets the following criteria, approval will not be unreasonably withheld:
   i. The electronic means of instantaneous communication, and the location and equipment from which the Member seeks to attend the meeting, are determined as suitable for the Member to effectively engage in deliberations and communications throughout the meeting [Admin.r.14C(5)];
   ii. The Member has made a declaration prior to the meeting, or that part of the meeting, that will be closed, that confidentially can be maintained. In the absence of such a declaration, the Member is prohibited from participation in the meeting, or that part of the meeting, that is closed [Admin.r.14CA(5)]; and
   iii. The approval does not exceed prescribed limitations for the number of meetings attended by that Member by electronic means [Admin.r.14C(3) and r.14C(4)].

c) Records of requests and decisions about requests must be retained:
   i. Where the Mayor makes the decision, the record is retained as a Local Government record (e.g. email communication) in accordance with the City's Recordkeeping Plan 2023 and Records Management Policy; and
   ii. Where Council makes the decision, the decision must be recorded in the minutes [Admin.r.11(d)].

d) The CEO shall ensure that necessary administrative and technological support is readily available to facilitate attendance by electronic means at any meeting, on the basis that approvals may be given at any reasonable time prior to commencement of the meeting by the Mayor or during the meeting itself by Council for a Council meeting.

6.3 Maximum Number of E-attendees

a) A maximum number of three Members are permitted to attend a relevant meeting electronically.

b) Requests will be considered and determined in the order of receipt until the maximum number of attendees is reached.

6.4 Conducting a Meeting by Electronic Means [Administration Regulation 14D and 14E]

a) Ordinary meetings will primarily be held as in-person meetings.

b) Where a declared public health or state of emergency, or associated directions, are in effect that prevent an in-person meeting being held, the Mayor or the Council can approve a meeting to be held by electronic means:
   i. Meetings held by electronic means in these circumstances are not subject to, or included in, the prescribed limitation on the number of meetings held by electronic means [Admin.r.14D(2)(a)(b)].

c) Where it is otherwise considered expedient or necessary (and there is no declared emergency), the Council may resolve to authorise the meeting to be held by electronic means [Admin.r.14D(2)(c)], subject to:
   i. The prescribed limitation is not exceeded on the number of electronic meetings allowed [Admin.r.14D(2A)];
   ii. The CEO has been consulted, before the electronic means by which the meeting is to be held is determined by the Mayor or Council resolution [Admin.r.14D(3)(4)];
   iii. The decision has given due regard to whether the location from which each Member seeks to attend the meeting and the equipment each Member intends to use, are suitable to ensure each Member is able to effectively engage in deliberations and communications throughout the meeting; and
   iv. Each Member has made a declaration prior to the meeting, or that part of the meeting, that is closed, that confidentially can be maintained [Admin.r.14D(6)]. In the absence of such a declaration, a Member is prohibited from participation in the meeting, or that part of the meeting, that is closed.

d) Where a meeting is authorised to be held as an electronic meeting, the CEO must ensure details are:
   i. published on the Local Government's Official webpage [Admin.r.12];
   ii. provided in the Notice of Meeting/Agenda; and

iii. broadly promoted to ensure community awareness, such as through social media, newsletters, on noticeboards, etc.

Note: In the case of the City being a Band 1 Council or Committee, where the meeting must be 'open to members of the public', then the council or committee must *'publicly broadcast the meeting on a website or the meeting or a broadcast of the meeting is otherwise accessible to the public'* [Admin.r.14E(3A)(b)].

6.5 Participating in Meetings by Electronic Means

a) **Presiding at Meeting** – Where the Mayor is approved to attend an in-person meeting by electronic means, the Mayor may choose to defer to the Deputy Mayor [acting under Section 5.34 of the Act] for the purpose of presiding at the meeting.

b) **Conduct** – Members are to be familiar with their Standing Orders Local Law and Code of Conduct requirements, in particular, protecting confidential information and appropriate communication practices, when participating in a meeting by electronic means.

c) **Meeting Procedures** – Where provisions of the Standing Orders Local Law are not applicable to an electronic meeting environment, the Presiding Member may need to consider modification or suspension of the inconsistent subject provisions.

d) **External Parties Participating in Closed Meetings** – Where external parties are invited to participate in a closed part of an electronic meeting (such as auditor attending an Audit Committee electronic meeting), before being approved to attend by a resolution of the meeting, they are to first confirm they have met the electronic means, location and equipment suitability requirements of this policy, including maintaining confidentiality.

