MINUTES

ORDINARY MEETING OF COUNCIL

13 November 2024

CONFIRMED MINUTES

These minutes were confirmed as true and accurate record of the meeting

at the Ordinary Meeting of Council held on

11 December 2024

TABLE OF CONTENTS

1 OPENING AND ANNOUNCEMENT OF VISITORS 5

2 DISCLAIMER 5

3 ATTENDANCE AND APOLOGIES 5

4 DISCLOSURES OF INTEREST 6

5 PUBLIC QUESTION TIME 6

5.1 ANSWERS TO QUESTIONS WHICH WERE TAKEN ON NOTICE 6

5.2 QUESTIONS RELATING TO REPORTS CONTAINED IN THE AGENDA 6

5.3 OTHER QUESTIONS 8

6 PUBLIC STATEMENT TIME 10

7 PETITIONS 10

8 DEPUTATIONS 10

9 ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION 10

10 LEAVE OF ABSENCE 12

11 CONFIRMATION OF MINUTES 12

11.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 9 OCTOBER 2024 12

12 BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED) 12

13 ADOPTION OF THOSE RECOMMENDATIONS CONTAINED IN ITEMS NOT WITHDRAWN 12

14 REPORTS 14

14.1 POLICY AND GOVERNANCE 14

14.1.1 DRAFT POLICY POL-C-196 COMMUNITY AND SPORTING FACILITY ALLOCATION, USAGE AND MANAGEMENT 14

14.1.2 POLICY REVIEW - PROCUREMENT 22

14.1.3 POLICY REVIEW - COMPLAINTS MANAGEMENT RELATING TO CONDUCT OF COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES 32

14.1.4 APPOINTMENT AND NOMINATION OF MEMBER TO THE JOINT DEVELOPMENT ASSESSMENT PANEL 49

14.2 COMMUNITY PLANNING AND DEVELOPMENT.....53

14.2.1 SWAN VALLEY LOCAL AREA PLAN 2024.....53

14.2.2 DRAFT TREE PROTECTION AND MANAGEMENT LOCAL PLANNING POLICY – REMOVAL OF CONDITION ON APPROVAL TO ADVERTISE 95

14.2.3 MOVIDA ESTATE ACOUSTIC WALL.....114

14.2.4 ECONOMIC DEVELOPMENT STRATEGY 2024/27.....189

14.2.5 NON-FINANCIAL ADVOCACY PRIORITIES 2024/25.....225

14.3 STATUTORY PLANNING 241

14.3.1 PROPOSED AMENDMENT TO DA-316/2017 - TO MODIFY CONDITION 16 OF DEVELOPMENT APPROVAL - LOT 23 (NO.1) LAKEFARM RETREAT, BALLAJURA (DA-316/2017/B) 241

14.3.2 PROPOSED AMENDMENT NO.230 TO LOCAL PLANNING SCHEME NO.17 - TO REZONE LOT 600 (NO.499) BEECHBORO ROAD NORTH, BEECHBORO FROM 'RESIDENTIAL' TO 'GENERAL COMMERCIAL' (LPS17-230) 255

14.3.3 ROE ESTATE STRUCTURE PLAN - LOT 24 (NO.463) BEECHBORO ROAD NORTH AND LOT 385 (NO.18) BLACKBOY WAY, BEECHBORO (SWAN-SP/2024/3) 288

14.4 OPERATIONAL MATTERS 379

14.4.1 PROCLAMATION OF ROTARY AT GREAT NORTHERN HIGHWAY - APPLE STREET - COONDAREE PARADE AND PORTION OF GREAT NORTHERN HIGHWAY 379

14.5 FINANCIAL AND LEGAL MATTERS 385

14.5.1 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2024 385

14.5.2 LIST OF ACCOUNTS PAID - SEPTEMBER 2024 407

14.5.3 CHANGE IN BASIS OF VALUATION 491

14.5.4 COUNCIL MEMBER MILEAGE REIMBURSEMENT - JULY - DECEMBER 2023 497

14.6 URGENT BUSINESS 503

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN 503

15.1 CR JOHNSON – ANNUAL LEADERSHIP SYMPOSIUM 503

16 CONFIDENTIAL REPORTS 506

16.1 LOTS 503 AND 504 PARADISE QUAYS, BALLAJURA 506

16.2 EASTERN METROPOLITAN REGIONAL COUNCIL 508

17 CLOSURE 509

MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD AT MIDLAND TOWN HALL
ON WEDNESDAY 13 NOVEMBER 2024 COMMENCING AT 6.02PM

---

1 OPENING AND ANNOUNCEMENT OF VISITORS

The Presiding Member welcomed those present and opened the meeting at 6.02pm

Acknowledgement of Country

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

2 DISCLAIMER

The Terms and Conditions of entry into this meeting are posted on the door as you enter. Please ensure that you have read them prior to attending this meeting and abide by them.

3 ATTENDANCE AND APOLOGIES

Council Members:	Mayor T Richardson	Presiding Member
	Cr I Johnson	Deputy Mayor, Midland/Guildford Ward
	Cr J Catalano	Altone Ward
	Cr S Howlett	Midland/Guildford Ward
	Cr R Predovnik	Midland/Guildford Ward
	Cr E Aringo	Pearce Ward
	Cr A Bowman	Pearce Ward
	Cr P Jones	Pearce Ward
	Cr C McCullough	Pearce Ward
	Cr R Henderson	Swan Valley/Gidgegannup Ward
	Cr C Zannino	Swan Valley/Gidgegannup Ward
	Cr D Knight	Whiteman Ward
	Cr H Miles	Whiteman Ward
Council Members: (electronic)	Nil	
Staff:	Mr S Cain	Chief Executive Officer
	Mr M Bishop	Executive Director Community Wellbeing
	Mr J Coten	Executive Director Operations
	Mr D Trevaskis	Executive Director Corporate
	Dr S McQuade	Executive Director Place Stakeholder Engagement
	Mr L van der Linde	Executive Director Planning & Development

	Mr N Russell	Manager Health and Building Services
	Mr P Russell	Manager Statutory Planning
	Mr S Fryer	Digital Support
	Mrs K Cameron	Governance Officer (Minute Clerk)
Staff:	Ms V Hodgins	Executive Manager Governance
(electronic)	Ms W Cowley	Senior Governance Officer

Ms Hodgins and Ms Cowley declared they were able to maintain confidentiality during the meeting in accordance with the Local Government (Administration) Regulations 1996.

Leave of Absence: Nil

Apologies:	Cr A Dorn	Altone Ward
	Cr J Singh	Altone Ward

Members of the Public: 64 (approximately)

Media: Nil

4 DISCLOSURES OF INTEREST

Mr Jim Coten – Executive Director Operations – declared an Impartiality interest in item 14.3.3 - Roe Estate Structure Plan - Lot 24 (No.463) Beechboro Road North and Lot 385 (No.18) Blackboy Way, Beechboro (SWAN-SP/2024/3) as a close family member is an employee of the owner.

Mayor Richardson declared a Direct Financial interest in item 14.5.4 - Council Member Mileage Reimbursement as she has lodged a claim for reimbursement expenses.

5 PUBLIC QUESTION TIME

Public question time commenced at 6:05pm.

5.1 ANSWERS TO QUESTIONS WHICH WERE TAKEN ON NOTICE

Nil.

5.2 QUESTIONS RELATING TO REPORTS CONTAINED IN THE AGENDA

5.2.1 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

5.2.2 QUESTIONS WITHOUT DUE NOTICE

Ms Susan Bluck

Q1 *Is it possible for the Council and the Staff to revisit the noise wall survey report conducted in 2015 and its data results as part of our request to study further the noise wall issues?*

A1 That is a matter that will be considered tonight.

Ms Anne Rowe

Q1 *Would the Council consider supporting residents if they potentially have to modify or retrofit their homes to make them to the Quiet House Principles as other States have financially assisted residents affected by increased rail noise?*

A1 This is not a matter for Local Government the Quiet House Provisions in other States are provided for by the State Government.

Mr Andrew Osborn

Q1 *Is the Council aware that the community has already identified homes in this area being affected by the first stage of the wall?*

A1 This forms the subject of the motion being put by Deputy Mayor Johnson at tonight's meeting and Council will consider it as part of that motion.

Q2 *Can the Council understand why we are asking for the support of our request that was presented at the October meeting and direct your Administration to work with the Noise Wall Group to choose the next consultant to ensure the next noise study is conducted in a manner relevant to the current environmental and experiences that are affecting our community?*

A2 Council's procurement process will be followed to select the consultant and this process does not include community consultation.

Ms Angela Charlesworth

Q1 *Is the Council aware that the 2018 Metropolitan Region Scheme Amendment 1313-41 Midland Freight rail realignment states the existing rail line carries some 90 Freight movements per week and 55 million tons annually and the volume of Freight being transported by rail through Midland will increase significantly over the next 25 to 30 years approximately 200 to 300 trains per week including freight trains which will potentially affect the amenity and accessibility in the area?*

A1 The information stated is from a Metropolitan Region Scheme report which Council considered at the time when they provided comment on that MRS. That information is public information which was shared through this Council at that time.