6.6 Method of Determining Voting When Attending Electronically

a) The Presiding Member will decide the method to be used to determine a Members' vote at a meeting.

b) A Member attending a meeting electronically is generally required to use both:
   i. A visual cue card; and
   ii. A verbal confirmation to indicate their vote one each item.

c) Visual cue cards are also to be used to indicate:
   i. a desire to speak;
   ii. a declaration of a conflict of interest; and
   iii. a request for procedural motion/point of order and so forth.

d) The Members' microphone is to remain on mute unless called upon to speak.

e) The Members' video Camera is to remain on at all times, and the Member or Delegate must remain visible while attending the meeting electronically, unless:
   i. that Member or Delegate is required to leave the meeting due to a conflict of interest or inability to maintain confidentiality; or
   ii. otherwise authorised by the Mayor, Council or Presiding Member in accordance with the determining authority outlined in Section 7 of the Policy.

f) Administration may manually record a Member's vote (once determined) using electronic voting software or other approved methods.

6.7 Confidentiality

a) Regulation 14CA(5) requires that a 'Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires)'.

b) If the Member makes the declaration and subsequently cannot maintain confidentiality, the Member must leave the meeting or the closed part of the meeting (Regulation 14CA(6)).

c) A Member's declaration must be recorded in the minutes of the meeting (Regulation 14CA(7)).

6.8 Records to be maintained

a) The minutes or notes (as the case may be) for the meeting will record all requests received and the decision made for e-attendance.

b) Administration will maintain a register of electronic attendance including the details of the date, type of meeting, reasons for authorisation being approved or declined, and the number of times a Member or Delegate has attended a meeting electronically.

6.9 Other Meetings

Whilst the legislative requirement of authorisation does not apply to Other Meetings, to provide consistency across the City's meeting process, guidelines for electronic attendance at these types of meetings have been included in this Policy.

a) As standard Other Meetings will not be subject to this Policy.

b) At the discretion of the Presiding Member/Chairperson, Other Meetings can implement this Policy in which case requests to attend Other Meetings will be subject to all the provisions of this Policy with the exception of:-.
   i. the maximum number of e-attendees per meeting; and

ii. the maximum total attendances by a Member or Delegate within the relevant period; which are both to be determined by the Presiding Member/Chairperson of the Other Meeting.

This option to be enacted by a statement to this effect by the Presiding Member/Chairperson at the commencement of the Meeting, recorded in the Minutes.

6.10 Exceptional Circumstances

a) Where a request to attend a meeting electronically contains circumstances that are not detailed in this Policy, the request will:-

i. in the case of the request being to attend a relevant meeting or other meeting, be referred to the Mayor in the first instance. The Mayor may refer any request to attend a relevant meeting to the Council for consideration and may refer their own request to the Deputy Mayor, (acting under Section 5.34 of the Act).

7. AUTHORITIES AND ACCOUNTABILITIES

Regulation 14C(2)(b) provides that a Member of a Council or Committee may attend a meeting by electronic means if the Member is otherwise authorised to attend the meeting by electronic means by the Mayor or Council.

The following 'Authority to Determine' table details Council's guidance on what level of authorisation is to be applied for determining requests for e-attendance at a type of meeting:-

Type of Meeting	Authority to Determine
7.1 Ordinary Meeting of the Council, or Special Meeting of the Council.	Council
7.2 A meeting of a Committee of the Council; or a meeting of an Audit Committee of a local government.	Council or, if a request to attend a Committee meeting is received and there is no Ordinary Council Meeting to be held prior to the Committee meeting to which the request relates, then that request is to be considered by the Mayor*.
7.3 Council Member Agenda Briefing, Workshop, Concept Forum, Presentation or any other meeting arranged to provide information to all Council or Committee Members.	The Mayor* or, in the case where the Mayor is unavailable to make the decision, the Deputy Mayor.

* The Mayor may refer their own request to the Deputy Mayor, (acting under Section 5.34 of the Act).

8. ROLES AND RESPONSIBILITIES

Manager Corporate Governance and Council Services will process all requests for electronic attendance received for Relevant Meetings and Other Meetings.

9. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the General Counsel in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for consideration.

10. EVALUATION AND REVIEW

This policy will be scheduled to be reviewed every three years following consultation with Council Members.

11. RELATED DOCUMENTS

Records Management Policy
Recording Keeping Plan 2023
Request for Electronic Attendance at a Meeting Form (Appendix 1)

12. REFERENCES

Local Government Act 1995
Local Government (Administration) Regulations 1996

13. RESPONSIBILITY FOR IMPLEMENTATION

Manager Corporate Governance and Council Services

REVISION HISTORY

Version	Next Review	Record No.
1	March 2025	23/321154V1
2 - Administration change – Appendix 1 added	March 2025	23/321154V2
3 - Administration amendment (CS03-10/24)	March 2025	23/321154V3
4 - Policy Review Committee – 18 August 2025 (Item 4.3)	March 2028	23/321154V4

City of Wanneroo

Appendix 1

Request for Electronic Attendance at Meeting

Requestor:	
E-attendance Meeting Type: For example, Ordinary Council Meeting, Special Council Meeting, Workshop, Agenda Briefing, Concept Forum,	
E-Attendance Meeting Date:	
Date the Request is Submitted:	

Refer to Council adopted Policy - Electronic Attendance at Meetings - City of Wanneroo

COUNCIL MEMBER REQUEST DETAILS		
1.	Detail the reason for your request to attend the meeting electronically or details of extenuating circumstances to be considered	
2.	Provide details of where you will be located whilst attending the meeting electronically	
3.	Will any other person/s be located within proximity to you whilst you are attending the meeting?	
4.	What is the electronic attendance method you will use? (eg, phone, laptop, iPad etc)	
5.	Confirm you will remain visible (on camera) at all times throughout the meeting (unless required to leave the meeting due to a conflict of interest or unless acknowledged as leaving the meeting by the Presiding Member)	
6.	Provide details of phone / internet connection (for example, hotel wifi, personal hotspot etc).	

City of Wanneroo

Appendix 1

7. How familiar are you with the reliability of the internet connection that you will be using?	
8. How will you ensure confidentiality is maintained during the electronic meeting?	
9. Other relevant information for consideration of this request.	

ADMINISTRATION USE ONLY	
Date Request receive by the Administration	
Would electronic attendance at this meeting result in the Member attending more than half of the relevant meetings in the relevant period (the preceding 12 months including the proposed meeting), in accordance with Regulation 14C(3)?	
Have any other Councillors been approved to attend this meeting electronically? If so, who/how many?	

DETERMINATION OUTCOME		
Approval Method	**Details**	**Date**
Mayor		
Council*		

** If the authorisation is to be determined by Council, the request will be submitted at the Council Meeting preceding the E-attendance Meeting date. In such case, this completed form will be provided to all Council Members prior to the meeting. A simple majority decision is required.*

24/172396

MN02-04/26 Withdrawn - Cr Rowe - Request for the City's Three Year Strategic Internal Audit Plan Review

This item was withdrawn by Cr Rowe.

Cr Huntley declared an impartiality interest in MN03-04/26 due to being the President and Founder of Paws for Wildlife.

MN03-04/26 Cr Huntley - Urgent Reform and State Support for Wildlife Care and Translocation in High-Growth Urban Corridors

File Ref:	39127V002 – 26/139796
Author:	Councillor Jacqueline Huntley
Action Officer:	Director Planning & Sustainability
Disclosure of Interest:	Nil
Attachments:	Nil

Changes to Report and Additional Information Arising from Agenda Briefing

This report was not presented to the Agenda Briefing.

Issue

To advocate to State Government for urgent reform and support for wildlife care and translocation in high-growth urban corridors.

Background

A report, '*Advocacy for the Establishment of a Translocation Centre for Mass Wildlife Displacement*' was presented at North Metropolitan Zone meeting on 23 April 2025. Following on from that at the WALGA State Council meeting on 7 May 2025, the following recommendation was made:

> *"That the additional Zone resolutions from the April 2025 round of Zone meetings as follows be referred to the appropriate Portfolio for consideration and appropriate action. RESOLUTION 034.2/2025".*

There has not been any further information regarding this resolution, and it has not been discussed at State level, however the time is running out for animals trapped in urban growth.

Detail

The City of Wanneroo (the **City**) is at the frontline of Western Australia's urban expansion, where increasing development is directly driving wildlife displacement, injury, and mortality. The current system relies on volunteer labour and private financial contribution to deliver what is, in effect, an essential public and environmental service. At the same time, regulatory settings requiring wildlife to be released near their point of origin no longer reflect the reality of widespread habitat loss. In many cases, suitable habitat no longer exists, making local release unsafe and ineffective. In response, wildlife carers have independently developed translocation solutions, including land acquisition and staged release systems, at their own cost. These efforts represent a significant and unrecognised investment in conservation infrastructure that would, in comparable jurisdictions, be funded and coordinated by Government.