Q2 *At the November Agenda Forum figures from 10 to 15 years down to one year start dates were mentioned by staff regarding the construction of the Orchard Private Estate Stage Four and the wall could possibly commence the local government plan for Orchard Estate Stage Four was approved and signed off by the City of Swan on 3 October 2022. Would it be possible to give a more accurate start date for the wall?*

A2 There is no specific data on that. The City does not control the construction.

5.3 OTHER QUESTIONS

5.3.1 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Ms Amy Sturgeon

Q1 *Is Council aware of the recent US Federal court ruling which concluded by a preponderance of evidence that water fluoridation in the US at levels of 0.7 mg/L, the prescribed optimal level of fluoridation in the United States (and Australia), presents an "unreasonable risk of injury to health or the environment" with the Judge Edward M. Chen requesting the US Environmental Protection Agency to review water fluoridation?*

A1 The City does not routinely monitor decisions made by the United States Judicial system, however as a result of this question the City is aware of the decision.

Q2 *Can Council advise where the fluoride placed into the City of Swan local drinking water supply comes from and what the type of fluoride compound added is?*

A2 The Department of Health's HealthyWA website advises that the use of Fluorosilicic Acid is the most common method of adding fluoride to drinking water supplies in Western Australia. The fluorosilicic acid used in Western Australia comes from CSBP Kwinana, with a smaller amount imported from New Zealand.

Q3 *Can Council explain how or why water fluoridation does not equate to forced and/or coerced medication without diagnosis and personalised/controlled dosage?*

A3 The use of fluoride is regulated by the Fluoridation of *Public Water Supplies Act 1966.* Any queries relating to the fluoridation of drinking water should be directed to the Department of Health on 9222 2000 or ehinfo@health.wa.gov.au.

5.3.2 QUESTIONS WITHOUT DUE NOTICE

Ms Jan Zeck

Q1 *Can I please be informed as to the status of the conditions as set out in Cr McCullough's Notice of Motion - C.1.1 BLACK COCKATOO WATER STATIONS AND NESTING BOXES as resolved by Council at its June 2022 meeting?*

A1 With regards to points 1 and 2 of the original motion, I can confirm that City officers have acquired and installed a bird watering station within the Kingsford estate in Bullsbrook. The installation is functioning as planned and cockatoos have been sighted utilising the station and nesting in the vicinity.

With regards to points 3 onwards, City officers have been working with partners (including Murdoch University Vet school) within the Carnaby's Forever project.

Through this program, the City has conducted a community planting day to plant cockatoo foliage at Bullsbrook Recycling Centre and Ardmore Park during the 2024 winter season. The City has also recently installed a second bird watering station at Lions Park in Ballajura.

In addition, the City has recently received a draft Carnaby Conservation Action Plan (CAP) through the Carnaby's Forever project. The draft CAP represents a comprehensive operational plan covering all components of the motion put forward by Cr McCullough. When finalised, it is expected that this operational plan will be reported to Council for noting in early 2025.

Mr Bob Wilson

Q1 *Does the City of Swan acknowledge that the use of covid vaccines issue is well within their remit and if so will they join with the Town of Port Hedland Council to formally write to the Prime Minister, the Minister for Health and the Premier and other relevant authorities to demand an immediate halt to the use of these covid vaccines pending a full and transparent inquiry into their safety and to inform the public and medical professionals in their respective areas about these risks?*

A1 Under the *Local Government Act 1995* the City is responsible for certain areas of public health but we're not responsible vaccination or anything to do with *Therapeutic Goods Act*, these are matters you can only take up with the Federal Government or from a state health perspective with the State Government.

Q2 *Will the City of Swan explain to their rate payers why they are ignoring their Public Health responsibilities out as outlined?*

Q3 *Why is the City of Swan refusing to consider the health and well-being of their constituents?*

A2-3 Our constitution has different responsibilities, at the Federal end and they are responsible for therapeutic goods act, the State is responsible of hospitalisation anything to do with hospital care, local governments don't have any responsibility for that so our strata extends to dealing with things like mosquito management, noise issues, environmental health but not they are not responsible for the matters that you have asked questions. I would suggest you refer them to your federal member and the state member particularly the Minister of Health.

Q4 *If there is a remote possibility that the research finding from four separate countries are correct and there is potential DNA contamination in these vaccines which were forced upon many Australians including rate payers in the City of Swan which could possibly affect the health of not only this generation but all generations to come then don't you think we have the right to know and you have a responsibility to seek the truth?*

A4 Different stratas of government have different responsibilities for Australian Health legislation.The questions that you are raising are ones that should be presented to the Federal government and all things to do with the vaccination policy fall under the Federal remit. When the States enacted their own legislation the Covid legislation it did so with the Act. Your questions should be directed to the Federal Government.

Public question time concluded at 6:24 pm as there were no further questions.

6 PUBLIC STATEMENT TIME

Mr Bob Wilson relating to the impacts of the covid vaccinations and request for local governments assistance in have them banned.

7 PETITIONS

A petition containing 77 signatures was presented by Ms J Smyth at the 6 November 2024 Agenda Forum relating to DA-679/2024 Form 1 Regulation 6,7 & 19 Childcare premises - 7 Fauntleroy Street Guildford WA and the removal of trees, this petition is to be tabled at this meeting.

RESOLVED UNANIMOUSLY that the Petition be referred to the CEO and a report be submitted to a future Council meeting.

(Deputy Mayor Johnson – Cr Howlett)

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Nil

8 DEPUTATIONS

Deputations for items on the agenda were heard at the Agenda Forum held on 6 November 2024.

9 ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION

It’s been a big week of high praise with the City of Swan taking out a top prize and receiving a commendation at two major awards ceremonies.

The Swan Valley Visitor Centre (SVVC) was awarded gold for the Visitor Information Services category at the 2024 Perth Airport WA Tourism Awards.

The City has been a strong supporter of tourism for many years, and we are proud to provide one of the state’s best visitor centres.

This is the seventh time we’ve received this prestigious award and it’s truly a testament to the efforts of the amazing staff.

At the Planning Institute of Australia’s State Awards for Planning Excellence the City received a commendation for its Tree Protection and Management Approach.

We are incredibly proud of being recognised for our innovative approach which addresses current and future tree canopy retention.

We know our community values their green spaces and we are focused on delivering initiatives that preserve and improve them.

MOTION that Council resolves to:

1. In accordance with Part 13 of the *Meeting Procedures Local Law 2023,* suspend clause 2.2 Order of Business.

The reason for the motion is:

1. Change the order of business so as the gentleman from Port Hedland can make a statement.

(Deputy Mayor Johnson – Cr Predovnik)

MOTION WAS PUT TO THE VOTE AND CARRIED (8/5):

That Council resolve to:

1. In accordance with Part 13 of the *Meeting Procedures Local Law 2023*, suspend clause 2.2 Order of Business

For: Deputy Mayor Johnson, Cr Aringo, Cr Catalano, Cr Jones, Cr Knight, Cr Henderson, Cr Predovnik and Cr Howlett
Against: Mayor Richardson, Cr Bowman and Cr McCullough, Cr Miles, and Cr Zannino

This motion was not enacted upon throughout the meeting.

MOTION that Council resolve to:

1. Deal with Item 13 ADOPTION OF THOSE RECOMMENDATIONS CONTAINED IN ITEMS NOT WITHDRAWN.

(Cr Bowman – Cr McCullough)

MOTION WAS PUT TO THE VOTE AND LOST (4/9)

For: Mayor Richardson, Cr Bowman and Cr McCullough and Cr Zannino
Against: Deputy Mayor Johnson, Cr Aringo, Cr Catalano, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr Miles and Cr Predovnik

MOTION that Council resolve to:

1. That Council go back to item 6. Public Statement time.

(Cr Catalano)

The Presiding Member ruled this Motion Out of Order

10 LEAVE OF ABSENCE

RESOLVED UNANIMOUSLY that the following Councillors be granted leave of absence for the period requested:

Cr D Knight	29 June 2025 to 30 August 2025 (inclusive)
Cr C Zannino	3 December 2024 to 10 December 2024 (inclusive)

(Cr Miles - Cr Henderson)

PROCEDURAL MOTION 9.1 (h) that the ruling of the Presiding Member be disagreed with.

(Deputy Mayor Johnson - Cr Catalano)

MOTION WAS PUT TO THE VOTE AND LOST (4/9)

For: Deputy Mayor Johnson, Cr Catalano, Cr Knight and Cr Howlett
Against: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino

11 CONFIRMATION OF MINUTES

11.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 9 OCTOBER 2024

RESOLVED UNANIMOUSLY that the Minutes of the Ordinary Meeting of Council held on 9 October 2024 be confirmed.