Without reform:

- Wildlife carers will continue to exit the sector due to financial and emotional strain.
- System capacity will decline as demand increases.
- Preventable wildlife mortality will rise, including among threatened species.

Recognising and funding wildlife care and translocation as core conservation infrastructure is essential to ensuring that species survival is achievable in practice, not only in policy.

Consultation

Nil

Comment

In view of the issues identified, Wanneroo is particularly vulnerable due to being one of the fastest-growing regions in Western Australia. With long-term population growth projected to exceed 600,000 residents, resulting in rapid urban expansion, habitat loss, and increased human-wildlife conflict, it is important that Council:

1. Recognises that this growth is directly contributing to:

    - Increased wildlife road trauma.
    - Displacement due to land clearing and development.
    - Rising numbers of orphaned, injured, and distressed native animals.
    - Escalating demand for wildlife rescue, rehabilitation, and relocation.

2. Notes that wildlife rescue, transport, treatment, rehabilitation, and increasingly translocation of displaced wildlife, are overwhelmingly delivered by unpaid volunteer carers and small charitable organisations operating within the region.

3. Acknowledges that these carers and organisations:

    - Personally fund fuel, equipment, food, enclosures, and veterinary treatment.
    - Provide 24/7 emergency response across large geographic areas.
    - Operate under strict regulatory and licensing frameworks.
    - Deliver frontline disaster response during bushfires, heatwaves, and extreme weather events.
    - Are increasingly operating beyond sustainable financial and operational capacity.

4. Further notes evidence that volunteer wildlife carers in New South Wales alone contribute services valued at over $27 million annually, with an additional $1.8 million in veterinary support, demonstrating the substantial financial burden absorbed by the community.

5. Recognises that the northern corridor supports populations of threatened and endangered species, including Carnaby's Black-Cockatoo and Western Ringtail Possum, which require urgent and often intensive veterinary care when injured.

6. Acknowledges that wildlife is a statutory responsibility of the State, yet there is currently no dedicated, operational funding model in Western Australia to support frontline wildlife care and rehabilitation services.

7. Acknowledges that wildlife release conditions commonly require rehabilitated animals to be released within close proximity (often within 5 km) of where they were found.

8. Recognises that in rapidly urbanising areas, this requirement is increasingly impractical and unsafe, as original habitat has been cleared or fragmented, leaving only residential developments, roads, and other unsuitable environments for release.

9. Notes that releasing wildlife within these proximity constraints can result in:

    - Animals being released into residential streets and backyards.
    - Increased mortality from vehicle strikes and domestic animal attacks.
    - Conflict with lawful and unlawful shooting activities in peri-urban and rural areas.
    - Poor survival outcomes inconsistent with conservation objectives.

10. Further acknowledges that, in response to these constraints, wildlife carers and organisations are:

    - Privately purchasing land or securing access to rural properties to establish safe release environments.
    - Designing, constructing, and funding staged translocation and acclimatisation compounds.
    - Retraining animals to adapt to new flora and ecological conditions prior to release.
    - Managing long-term release programs to ensure animals can survive in safe, non-urban environments.

11. Recognises that these activities represent the delivery of complex conservation infrastructure and services, currently undertaken at the personal expense and risk of carers, in the absence of coordinated State support or policy alignment.

To successfully advocate to State Government for urgent reform and targeted investment, the Council should request the State Government to:

1. Formally recognise wildlife rescue, rehabilitation, veterinary treatment, and managed translocation as essential conservation infrastructure within Western Australia.

2. Establish a dedicated, recurrent funding model to support:

    - Wildlife rescue and transport services.
    - Veterinary care, pharmaceuticals, and emergency response.
    - Rehabilitation facilities and specialised equipment.
    - Workforce sustainability, including volunteer retention and support.

3. Develop and fund regional Wildlife Care and Translocation Centres, particularly in high-growth corridors such as Wanneroo, to:

    - Manage wildlife displaced by urban development.
    - Enable staged release and retention of social group structures.
    - Reduce mortality associated with unsuitable release practices.

4. Support land acquisition or allocation for wildlife release reserves, including partnerships with wildlife organisations already undertaking this work.

5. Fund the design, construction, and operation of acclimatisation and translocation compounds, recognising these as critical to successful wildlife relocation and survival.

6. Undertake an urgent review of wildlife release policies and licensing conditions, ensuring they:

    - Reflect current urban development realities.

- Allow for safe, suitable, and ecologically appropriate release locations.
- Support managed translocation where local release is no longer viable.

7. Provide regulatory clarity and protection for wildlife carers undertaking translocation activities, ensuring they are supported - not penalised - when acting in the best interests of animal welfare and conservation.

8. Integrate wildlife care and translocation requirements into State planning and development frameworks, ensuring that:

    - Wildlife mitigation is funded as part of development approvals.
    - Clearing permits include resourced rescue and relocation strategies.
    - Long-term ecological outcomes are embedded in urban expansion.

In addition, the Council should request that the Mayor write to:

- The Minister for Environment
- WALGA
- The Minister for Planning
- The Minister for Local Government
- Local Members of Parliament

to advocate for urgent reform and targeted investment in wildlife care and translocation systems across Western Australia.

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

Policy Implications

This motion has been prepared under the provisions of the City's Environment Policy.

Financial Implications

Nil

Voting Requirements

Simple Majority

Procedural Motion

Moved Cr Seif, Seconded Cr Miles

That an extension of time to speak be granted to Cr Huntley.

CARRIED
11/1

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

Against the motion: **Cr Wright**

Moved Cr Huntley, Seconded Cr Miles

That Council:-

1. Acknowledges the points made in the Comment section of this Report; and

2. Requests that the Mayor write to:

a) The Minister for Environment;
b) WALGA;
c) The Minister for Planning; and
d) The Minister for Local Government;

advocating for urgent reform and targeted investment in wildlife care and translocation systems across Western Australia.

CARRIED
10/2

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

Against the motion: **Cr Rowe and Cr Wright**

Administration Comment

Administration has provided previous advice on wildlife protection, displacement and translocation matters, including to a previous Motion on Notice (**MoN**) dated 25 February 2025 titled, *'Advocate to WALGA for the Establishment of a Translocation Centre for Mass Wildlife Displacement'*.

In response to that MoN Administration advised:

> *The Biodiversity Conservation Act 2016 (**Act**) is the State legislation that determines who may, and under what conditions, undertake any course of action with respect to native fauna. The City does not have jurisdiction to manage wildlife. The position of the Department of Biodiversity, Conservation and Attractions (**DBCA**) who is the responsible body under the Act is that it is not the City's responsibility to take on or advise on the management of native fauna. The legislation requires landowners to protect and do no harm to native fauna occurring on any landowner's property. In this regard, Council adopted the Local Planning Policy 3.3: Fauna Management (LPP 3.3). LPP 3.3 seeks to ensure the effective management of fauna, sets out general guidance and confirms that it is the responsibility of landowners and/or developers.*

Following consideration of the MoN at its meeting on 25 February 2025 Council resolved:

> *That Council REQUESTS that the Western Australian Local Government Association advocates to the State Government for a translocation centre for mass wildlife displacement in the WA Northern Urban Growth Corridor.*

Council's resolution was then considered by the WALGA North Metropolitan Zone at its meeting on 23 April 2025 where it resolved:

> *That the North Metropolitan Zone requests the Western Australian Local Government Association (**WALGA**) to advocate to the State Government for the immediate establishment of permanent translocation centres across WA to manage mass wildlife displacement caused by urban expansion, renewable energy projects and infrastructure development.*
>
> *These centres must be:*
>
> *a) Strategically located within high-risk urban growth corridors to prevent mass mortality events.*
> *b) Properly funded and managed; to ensure humane sedation and removal from development sites.*
> *c) To ensure animals are kept together and released together in original numbers and that sites are large enough to take all the displaced animals from development sites to the new translocation sites.*
> *d) Ensure up to three stages of the translocation process occurs and allows time to ensure animals can adapt to the new vegetation habitat and find water prior to stage 3 release.*
> *e) Translocation centres must be funded for cost of supplemental vegetation and food during staging to ensure animals are given sufficient time to adapt to the new vegetation.*
> *f) Veterinary care and post-release monitoring is provided and allowed under the conservation act.*
> *g) That translocation centres and wildlife corridors are legally recognised as essential infrastructure within urban planning and environmental impact assessments.*

Subsequently the matter was considered at the WALGA State Council meeting on 7 May 2025 and it was resolved:

> *That the additional Zone resolutions from the April 2025 round of Zone meetings as follows be referred to the appropriate Portfolio for consideration and appropriate action.*

The North Metropolitan Zone resolution was then referred to the Policy Portfolio.