(Cr Bowman - Cr Jones)

12 BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil.

13 ADOPTION OF THOSE RECOMMENDATIONS CONTAINED IN ITEMS NOT WITHDRAWN

RESOLVED UNANIMOUSLY that the reports of Council contained within the Agenda not withdrawn be received and the recommendations therein adopted:

14.1.1 Draft Policy POL-C-196 Community and Sporting Facility Allocation, Usage and Management

14.1.2 Policy Review - Procurement

14.3.1 Proposed Amendment to DA-316/2017 - To Modify Condition 16 of Development Approval - Lot 23 (No.1) Lakefarm Retreat, Ballajura (DA-316/2017/B)

14.3.2 Proposed Amendment No.230 to Local Planning Scheme No.17 - To Rezone Lot 600 (No.499) Beechboro Road North, Beechboro from 'Residential' to 'General Commercial' (LPS17-230)

14.4.1 Proclamation of Rotary at Great Northern Highway - Apple Street - Coondaree Parade and portion of Great Northern Highway

14.5.1 Financial Management Report for the Period Ending 30 September 2024

14.5.2 List of Account Paid

14.5.3 Change in Basis of Valuation

(Cr Bowman - Cr Zannino)

14 REPORTS

14.1 POLICY AND GOVERNANCE

14.1.1 DRAFT POLICY POL-C-196 COMMUNITY AND SPORTING FACILITY ALLOCATION, USAGE AND MANAGEMENT

Ward	All Wards
Disclosure of interest	Nil
Business Unit	Organisational Planning and Development
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

KEY ISSUES

- The City is committed to providing fair and equitable access to high quality community and sporting facilities which contribute to creating healthy, safe and connected communities. The City also seeks to maximise utilisation of facilities, access and inclusion with regards to facility access.
- Draft Policy POL-C-196 Community and Sporting Facility Allocation, Usage and Management (Draft Policy) will provide direction on the approach to be taken by the City in prioritising and allocating bookable sporting and community facilities and a consistent approach to the management of facility hire and use across the City.

BACKGROUND

Determining policies is a specific responsibility of Council (s.2.7 of the *Local Government Act 1995*), with these key strategic documents used to set high level direction on the operation of the City.

To facilitate effective and timely decision-making through Council, City officers consult with Council Members prior to a draft Policy being presented for adoption.

DETAILS

The City is committed to providing fair and equitable access to high quality community and sporting facilities which contribute to creating healthy, safe and connected communities. The City also seeks to maximise utilisation of facilities, access and inclusion with regards to facility access.

The purpose of the Draft Policy is to provide direction on the approach to be taken by the City in prioritising and allocating bookable sporting and community facilities.

Draft Policy

- The Draft Policy has been developed by City officers in consultation with key internal stakeholders, together with a review of Local Government industry practices, to improve and document the approach the City applies to community and sporting facility allocation, usage, and management.
- The Draft Policy will:
    - Provide a consistent, transparent, and equitable approach to the provision, access, user charges and ongoing management of community facilities.
    - Provide a management framework for the hire and usage of community and sporting facilities and give guidance on the appropriate prioritisation and allocation of facility access to different community and sporting groups.
    - Ensure that community and sporting facilities are used in a manner that aligns with the City's priorities and provides benefits in the best interest for the whole community and maximises access and inclusion.
    - Outline the principles of hire and use which allow an appropriate balance between user charges and costs to the community.
    - Define categories of facility use to ensure appropriate activation and utilisation of facilities.

CONSULTATION

City officers have undertaken a review of Local Government industry practice as well as undertaking internal stakeholder consultation to improve and document a Policy and Management Practice that represents industry best practice, aligns organisational processes and meets the needs of the community.

External community consultation has not occurred as the policy primarily seeks to reinforce current practices and there are not any significant changes proposed.

City officers referred the Draft Policy to Council Members for comment from 20 May to 14 June 2024. Council Members provided feedback and an amendment was made to the Policy to reflect this. The amended Draft Policy was then provided to Council Members for further consultation from 30 August to 27 September 2024. No further feedback was received.

ATTACHMENTS

1. POL-C-196 Community and Sporting Facility Allocation Usage and Management - Draft [**14.1.1.1** - 5 pages]

STRATEGIC IMPLICATIONS

Social

S1 Safe and healthy community
S1.1 Build a strong sense of community health, wellbeing and safety
Governance

G2 Sustainable and optimal use of City resources
G2.1 Improve capability and capacity

STATUTORY IMPLICATIONS

Local Government Act 1995
Australian Consumer Law

FINANCIAL IMPLICATIONS

The policy primarily seeks to reinforce current practices. The policy does not change any current fees or charges applicable to user groups. These are determined at annual budget review by Council.

RECOMMENDATION

That Council resolve to:

1. Adopt draft Policy POL-C-196 Community and Sporting Facility Allocation, Usage and Management (as attached).

2. That the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy during its period of currency.

CARRIED EN BLOC

Council Policy

POL-C-196 Community and Sport Facility Allocation, Usage and Management

1. Purpose

The purpose of POL-C-196 Community and Sporting Facility Allocation, Usage and Management (Policy) is to provide direction on the approach to be taken by the City of Swan (City) in prioritising and allocating bookable sporting and community facilities.

The City is committed to providing fair and equitable access to high quality community and sporting facilities which contribute to creating healthy, safe and connected communities. The City also seeks to maximise utilisation of facilities, access and inclusion with regards to facility access.

2. Scope

This Policy applies to all types of hire (casual, annual, seasonal) of facilities owned or managed by the City.

This Policy does not apply to:

- Lease and licence agreements, which are addressed by POL-C-139 Leasing and Licencing of Community Facilities; or
- Swan Active facilities (Midland, Ballajura, Beechboro, Ellenbrook).

3. Terms and definitions

In this Policy the terms below have the following meanings.

Term	Definition
Active reserve	Public open space that is used for organised sports, generally hired by sporting clubs.
Annual hire	Ongoing or regular hire which results in more than 12 sessions per calendar year.
Casual hire	A one-off specific booking, intermittent and/or irregular meetings to a maximum of 12 sessions per calendar year.
Community facilities	Multi-purpose community and recreation buildings and open spaces provided by the City and available for hire by the general community. These include: community centres, halls, active and passive parks and reserves, community hubs, libraries, recreation centres and sporting facilities.
Community organisation concession rate	A discounted rate approved for eligible community groups that meet the eligibility criteria
Community sporting facility	Ancillary infrastructure that supports organised sporting activities including club rooms and stand-alone change rooms and toilets or toilets only on an active reserve.
Event	A public or private event means any single, one-off event, either indoor or outdoor, where people assemble for sporting, entertainment or other common purposes. This includes outdoor concerts, fairs, markets, outdoor movie nights, festivals etc.

POL-C-196 Community and Sporting Facility Allocation, Usage and Management

Term	Definition
	Public events do not include private invitation only functions such as weddings and parties, or where a facility is being used within its intended purpose and capacity (i.e. Art Exhibitions, club level sporting days)
Lease agreement	A lease agreement provides the tenant with an interest in the land where they are granted exclusive occupation.
License agreement	A license agreement provides permission to enter a property but without any interest in the land. This means the City still has rights to enter and undertake management and maintenance of the facility.
Passive reserve	Public open space not used for organised sports.
Seasonal hire	This term specifically refers to recognised sporting seasons. A typical/traditional season is the portion of the year in which the sports regulated fixtures and matches are played as defined by the relevant state/national association. Winter season is recognised by the City as 1 April to 30 September and Summer season as 1 October to 31 March. Seasonal hire entitles the hirer up to 2 x 2 hour training sessions and one fixtured game per team, per week. This does not include pre- or post-season training, competitions or cup games held during the season.

4. Policy statement

The City provides a significant range of community and sporting facilities for community use. These facilities may be booked and used on a casual, seasonal or annual basis. The City seeks to ensure that such facilities deliver the maximum community benefit whilst also ensuring there is equitable access and appropriate cost recovery.

5. Policy criteria

5.1 Maximising usage, diversity of use and activation

The City will:

a) Consider community demand and capacity of facilities to ensure appropriate and accessible use of space that is fit for purpose.

b) Promote appropriate use of community facilities, seek to maximise usage and may amend existing bookings as required to achieve effective utilisation, diversity of use and activation of spaces. This includes cancellation or amendment of unutilised booking times.

c) Maximise the use of facilities by allowing multiple user groups to access facilities and requirements to share spaces and facilities in circumstances where this is feasible.

5.2 Prioritising local community

The City seeks to accommodate the needs of the local community by:

a) Prioritising access for local community groups and activities based within the City.

b) Prioritising bookings to current user groups when renewing bookings each year and seasonally. However, the City reserves the right to change current user bookings to a new user at the commencement of a new booking period and commits to providing adequate forward notice when intending to not renew a current booking arrangement.

POL-C-196 Community and Sporting Facility Allocation, Usage and Management

c) When determining a need to reconsider current bookings for facilities, provide an EOI process for current and potential user groups.

d) Being responsive to changing needs in local communities by prioritising access for groups and activities highlighted in Council endorsed plans and strategies, to target support where it is needed the most.

e) Consulting with relevant sporting code peak authorities in prioritising demand needs.

f) Prioritising community and not-for-profit users before commercial users, if there are two competing user groups providing similar community benefit, but one is a community/not-for-profit user group.

g) Allow the use of City facilities for religious purposes on the basis there is community benefit. Notwithstanding this, the City remains secular and prioritising booking groups against community benefit applies equally to religious groups.