Enquiries with WALGA reveal that this matter was referred to the Environment Policy Team who considered it at its March 2026 meeting and resolved to the provide the following feedback to the North Metropolitan Zone:

> *WALGA does not support the Zone's request for advocacy for translocation centres, due to the:*
>
> - *risk of poor welfare outcomes for translocated animals;*
> - *inability for translocations to occur at the scale required in the Perth and Peel regions; and*
> - *limited conservation rationale for kangaroo translocation.*

The decision of the Policy Team is to be considered by the North Metropolitan Zone at its meeting to be held on 22 April 2026. At the time of writing the meeting had not yet been held.

Administration notes the recommendation of WALGA's Environment Policy Team where it has been unable to reach a point of support for the proposed advocacy for Establishment of Translocation Centre for Mass Wildlife Displacement.

Administration recognises and acknowledges points and matters raised in the MoN referring to the ongoing loss of and harm to native fauna due to urbanisation, and further the significant cost and effort provided by numerous voluntary wildlife protection groups, organisations and volunteers. It should be noted, however that Administration has not verified the details and information provided.

The outcome of decades long strategic planning for major urban growth in the Perth metropolitan area has led to the removal of vast areas of wildlife habitat and consequential impact of the fauna it contained.

Administration's view is that any comprehensive and practical solution to the overall matter under discussion remains a matter for State Government responsibility.

In this regard Administration supports the intent of the MoN to advocate that the State Government recognise the macro-nature of the problem, and to initiate a major effort to find acceptable and practical solutions under various State legislation and for the Mayor to write to relevant State government Ministers and WALGA.

Attachments: Nil

MN04-04/26 Cr Berry - Community Engagement - Universal Access Recreational Fishing Platform, Quinns Rocks

This item was discussed earlier in the meeting.

MN05-04/26 Cr Miles - Establishment of a Community Media and Marketing Advisory Group

File Ref:	32763V005 – 26/136996
Author:	Cr Paul Miles
Action Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	Nil

Changes to Report and Additional Information Arising from Agenda Briefing

This Item was not presented to Agenda Briefing.

Issue

The City of Wanneroo (the **City**) continues to experience significant population growth, with many residents seeking better access to local information, events and services.

A structured review of the City's communications and marketing approach, including exploration of a community-based radio platform similar to the successful Ellenbrook model, may provide new opportunities to strengthen community connection, support local organisations, and improve awareness of City facilities and initiatives.

Establishing an Advisory Group with limited delegation will allow Council to explore these opportunities while ensuring recommendations are brought back to Council for consideration.

Background

The City is experiencing continued population growth, increasing the importance of effective, accessible and coordinated communication with the community. In response, the City has been progressively enhancing its communications, engagement and marketing functions to improve awareness of services, facilities and community initiatives.

Detail

The City is strengthening its communications through a more accountable partnership with local radio, significant upgrades to the website and digital experience, and coordinated marketing across facilities and events. These efforts are delivering strong engagement and improving customer satisfaction, supported by ongoing organisational work to enhance alignment and effectiveness.

Consultation

Community feedback is gathered through a range of channels and used to inform the City's communications, with further input able to be sought through existing advisory groups and engagement channels if required.

Comment

The intent of the Motion on Notice is supported in principle, noting the importance of effective communication and community engagement. However, there is already substantial work underway that aligns with the objectives of the motion, including improvements to digital platforms, marketing of City facilities, and the use of data-driven communications strategies. Current performance indicators demonstrate strong and growing community reach and engagement.

The establishment of a new advisory group would have governance and resourcing implications and may duplicate existing internal capability and engagement mechanisms. It is also noted that communication and community engagement are shared responsibilities of all Council Members.

If Council seeks further input or exploration of opportunities in this area, this could be more effectively progressed through an Administration report and discussion at a Concept Forum. This would enable a consolidated view of current activities, future opportunities and any identified gaps, while ensuring all Council Members can contribute.

Statutory Compliance

There are no specific statutory issues, and the proposal aligns with legislative and governance requirements, and any future actions would comply with relevant laws and policies.