5.3 Promoting diversity of use

The City will:

a) Ensure availability of different types of facilities to offer choice and meet the diverse needs of groups and organisations.

b) Utilise user demand data to help guide prioritisation of uses.

c) Maximise participation and inclusion and diversity of community and sporting activities.

d) Encourage a range of uses within its facilities to maximise community participation and provide greater access to a range of local groups and organisations.

e) Consider opportunities for commercial use, which may include partnerships, in order to increase revenue or utilisation of a facility where there is demonstrated community benefit.

5.4 Affordability of hire

The City will:

a) Set fees and charges annually via Council approved budget based on the guiding principles in this Policy, according to the type of users, levels of services and types of facilities.

b) Employ an affordable fee structure which reflects a reasonable user contribution towards the cost of maintaining the facility versus the cost to the broader community.

c) Continue to provide concessionary rates for relevant community groups/organisations who meet the eligibility criteria as per the endorsed schedule of fees and charges, to support access and inclusion.

d) Manage any requests for financial support not detailed in this Policy in accordance with policy POL-C-176 City Grant and Sponsorship Funding.

5.5 Types of agreements

The City will:

a) Ensure that facilities are well maintained and utilised through the following five management options:

   i. Casual hire agreement
   ii. Annual hire agreement
   iii. Seasonal hire agreement
   iv. License agreement
   v. Lease agreement

b) Consider exceptions such as a licence or lease agreement in particular circumstances, for example:

   i. A demonstrated requirement for exclusivity.

POL-C-196 Community and Sporting Facility Allocation, Usage and Management

ii. A requirement for an agreed extended term e.g. to satisfy grant funding requirements.

Lease and licence agreements are outside of the scope of this Policy and are addressed by POL-C-139 Leasing and Licencing of Community Facilities.

5.6 Community facilities

The City will:

a) Offer community facilities with multiple spaces to hire that are suitable for a variety of functions, events and activities.

b) Preference non-exclusive hire agreements (casual or annual hire) for the management of community facilities.

c) Offer community sporting facilities that support organised sport and recreation and the wider community. These include active reserves and supporting infrastructure such as toilets, change rooms, club rooms and multi-purpose community facilities.

d) Preference Seasonal Hire Agreement with an incorporated sporting or recreation club/association for the management of sporting facilities.

e) Give priority (first right of access) to Seasonal and Annual Hirers who have booked the facility in the preceding season/year and bookings are "rolled over" with amendments made as confirmed by the hire group.

f) Not permit non-incorporated clubs/associations/groups to enter into a seasonal and annual hire agreement with the City.

g) Develop and regularly review operational conditions of hire which are consistent with relevant legislation and Local Laws.

h) Direct any request for the provision or upgrade of community infrastructure to the City's Alterations and Additions process.

5.7 Passive reserves

The City has passive reserves available for community to use. The following applies in relation to access.

a) Passive reserves are unable to be hired for exclusive use in a particular time period.

b) Access to areas is on a first come first serve basis. This includes barbecues and playground equipment.

c) Users seeking to utilise passive reserves for an event should notify the City, make a booking and where relevant seek public event approval, to minimise disruption on their planned activities e.g. conflicts with other events, irrigation, maintenance or works and ensure that users comply with all relevant legislation and related City policies.

d) As per the Schedule of Fees and Charges, the City will apply a fee for the administration of the booking and maintenance of the space.

5.8 Fees and charges

The City establishes a Schedule of Fees and Charges subject to annual council budget approval, for facility hire which are affordable for not-for- profit community groups and residents, and commercial rates are charged for private businesses.

a) Where an agreement is entered into (casual, seasonal, annual) charges will apply in accordance with the adopted annual fees and charges schedule.

b) The City annually reviews the schedule of fees and charges considering affordability, utilisation and cost recovery.

c) Community organisations seeking any subsidy in fees for community facility usage will need to satisfy the eligibility criteria for the Community Organisation Concession Rate.

POL-C-196 Community and Sporting Facility Allocation, Usage and Management

Document control

Document approvals:	
Version #	**Council adoption**
1.	
2.	

Document responsibilities			
Custodian:	Manager, Leisure Services	**Custodian Unit:**	Leisure Services
Document management:			
Risk rating:	Low	**Review frequency:**	4 Years
Next review:	2027	**ECM Ref:**	
Compliance requirements:			
Legislation:	Local Government Act 1995		
Industry:	Australian Consumer Law		
Organisational:	Consolidated Local Laws 2005 (as at 27 January 2023) POL-C-139 Leasing and Licensing of Community Facilities POL-C-147 Sports Floodlighting POL-LP-1-12 Public Open Space and Community Buildings POL-C-095 Temporary Trading in Public Places POL-C-176 City Grant and Sponsorship Funding City of Swan Standards of Provision: Open Space and Community Buildings MP-197 Community and Sporting Facility Usage and Management Guideline - City of Swan Public Events City of Swan Schedule of Fees and Charges Conditions of Hire – Community Facility Bookings Casual Booking Form Seasonal Booking Form Annual Booking Form		
Strategic Community Plan:	S1 Safe and health community G2 Sustainable and optimal use of City resources		

14.1.2 POLICY REVIEW - PROCUREMENT

Ward	Not Applicable
Disclosure of Interest	Nil
Business Unit	Organisational Planning and Development
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

KEY ISSUES

- Council last adopted POL-C-116 Procurement (Policy) at its meeting held on 8 March 2023.
- City officers have conducted a review of this Policy and recommended **Minor** amendments.

BACKGROUND

Setting policy is a specific responsibility of Council as outlined in s2.7 of the *Local Government Act 1995.* These strategic documents establish overarching guidelines for governing the City's operations.

As part of the Policy Development and Review Process, City officers evaluate a Policy to determine whether it:

- Remains aligned with relevant statutory, industry and organisational requirements;
- Is achieving its purpose;
- Is working effectively and efficiently;
- Is well supported by appropriate processes; or
- May identify that the Policy requires amendment or is now redundant to the City's operations.

The City undertakes a review of the Procurement policy each year to ensure it remains relevant in comparison with the market and industry best practice.

DETAILS

- The Policy continues to be the standard for the City's decision-making on procurement matters.
- Several paragraphs and terms have been updated within the Policy to be more contemporary and easily understood.

- Removal of ad hoc and low risk from low value purchases (direct purchase up to $10,000). This practice will be updated and communicated within the relevant City process. This update was benchmarked against similar local government procurement policies.

CONSULTATION

No comments were received from any Council Members during the consultation period between 30 August and 27 September 2024.

ATTACHMENTS

1. Policy Review - Procurement [**14.1.2.1** - 8 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership

STATUTORY IMPLICATIONS

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Adopt the revised Policy POL-C-116 Procurement (as attached).

2. Approve that the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy during its period of currency.

CARRIED EN BLOC

Council Policy

City of Swan

POL-C-116 Procurement

1. Purpose

The purpose of POL-C-116 Procurement (Policy) is to:

a) Provide policy and guidance to all City of Swan (City) workers to allow consistency and robust control over City procurement activities.

b) Deliver a best practice approach and procedures to ensure the procurement lifecycle for the City is aligned to the City's strategic objectives for all operational areas.

c) Provide guidance on ethical behaviour and ensure probity, transparency, effective competition and the avoidance of conflicts of interest and bias ~~nepotism~~ in all City planning, procurement and contracting activities.

d) Ensure compliance with the ***Local Government Act 1995 (WA)*** and the Local Government (Functions and General) Regulations 1996 (WA).

2. Scope

This Policy covers all activities undertaken by the City's staff.

3. Terms and definitions

In this Policy the terms below have the following meanings.

Term	Definition
Value for money	Best available outcome for money spent
Procurement lifecycle	The planning, procurement and contract management stages of a goods and service purchase.
Sustainable Procurement	The procurement of goods and services that are produced and provided in a manner that delivers greater environmental, social and local economic outcomes than competing products and services.
Social Procurement	The City's ability to use its buying power to generate social value above the value of the goods or services being procured.
Contract Management Framework	The City's suite of contract management processes, contract documentation and system approvals.
Contract Variation	An alteration or change to the original contract

4. Policy statement

The City is committed to setting up efficient, effective, economical and sustainable procedures in all procurement activities. This ~~procurement~~ Policy:

a) Provides the City with an efficient process for the procurement of goods and services.

b) Ensures that all procurement transactions are carried out in a fair and equitable manner.

c) Strengthens integrity and confidence in the procurement system.

d) Ensures that the City receives value for money in its procurement.

e) Ensures that the City considers the environmental impact of the procurement process throughout the life cycle of goods and services.

f) Ensures the City considers recycled construction and demolition products in civil and construction projects, including but not limited to recycled road base and drainage rock.

g) Ensures the City is compliant with all statutory and regulatory obligations.

h) Promotes effective governance, accountability and definition of City officers' roles and responsibilities.

i) Upholds community and industry respect for the City's procurement practices.

5. Policy Criteria

5.1 Value for money

"Value for money" is an overarching principle governing procurement that allows the best possible outcomes to be achieved for the City.

It is important to note that compliance with the procurement specification is more important than obtaining the lowest price, particularly considering end user requirements, quality standards, sustainability, life cycle costing, and service benchmarks.

An assessment of the best value for money outcome for any procurement should consider:

a) All relevant whole of life costs and benefits, whole of life cycle costs (for goods) and whole of contract life costs (for services) including transaction costs associated with acquisition, delivery, distribution, as well as other costs such as, but not limited to, holding costs, consumables, deployment, maintenance and disposal.

b) The technical merits of the goods or services being offered in terms of compliance with specifications, contractual terms and conditions and any relevant methods of assuring quality.

c) A strong element of competition in the allocation of orders or the awarding of contracts. This is achieved by obtaining a sufficient number of competitive quotations wherever practicable.

Where a higher priced conforming offer is recommended, there should be clear and demonstrable benefits over and above the lowest total priced conforming offer.

5.2 Risk Management

The City is committed to ensuring a risk management assessment of procurement activities that takes into consideration the following:

a) Financial viability and capacity to supply without risk of default (competency of the prospective suppliers in terms of managerial and technical capabilities and compliance history).

b) Where the tender has been assessed as high/extreme risk by City officers, the Chief Executive Officer (CEO) may choose to submit the tender to ~~TRC~~ Council for consideration and authorisation.

c) A centre-led procurement model balances central control which delivers oversight and separation of roles to the procurement process whilst allowing for localised flexibility proportional to spend and risk.

5.3 Sustainable procurement

"Sustainable Procurement" is defined as the procurement of goods and services that have less environmental, social and local economic impact than competing products and services.

The City is committed to sustainable procurement and, where appropriate, shall endeavour to design quotations and tenders to provide an advantage to goods, services and/or processes that minimise

negative environmental, social and local economic impacts. Consideration shall be given to the inclusion of environmental evaluation criteria in the evaluation process and this shall be published as part of the quotation or tender process.

Sustainable considerations must be balanced against value for money outcomes in accordance with the City's sustainability objectives.

Practically, sustainable procurement means the City ~~will always~~ endeavours to identify and procure products and services that:

a) Are necessary;

b) Demonstrate environmental best practice in energy efficiency/and or consumption which can be demonstrated through suitable rating systems and eco-labelling;

c) Demonstrate environmental best practice in water efficiency;

d) Are environmentally sound in manufacture, use and disposal with a specific preference for products made using the minimum amount of raw materials from a sustainable resource, that are free of toxic or polluting materials and that consume minimal energy during the production stage;

e) Can be refurbished, reused, recycled or reclaimed shall be given priority and those that are designed for ease of recycling, remanufacture or otherwise to minimise waste;

f) Ensure recycled products are procured competitively from licenced waste processing facilities; and

g) Encourage the development of competitive local business within its boundary, where economic benefits can be demonstrated.

5.4 Local economic benefit

The City will, as much as practicable, ensure procurement is undertaken with consideration given to local economic benefit. For the purposes of this, local is defined as being within the bounds of the City of Swan. ~~As much as practicable, t~~ The City will:

a) Where appropriate, consider buying practices, procedures and specifications that support the local economy and do not unfairly disadvantage local businesses;

b) Consider indirect benefits that have flow on benefits for local suppliers (i.e. servicing and support);

c) Explore the capability of local businesses to meet requirements and ensure that Requests for Quotation and Tenders are designed to accommodate the capabilities of local businesses;

d) Avoid bias in the design and specifications for Requests for Quotation and Tenders. ~~all~~ Requests ~~must be~~ are structured to encourage local businesses to bid; and

e) Provide adequate and consistent information to potential suppliers.

The City maintains a register of local suppliers interested in receiving quotations for forthcoming projects. Suppliers have the ability to register their interest on the City's website.

5.5 ~~Socially Sustainable~~ Social procurement

The City will support the purchasing of requirements from socially sustainable suppliers such as Australian Disability Enterprises and Aboriginal businesses.

a) Aboriginal businesses

Local Government (Functions and General) Regulations 1996 (WA) regulation 11(2)(h) provides a tender exemption if the goods or services are supplied by a person on the Aboriginal Business Directory WA published by the Chamber of Commerce and Industry of Western Australia, or Australian Indigenous Minority Supplier Office Limited (trading as Supply Nation), where the consideration under contract is $250,000 or less, or worth $250,000 or less.

Pol-C-116 Procurement

Where possible, the City will first consider undertaking a quotation process with other suppliers (which may include other registered Aboriginal Businesses as noted in regulation 11(2)(h)) to determine overall value for money for the City.

Where the City makes a determination to contract directly with an Aboriginal Business for any amount up to and including $250,000 (ex GST), it must be satisfied through alternative means that the offer truly represents value for money.

b) Australian disability enterprises

Local Government (Functions and General) Regulations 1996 (WA) regulation 11(2)(i) provides a tender exemption if the goods or services are supplied by an Australian Disability Enterprise.

Where possible, the City will first consider undertaking a quotation process with other suppliers (which may include other Australia Disability Enterprises) to determine overall value for money for the City.

Where the City makes a determination to contract directly with an Australia Disability Enterprise for any amount, including an amount over the Tender threshold of $250,000 (ex GST), it must be satisfied through alternative means that the offer truly represents value for money.

5.6 Procurement

5.6.1 Anti- avoidance

In accordance with Local Government (Functions and General) Regulations 1996 (WA) regulation 12(1), procurement activities for the same goods or services should be aggregated into a single procurement activity to achieve the best value for money and efficiencies for the City. Multiple procurement activities, for the same goods or services, must not be conducted, with the intent ~~(unintentional or otherwise)~~ of separating the procurement over two or more purchase orders or contracts, so that the effect is to avoid a procurement threshold outlined in section 8.2.

5.6.2 Procurement thresholds

The following thresholds apply where the total value (excluding GST) of the full contract period for the procurement of goods and/or services (including any option(s) to extend) is, or is expected to be:

Value of procurement (All values ex-GST)	**Applicable process**
~~Ad hoc and low risk p~~ Purchases with a value less than $10,000 (Award: Relevant officer approval required)	Goods and services of a low risk and occasional nature may be purchased without the need for multiple quotations. ~~These goods or services must be ad hoc and not of a repetitive nature otherwise a~~ A single written or verbal quotation must be obtained and this may be in any form including an invitation to treat.
$10,000 to less than $50,000 (Award: Manager approval required)	Seek a minimum of two (2) ~~sufficient number of~~ written quotations ~~(minimum two)~~ and obtain a minimum of one quotation. ~~Maintain a record of the decision to award on file~~
$50,000 to less than $250,000 (Award: Executive Director approval required)	Seek a minimum of three (3) ~~sufficient number of~~ written requests for quotations (minimum three) and obtain a minimum of one quotation.

Pol-C-116 Procurement

Value of procurement (All values ex-GST)	Applicable process
	Quotations above $150,000 must be sought in conjunction with the City's Contracts and Procurement Team.
$250,000 and above (~~CEO or full Council approval required~~ Award: Executive Director, Chief Executive Officer or full Council approval required)	Conduct a public tender or EOI process. OR Seek a minimum of three (3) written quotations from the pre-qualified panel members of WALGA, unless otherwise determined to be an exempt procurement under 8.4. of this Policy. OR Follow the relevant Common Use Agreement CUA buying guidelines.

Note: Where it is considered beneficial, tenders may be called in lieu of seeking quotations for purchases under the $250,000 threshold (excluding GST). The decision to follow this process will be made by the Executive Director, and/or the Chief Executive Officer.

If a decision is made to seek tenders for contracts of less than $250,000, the same procedure must be followed as for all Requests for Tenders, Expressions of Interest, Request for Proposal, and other public procurement processes.

5.7 Probity advisors

To ensure a transparent and fair assessment of the procurement process and to achieve best value for money, an independent person may be appointed to act as a Probity Advisor.

Circumstances by which a Probity Advisor may be engaged include:

a) A procurement with an expected value of $2,000,000 or over.

b) A procurement that is complex or unusual in nature.

c) A procurement considered politically sensitive or subject to a high degree of public scrutiny.

The decision to appoint a Probity Advisor will be at the complete discretion of the Chief Executive Officer.

5.8 Procurement exemptions

Where the City is exempt from publicly inviting tenders when procurement meets any of the requirements outlined under regulation 11(2) of the Local Government (Functions and General) Regulations 1996 (WA) value for money must be demonstrated.