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	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.4 Brand Reputation	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Chief Executive Officer		Manage

Policy Implications

Nil

Financial Implications

Current priorities and resourcing (both FTE and $) will require review, including adjusting planned communications initiatives, and allocating resources to support and manage the group, which will impact the delivery of some existing activities.

Voting Requirements

Simple Majority

Recommendation

Moved Cr Miles, Seconded Cr Seif

That Council:-

1. Establish a Community Media and Marketing Advisory Group with limited delegation to improving community communication and engagement;

2. The Advisory Group be tasked to:

    a) Investigate the feasibility of establishing or partnering in a community focused radio station or digital broadcast platform, similar to the Ellenbrook community radio model, to support local news, community organisations, and council information;

    b) Improve the promotion and marketing of City of Wanneroo facilities, including recreation centres, libraries, community spaces and major events;

    c) Examine the effectiveness of the City's printed communications, including community leaflets and information distributed to residents about local services, activities and initiatives;

    d) Overview the City's current social media strategy, including opportunities to better coordinate messaging, community engagement and event promotion;

3. The Advisory Group consist of:

    a) Up to three Councillors, appointed by Council;

    b) Relevant City administration representatives;

    c) Possible community or media representatives with experience in broadcasting, communications or community engagement;

4. The Advisory Group will operate in an advisory capacity only, with no decision making authority, and will report its recommendations to Council through Administration;

5. Administration provide a report to Council within six months outlining:

    a) Feasibility and governance options for a community radio or digital broadcast platform;

    b) Recommendations for improved marketing and communications across City facilities;

    c) Opportunities to enhance community information distribution and social media engagement.

Procedural Motion

Moved Cr Bedworth, Seconded Mayor Aitken

That the Motion be deferred to a Concept Forum to be held within the next three months to allow further information to be provided to Councillors.

CARRIED
10/2

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

Against the motion: **Cr Rowe and Cr Wright**

Administration Comment

Improving communication, engagement and awareness of City services and facilities is a key priority, and there is already a significant amount of work underway to support this.

The City continues to work with local community radio, including 89.7FM, through a revised arrangement that focuses on clear outcomes such as on-air promotion, digital support and event coverage. This ensures we can continue supporting community broadcasting while delivering value for our community.

We are also delivering major improvements through the development of the new City website. This will make it much easier for residents to find information, discover local events and access services. A new, centralised events calendar will bring everything together in one place, while improved facilities information and booking features will make it simpler to explore and use City spaces.

Across our recreation centres and community facilities, ongoing marketing and promotion supports a wide range of programs, activities and services throughout the year. Community feedback shows a strong and improving customer experience.

Our digital channels are also performing strongly. Over recent months, hundreds of thousands of people have engaged with City content online, with local events, community stories and updates generating the highest levels of interest and participation.

This reflects a growing focus on digital communication, ensuring we are reaching people through the channels they use every day, while continuing to improve based on feedback and performance insights.

The City is also continuing to review and strengthen how communication and engagement activities are delivered, to ensure they remain effective, coordinated and responsive to community needs.

The idea of establishing a Community Media and Marketing Advisory Group is noted. At the same time, communication and engagement are shared responsibilities across all Council Members, and there are already a range of ways the community can provide input and feedback.

If needed, further information and opportunities for improvement can be explored through existing engagement channels and future Council discussions.

In summary, the objectives of the motion are supported in principle, and there is already substantial work underway that aligns with its intent.

A considered approach that builds on current initiatives, maintains strong governance and accountability, and supports inclusive involvement of all Council Members is recommended.

Attachments: Nil

Cr Figg left the Chamber, the time being 10:20PM and did not return.

Procedural Motion

Moved Cr Seif, Seconded Cr Wright

That Council resolve to hear an item of Urgent Business as provided for in section 3.17 of the *Standing Orders Local Law 2021*.

CARRIED UNANIMOUSLY 11/0

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

Against the motion: **Nil**

Item 10 Urgent Business

UB01-04/26 Urgent Business - Appointment of Delegate to Mindarie Regional Council for the 30 April 2026 Special Council Meeting of the Mindarie Regional Council

File Ref: 2391 – 26/150721
Responsible Officer: Chief Executive Officer
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

The report was not presented to the Agenda Briefing.

Issue

One of the City of Wanneroo delegates to the Mindarie Regional Council (**MRC**), Cr Phil Bedworth, is unable to attend the Special Council Meeting of MRC scheduled for Thursday 30 April 2026.