~~Furthermore, t~~ The City may waive the requirement to undertake a competitive quotation ~~as determined by the CEO~~ where a written justifiable reason is presented and accepted. Evidence of the sole-supply must be recorded and authorised by contracts and procurement and the relevant Executive Director. ~~All details of the arrangement will be updated in an annual register.~~

Pol-C-116 Procurement

City of Swan

5.9 Using a tender exempt panel of pre-qualified suppliers

The City will request quotations from pre-qualified suppliers ~~and ensure each pre-qualified supplier will be invited to quote~~ for the supply of goods and services related to the pre-qualified panel. Pre-qualified suppliers will receive consistent information to ensure a fair and transparent process is undertaken. ~~by:~~

~~a) Maintaining a comprehensive panel register.~~

~~b) Inviting each pre-qualified supplier to quote for the supply of goods and services.~~

When engaging ~~a~~ suppliers from a pre-qualified panel ~~the following must be undertaken~~ a written specification will be prepared and distributed in accordance with the process outlined within the Panel Agreement.

~~a) A written specification must be prepared.~~

~~b) Authorisation received from Officer assigned to the respected limit to invite panel members to respond.~~

~~c) Follow the relevant process.~~

~~The City will ensure clear, consistent and regular communication between pre-qualified panel members by:~~

~~a) Maintaining a comprehensive register.~~

~~b) Providing to suppliers on the panel register regular information of upcoming opportunities.~~

~~c) Notifying all panel members who submitted a response of quotation outcomes.~~

Factors which may be considered ~~which will be taken into account~~ when distributing work include but are not limited to:

a) The City's mandatory compliance requirements.

b) Cost.

c) Availability.

d) Capacity.

e) Project specific requirements.

All written information will be recorded and retained in accordance with Section 11 of the Procurement Policy.

5.10 Contract management

5.10.1 Contract management

All City contracts will be proactively managed during their lifecycle by the responsible City officer to ensure the City receives value for money and to enforce performance against the contract.

The Contracts and Procurement team are responsible for the administration and maintenance of the City's contract management system, framework, ~~and~~ register and dispute process. All goods and service contracts valued $50,000 (ex GST) and above will be maintained in the Contract register.

The Contracts and Procurement team will perform post contract performance reviews ~~(audits)~~ on selected contracts ~~and provide updates to City Executive Management and Council~~ with the intention of continuously improving performance. Reports will be provided to the Executive Management team for consideration.

Upon expiry of the original contract, and after any options for renewal or extension included in the original contract have been exercised, the City is required to review the purchasing requirements and commence a new competitive purchasing process in accordance with this Policy.

Pol-C-116 Procurement

City of Swan

5.10.2 Contract variations

In accordance with Local Government (Functions and General) Regulation 21A a contract must not be varied unless:

a) The variation is necessary ~~in order~~ for the goods or services to be supplied and does not change the scope of the contract.

b) The variation is a renewal of extension of the term of the contract where the extension or renewal options were included within the original contract.

Furthermore, a variation to the term of a contract is not permitted, as per Local Government (Functions and General) Regulations 1996 (WA) regulation 11(2)(ja), unless:

a) The City has an existing contract for the required goods or services, and

b) The existing contract expires within 3 months, and

c) The extension is for a term of not more than 12 months from the expiry of the existing contract, and

d) The contract extension is entered into at a time when there is in force a state of emergency declaration applying to the City.

5.11 Records management

a) All records associated with ~~the~~ a procurement ~~tender/quotation~~ process ~~or a direct purchase process~~ must be recorded and retained as official City records.

b) For a tender, quotation or direct purchase process this includes:

   i. All tender/quotation documentation;

   ii. Internal documentation;

   iii. Evaluation documentation;

   iv. All correspondence including enquiry and response documentation;

   v. Notification and award documentation

c) For a ~~direct procurement~~ contract management process this includes:

   i. ~~Quotation~~ Contract documentation, including claims, correspondence and file notes;

   ii. Relevant internal documentation;

   iii. ~~Order forms and requisitions.~~ All communications with the contractor or relevant third parties.

Record retention shall be in accordance with the minimum requirements of the ***State Records Act 2000 (WA),*** and the City's management practice Records Management.

Pol-C-116 Procurement

Document control

Document approvals:			
Version #	**Council adoption**		
1.	21 March 2007		
2.	2 September 2009		
3.	2 March 2011		
4.	10 September 2014		
5.	16 December 2015		
6.	30 November 2016		
7.	12 April 2017		
8.	15 April 2020		
9.	21 October 2020		
10.	2 March 2022		
11.	8 March 2023		
Document responsibilities			
Custodian:	Executive Manager Governance	**Custodian Unit:**	Governance
Document management:			
Risk rating:	High	**Review frequency:**	1 Year
Next review:	2025	**ECM Ref:**	5627462
Compliance requirements:			
Legislation:	Local Government Act 1995 (WA) Local Government Act (Functions and General) Regulations 1996 (WA) State Records Act 2000 (WA) Local Government Act 1995 – Section 9.49A(4) – Execution of documents		
Industry:			
Organisational:	Code of Conduct PRO-GO-001 Direct purchase of goods and services process applies PRO-GO-002 Calling for public tenders process applies PRO-GO-005 Written quotation process (A) applies PRO-GO-006 Formal written quotation (RFQ) process (B) applies PRO-GO-009 Waiving of requirements to seek quotations or call for public tenders PRO-GO-013 Panel arrangement quotation A PRO-GO-014 Panel arrangement quotation B PRO-GO-015 Panel arrangement PRO-GO-016 Contract Management Framework Delegation 41 – Appointment of Authorised Persons to Executive Documents Guideline – Execution of City Documents Manage Conflicts of Interest (PRO-GO-083) process		
Strategic Community Plan:	G2 Sustainable and optimal use of City resources N1 Sustainable natural environment		

14.1.3 POLICY REVIEW - COMPLAINTS MANAGEMENT RELATING TO CONDUCT OF COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Organisational Planning and Development
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

KEY ISSUES

- Council last adopted POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (Policy) at its meeting held on 12 May 2021.
- City officers have conducted a review of this Policy and recommended **Moderate** amendments.

BACKGROUND

Determining policies is a specific responsibility of Council (s2.7 of the *Local Government Act 1995*), with these key strategic documents used to set high level direction on the operation of the City.

As part of the Policy Development and Review Process, City officers evaluate a Policy to determine whether it:

- Remains aligned with relevant statutory, industry and organisational requirements
- Is achieving its purpose
- Is working effectively and efficiently
- Is well supported by appropriate processes
- May identify that the Policy requires amendment or is now redundant to the City's operations.

To facilitate effective and timely decision-making through Council, City officers consult with Council Members prior to a reviewed Policy being presented for adoption or repeal.

DETAILS

The purpose of POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (Policy) is to outline the City's approach to the management of complaints relating to alleged breaches of the behaviour requirements of the Code of Conduct - Council Members and Committee Members for Council Members, committee members and candidates.

The Policy outlines certain aspects, such as how a complaint may be lodged, how that complaint will be managed and if a breach has occurred, what actions may be imposed.

As a result of a review of the Policy, City officers recommend that Moderate amendments are required. These amendments include:

- An early intervention meeting with the Mayor, the CEO as the Council's Delegate and the complainant and respondent with a view to resolving the matter.
- A process to appeal a decision to decline the complaint by the CEO.
- If the CEO has a conflict of interest with respect to the complaint, the complaint is to be considered by the Executive Manager Governance.

CONSULTATION

As part of the policy review process, a Council Briefing was held on 15 May 2024, seeking feedback and input from Council Members. The revised Policy as then provided to Council Members for further consultation for the period August 30 to September 2024. No further feedback was received.

ATTACHMENTS

1. Policy Review - Complaints Management Relating to Conduct of Council Members [**14.1.3.1** - 7 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership

STATUTORY IMPLICATIONS

Local Government Act 1995
Local Government (Model Code of Conduct) Regulations 2021

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Adopt the revised Policy POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (as attached).

2. That the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy during its period of currency.

MOTION that Council resolve to:

1. Adopt the replacement Policy POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (as shown below)

2. That the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy during its period of currency.

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

Introduction

This policy is made in accordance with s.105 (*Division 9 Conduct*) of the *Local Government Act 1995* (the Act) and Division 3 of the *Local Government (Model Code of Conduct) Regulations 2021* (the Regulations).

Objective

To outline the City of Swan's approach regarding the management of complaints of alleged breaches of the City's Code of Conduct for Council Members, Committee Members and Candidates.

Scope

This policy applies to Members, Committee Members and Candidates.

Complaints that are inappropriate under this policy are:

(a) Complaints made with the intent of addressing personal grievances or disagreements;

(b) Complaints made to express dissatisfaction with a Member, or Committee Member's, lawfully made decisions or performance of their role;

(c) Complaints made where behaviour occurred at a Council or Committee Meeting and the behaviour was dealt with at that meeting;

(d) Minor breach matters of Members, Committee Members or Candidates;

(e) Serious breach matters of Members or Committee Members; or

(f) Allegations of Minor Misconduct.

Definitions

Term	Definition
Act	*Local Government Act 1995.*
breach	means a minor breach; or a serious breach (as defined below).
Candidate	an individual is considered a candidate once their nomination for election is accepted, by a Returning Officer, under s.4.49 of the Act. The Code of Conduct applies to the individual from that point. Any alleged breach of the Code of Conduct may only be addressed if and when the individual is elected as a council member.
CEO	Chief Executive Officer
Code	Code of Conduct for Council Members, Committee Members and Candidates under Division 9 of the Act that guides the decisions, actions and behaviours of Council Members, Committee Members and Candidates.
Committee member	under the Regulations, a 'committee member' includes any council member, local government employee or unelected member of the community who has been engaged by the council to participate in a council committee.
Complaint	means a complaint made under clause 11(1) of the Code of Conduct.
Complaint Form	The City's approved Complaint About Alleged Breach Form, as a form to be used when making a complaint through this policy.
Complaints Officer	means the person who is the complaints officer under section 5.120 for the local government concerned;
Council	The local government, responsible for making decisions in formal meetings held under the auspices of Part 5 of the Local Government Act 1995 and under the City's Meeting Procedures Local Law.
Evidence	references to 'evidence' in the Regulations means the available facts or information indicating whether an allegation is true or valid. Local governments must use evidence provided by the complainant and by the person to whom the complaint relates, as well as other relevant information, to decide whether an alleged breach of the Code has occurred.

Investigator	is a suitably qualified person or organisation appointed by the Chief Executive Officer to review and consider complaints.
Member	means in relation to a council or committee, a Council Member in the Act; Elected Member; or Councillor; or a member of the committee.
Minor Breach	has the meaning given in section 5.105(1), and it includes a recurrent breach;
Minor misconduct	Allegations of Corruption, Crime or Misconduct (s.4(d) of the *Corruption, Crime and Misconduct Act 2003*)
Model Code	means the model code of conduct prescribed for the purposes of section 5.103(1);

Other Terms Used	Other terms used in this policy that are also used in the Act have the same meaning as they have in the Act unless the contrary intention appears.
Party	when used in connection with a complaint, means — a (a) the person who made the complaint; or b (b) the person against whom the complaint was made.
Primary Standards Panel	means the standards panel established under section 5.122(1);
Recurrent Breach	has the meaning given in section 5.105(2);
Regulations	Local Government (Model Code of Conduct) Regulations 2021
Rule Of Conduct	means a provision of the model code that is specified in the model code to be a rule of conduct;
Serious Breach	has the meaning given in section 5.105(3);
City	the City of Swan.
Mayor	means the Mayor of the City of Swan
Standards Panel	means a standards panel established under section 5.122(1) or (2).
Suitably Qualified:	an independent person or organisation with demonstrated previous experience and expertise in investigating and reviewing complaints and/or legislative breaches.

Policy Statement

This policy is limited to complaints about breaches of Division 3 of the City's Code. A person may make a complaint, in accordance with the Code, alleging a breach of a requirement set out in Division 3 of the Code.

1. Cost of Complaints Process

No fee will be charged to lodge a complaint under this policy.

An Investigator will charge the City a fee to cover the costs of dealing with a complaint. This fee is charged for each complaint, whether or not a breach is found.

Council shall ensure adequate resources are allocated annually in the City's Annual Budget to provide for the Complaints Officer of the City to engage Investigators to deal with a complaint.

2. Complaint Process

2.1 Complaint initiated

Any person may make a complaint alleging a breach of Division 3 of the Code as follows:

(i) A complaint must be made in writing using the City's Complaint Form;

(ii) The complainant lodges the Complaint Form together with supporting evidence for the complaint with the City's Complaints Officer;

(iii) The complainant must provide details in their complaint with supporting information and evidence;

(iv) The alleged complaint must be lodged within 1 month of the occurrence of the alleged breach;

(iv) Complaints must be submitted by the person making a complaint;

(v) Complaints cannot be submitted anonymously;

(vii) The complainant must provide contact details (address or email).

2.2 Complaint received

The Complaints Officer will, within fifteen working days:

(i) Contact the complainant acknowledging that the complaint has been received;

(ii) as part of the acknowledgment process, provide the complainant with a copy of the City's Complaints of alleged breach of the Code;

(iii) provide the Member who is the subject of the complaint with a copy of the complaint form and the City's Complaints of alleged breach of the Code, including the name of the complainant; and

(iv) send the Complaint with supporting evidence to the investigator.

2.3 Complaints addressed

Complaints will be addressed and considered based on the order in which they are received. Complaints relating to Candidates will only be addressed if and when the individual is elected as a Member.

2.4 Appointment of Investigator

The City's Complaints Officer must appoint an independent investigator to review complaints.

2.5 Mediation

An Investigator will offer mediation to both parties as the first option before progressing with the complaint. If issues raised in the complaint are resolved to the satisfaction of both parties, the complainant must lodge a withdrawal of complaint in writing to the Complaints Officer.

3. Investigator making a Finding

Before making a finding in relation to a complaint, the investigator must provide the Member who is the subject of the complaint with an opportunity to respond to the allegations in the complaint and an opportunity to provide their own comments and evidence for consideration within ten working days of the notification of the complaint.

After reviewing a complaint, the investigator, must make a finding as to whether the alleged breach of the Code has or has not occurred.

3.1 Report on Findings

The Investigator must provide details of their assessment to the Complaints Officer within twenty working days from the receipt of a complaint form from the Complaints Officer.

Should the Investigator make a finding on the alleged breach of the Code, they must inform the Complaints Officer by providing the reasons for the finding and outcome in their written report.

A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

Should the Investigator make a finding on the alleged breach of the Code, the Investigator must, within their report, include a recommendation if further action is required and if that is the case, prepare an action plan to address the behaviour of the person to whom the complaint relates.

The Investigator may also recommend to Council that the complaint be dismissed in accordance with clause 11 of the Local Government (Model Code of Conduct) Regulations 2021.

3.2 Action Plans

When preparing an action plan the Investigator must consult with the person about whom the complaint was made.

The Member must be provided with the opportunity to be involved in matters such as the timing of meetings or training.

The action plan may include a requirement for the person about whom the complaint was made to do one or more of the following:

i. engage in mediation;

ii. undertake counselling;

iii. undertake training; or

take other action the local government considers appropriate.

An action plan should be designed to provide Members, Committee Members, or Candidates, with the opportunity and support to demonstrate the professional and ethical behaviour expected.

The plan should outline:

i. the behaviour(s) of concern;

ii. the actions to be taken to address the behaviour(s);

iv. who is responsible for the actions; and

v. an agreed timeframe for the actions to be completed.

4. Withdrawing a complaint

A complainant may withdraw their complaint at any time before Council considers it. The withdrawal of a complaint must be in writing and addressed to the Complaints Officer.

5. Informing Council

The Complaints Officer is responsible for informing Council.

If Council are required to make a decision in regard to the complaint, the Complaints Officer will submit to Council, a confidential report that includes information received from the Investigator.

The recommendation in the report would ask Council to:

i. dismiss a complaint; or

ii. decide that the alleged breach has not occurred; or

iii. decide that the alleged breach has occurred and resolve to adopt an action plan.

6. Written Notice

The Complaints Officer must give the complainant, and the person about whom the complaint was made a written notice of the finding and the reasons for the finding and a copy of Council's decision including any reasons for the decision that were not part of the Council report.

7. Confidentiality

It is an offence for a person to disclose that a complaint has been made and/or any details of a complaint unless Council have made a formal finding of a breach in respect of the complaint.

8. Follow up and Further Action

The Complaints Officer is responsible for monitoring the actions and timeframes set out in the action plan adopted by Council.

Where a Member, Committee Member or Candidate does not undertake the actions required by the Council following a breach of the Code, they would be breaking the rule of conduct, which is considered a minor breach, as defined in the Act.

The Complaints Officer for the City of Swan will comply with s.5.106 and s.5.107 of the Act in respect to an alleged minor breach.

Document approvals:
Version # Council adoption
1. May 12, 2021
2.
Document responsibilities
Custodian: Executive Manager - Governance **Custodian Unit:** Governance
Document management:
Risk rating: Low **Review frequency:** 4 Years
Next review: 2028 **ECM Ref:** 6725892
Compliance requirements:
Legislation:
Local Government Act 1995
Local Government (Model Code of Conduct) Regulations 2021
Industry:
Ombudsman Western Australia Guidelines on Complaint Handling
ISO 10002:2018 – Quality management – Customer satisfaction – Guidelines for complaints handling in organisations
Organisational:
Code of Conduct – Councillors Council Members and Committee Members
POL-C-141 Councillor Council Member Allowances, Expenses and Recognition
POL-C-169 Election Caretaker Provisions
POL-C-173 Councillor Council Member Professional Development and Training
POL-C-172 Attendance at Events – Councillors Council Members and CEO
Strategic Community Plan: G1 Aligned leadership and direction

Reason for Motion (provided by Deputy Mayor Johnson)

Division 3 complaints should be assessed by an independent investigator to ensure that there is no apprehended bias.