Background

The MRC does not permit Deputy Delegates. If a City of Wanneroo (the **City**) Delegate cannot attend an MRC meeting, then the seat will be vacant, unless Council chooses (and has time) to make another resolution to appoint an alternate 'Delegate' for that specific MRC meeting only.

Detail

As the MRC does not permit Deputy Delegates, the unavailability of a Delegate to attend any meeting means that the City would only have one representative or in the case of both delegates being unable to attend, no representation. Cr Bedworth has advised that he is not available to attend any meeting held on 30 April 2026. A Motion on Notice at the 24 February 2026 appointed Cr Miles to attend the Ordinary Council Meeting of MRC on this date.

However, no appointment was made to the Special Council Meeting of MRC on the same date as it has been created after the City's 24 February Ordinary Council Meeting. If a replacement delegate is not appointed, the City would only have one representative in attendance at the Special Council Meeting of MRC, being Cr Wright.

Pursuant to the Terms of Reference for MRC, although a deputy cannot be appointed, Council may choose to make resolution to appoint a Delegate for a specific MRC meeting only. The City has been advised that there is no remuneration for an alternate Delegate appointed in this way, and this arrangement has been in place since November 2019 in accordance with MRC's Terms of Reference.

Consultation

Nil

Comment

Representation on external Groups allows the City to have input into various issues that face the local government industry.

Statutory Compliance

Local Government Act 1995 (WA)

Strategic Implications

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

5 ~ A Well-Governed and Managed City

5.1 - Lead with clear decisions and strong advocacy

Risk Appetite Statement

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

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Bedworth

That Council APPOINTS Deputy Mayor Miles as the Delegate to the Mindarie Regional Council for the purposes of attendance at the Special Council Meeting of the Mindarie Regional Council scheduled to be held on 30 April 2026.

CARRIED UNANIMOUSLY
11/0

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

Against the motion: **Nil**

Attachments: Nil

Procedural Motion

Moved Cr Parker, Seconded Cr Smith

That Council move into a confidential session to discuss CR01-04/26 Renewable Energy Facility Business Case under the terms of the *Local Government Act 1995*, Section 5.23 (4).

CARRIED
10/1

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

Against the motion: **Cr Berry**

The meeting was closed to the public and all recording ceased at 10:26PM. All members of the public, and Administration staff left the Chamber with the exception of the CEO, General Counsel, Acting Director Assets, Acting Director Corporate Strategy & Performance, Acting Director Community & Place, Director Planning & Sustainability, Acting Manager Corporate Governance and Council Services, Coordinator Council Services, and Council Services Officer.

Item 12 Confidential

CR01-04/26 Renewable Energy Facility Business Case

File Ref: 32155 – 26/136579
Responsible Officer: Chief Executive Officer

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(4), as follows:

(d)(iii) the making public of the information would be likely to have an adverse effect on the tenderer's business interests;

Moved Cr Rowe, Seconded Cr Miles

That Council AUTHORISES Administration to progress the next stages of due diligence and commence approval processes for a renewable energy facility at the Pinjar Park, including:-

1. **Network applications;**
2. **Commencing planning and environmental approval processes;**
3. **Engineering, Procurement and Construction; and**
4. **Market Participation.**

CARRIED
10/1

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

Against the motion: **Cr Huntley**

Procedural Motion

Moved Cr Bedworth, Seconded Cr Wright

That the meeting be reopened to the public.

CARRIED UNANIMOUSLY
11/0

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

Against the motion: **Nil**

The meeting was reopened to the public and all recording resumed at 10:30PM.

One member of the public re-entered the Chamber.

Mayor Aitken read aloud the resolution for CR01-04/26 Renewable Energy Facility Business Case.

Item 12 Date of Next Meeting

The next Agenda Briefing has been scheduled for 6:00PM on Tuesday 12 May 2026, to be held at Council Chamber, Level 1, Civic Centre, 23 Dundebar Road, Wanneroo.

Item 13 Closure

There being no further business, Mayor Aitken closed the meeting at 10:32PM.

In Attendance

LINDA AITKEN, JP	**Mayor**

Councillors:

SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
PAUL MILES	Central-East Ward
HELEN BERRY	Central-West Ward
PHIL BEDWORTH	Central-West Ward
JACQUELINE HUNTLEY	Central Ward
JORDAN WRIGHT	Central Ward
JAMES ROWE, JP	South Ward
EMAN SEIF, JP	South Ward