(Deputy Mayor Johnson - Cr Howlett)

MOTION WAS PUT TO THE VOTE AND LOST (4/9)

For: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Knight
Against: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino

MOTION TO ADOPT THE OFFICER'S RECOMMENDATION

(Cr Bowman - Cr Aringo)

MOTION WAS PUT TO THE VOTE AND CARRIED (9/4)

That Council resolve to:

1. Adopt the revised Policy POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (as attached).

2. That the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy during its period of currency.

For: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Knight

Council Policy

City of Swan

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

1. Purpose

The purpose of POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates (Policy) is to outline the City of Swan's (City) approach to the management of complaints relating to alleged breaches of the behaviour requirements of the Code of Conduct - Council Members and Committee Members (the Code) for Council Members, committee members and candidates. This includes how a complaint may be lodged, how that complaint will be managed, and if a breach has occurred, what actions may be imposed.

~~This policy sets out how a complaint may be lodged, how that complaint will be managed and if a breach of the Code of Conduct for Councillors, committee members and candidates (the Code) has occurred, what actions may be imposed.~~

~~2. Objective~~

~~To have a structured framework for dealing with alleged breaches of the Code that is equitable, objective, timely and transparent.~~

~~Where the behaviour of an elected member, committee member or candidate does not comply with the Code, it is intended that Council address the behaviour through resolution, education and other remedial actions that it considers appropriate, rather than formal sanctions.~~

2. ~~3.~~ Scope

Only complaints that relate to Division 3 of the Code ~~of Conduct for Councillors, committee members and candidates~~ are to be dealt with under this Policy.

Complaints that relate to Division 4 of the Code ~~of Conduct for Councillors, committee members and candidates~~ are to be dealt with under the process established by the Local Government Standards Panel (the Standards Panel).

Where an individual does not comply with any action required by Council, then Council may determine that the matter be referred to the Standards Panel as an alleged contravention of a rule of conduct. The Standards Panel has the authority to make binding decisions regarding allegations of minor misconduct.

3. ~~4.~~ Policy statement

3.1 What is a Code of Conduct complaint?

3.1.1 A complaint that shows or tends to show conduct on the part of ~~an elected~~ a Council Member in connection with their role as ~~an elected~~ a Council Member or the exercise of their functions as ~~an elected~~ a Council Member that would constitute a breach of the standards of conduct prescribed under Division 3 of the ~~Councillors'~~ Code ~~of Conduct~~ if proven.

3.1.2 A Code of Conduct complaint must be ~~ls~~ made within one month of the alleged conduct occurring.

3.1.3 A Code of Conduct complaint must be ~~ls~~ submitted on the prescribed form with sufficient supporting information to enable assessment of the complaint.

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

3.1.5 The following are not "code of conduct complaints" for the purposes of this Policy:

a) Complaints about the standard or level of service provided by Council or ~~an elected~~ a Council Member;

b) Complaints that relate solely to the merits of a decision made by Council or the exercise of a discretion by Council or ~~an elected~~ a Council Member;

c) Complaints about the policies or procedures of Council;

d) Complaints about the conduct of ~~an elected~~ a Council Member arising from the exercise of their functions in good faith, whether or not involving error, that would not otherwise constitute a breach of the standards of conduct prescribed under the ~~Councillors'~~ Code ~~of Conduct~~;

e) A matter that is addressed by the Presiding Member during a meeting;

f) Where ~~an elected~~ a Council Member complies with a request for remedial action in accordance with the relevant law, or Council resolution.

3.2 ~~4.2~~ How to make a Code of Conduct complaint?

3.2.1 Any person can make a complaint concerning ~~an elected~~ a Council Member's conduct under Division 3 of the ~~City's~~ Code (Complainant) ~~of Conduct for Councillors~~.

3.2.2 All Complainants are required in the first instance, to discuss the complaint with the Council's Delegate to determine whether in accordance with clause 3.4, the complaint is a Division 3 complaint. If the CEO has a conflict of interest in the matter, the Complainant is to discuss the complaint with the Executive Manager Governance.

3.2.3 If the Council's Delegate or the Executive Manager Governance (acting as the Council's Delegate) accepts the complaint and subject to lodgement of the complaint in the prescribed form, the Council's Delegate will advise the Council member who is the subject of the complaint (Respondent) and provide that person with a copy of the complaint form.

3.2.4 Any complaint must be lodged within one month of the alleged breach occurring.

3.2.5 Complaints about an alleged breach should be made to the ~~Complaints Officer~~ Council's Delegate.

3.2.6 Complaints must be in writing and in the prescribed form.

3.2.7 All relevant information needs to be included in the complaint for it to be investigated and responded to appropriately. It is important to provide as much detail as possible, as the complaint will form part of the evidence considered by Council or Council's Delegate when deciding whether a breach of the Code ~~of Conduct~~ has occurred.

3.3 ~~4.5~~ Complaint management principles

3.3.1 Any person ~~one~~ who believes ~~an elected~~ a Council Member has breached Division 3 of the ~~Councillor's~~ Code ~~of Conduct~~ can make a complaint.

3.3.2 Complaints can be made without fear of retribution.

3.3.3 Complaints will be responded to in a timely manner.

3.3.4 Complaints will be managed in a fair, objective, equitable and consistent manner.

3.3.5 The confidentiality and privacy of complainants will be protected.

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

3.3.6 Ensure the application of natural justice and procedural fairness.

3.3.7 Regularly analyse complaints data to improve the conduct of ~~Councillors~~ Council Members where possible.

3.4 ~~4.3~~ What complaints may be declined at the outset?

3.4.1 Without limiting any other provision in this Policy, the Council's Delegate may decline to deal with a complaint under this Policy where they are satisfied that the complaint:

a) Is not a code of conduct complaint; or

b) Is not made within one month of the alleged conduct occurring; or

c) Is misconceived or considered trivial, or frivolous, or vexatious or not made in good faith; or

d) Relates to a matter the substance of which has previously been considered and addressed by the Council and does not warrant further action; or

e) Is not made in a way that would allow the alleged conduct and any alleged breaches of the Code to be readily identified.

3.4.2 If a complaint is declined by the Council's Delegate and the Complainant does not accept the decision, the Complainant may request the Council's Delegate to have his/her decision reviewed by the City's General Counsel or in the absence of the General Counsel, another legal officer appointed by the Council's Delegate.

3.4.3 If the City's General Counsel's opinion is that the complaint be accepted, the matter shall be referred to an Independent Assessor (Assessor) to decide whether it is a complaint that can be accepted under the Policy.

3.4.4 The decision of the Assessor will be final.

3.5 Early intervention meeting

3.5.1 If a complaint is accepted, the Complainant and Respondent are required to meet with the Mayor and Council's Delegate as soon as is reasonably practicable, time being of the essence, to discuss the matter with a view to resolving the complaint (Early Intervention Meeting).

3.5.2 If the issues the subject of the complaint are resolved at the Early Intervention Meeting to the satisfaction of the Complainant, the Complainant is required to withdraw the complaint in writing or by email.

3.5.3 If the Early Intervention Meeting is unsuccessful, the complaint will be referred to the Assessor appointed to assess the complaint and make a determination.

3.6 ~~4.6~~ Roles

3.6.1 Complaints Officer

a) Authorised by the Council's Delegate and in accordance with clause 11(3) of the Code ~~of~~ is to receive the valid complaints and allow withdrawal of complaints by the Complainant.

b) Is not an advocate for the Complainant or Respondent. The Complaints Officer provides procedural information and assistance to both the Complainant and Respondent.

c) Liaises with and provides administrative support to the independent consultant in their role as Assessor ~~and~~ as appointed under this Policy.

d) In undertaking their functions, the Complaints Officer will apply the principles of this Policy.

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

3.6.2 Independent ~~Complaint~~ Assessor

a) Appointed by the Complaints Officer in accordance with 3.7 of this Policy.

b) Is an ~~impartial~~ independent third party who will undertake the functions specified in this Policy. In undertaking their functions, the ~~Complaint~~ Assessor will liaise with the Complaints Officer to manage the administrative requirements of dealing with the complaint in accordance with this Policy.

3.7 ~~4.7~~ Appointment of Independent ~~Consultant~~ Assessor

3.7.1 In accordance with the City's Procurement Policy, the Complaints Officer will engage a suitably qualified and experienced independent consultant to be the ~~Complaint~~ Assessor ~~and~~ to assist with the assessment of complaints and preparation of reports for Council or its delegate to consider in accordance with the City's Procurement Policy.

3.7.2 Council will set aside money in the annual budget for this purpose.

3.7.3 In the event an appropriate consultant cannot be engaged or is not available the Complaints Officer has the opportunity to refer the matter to a City officer (as determined by the CEO) to assist in assessing and processing the complaint.

3.7.4 Any independent ~~consultant~~ Assessor engaged to assist with complaints will be required to follow the City's process to ensure consistency.

3.8 ~~4.8~~ How are Code of Conduct complaints managed?

3.8.1 Complaint initiated

a) On receipt of a complaint accepted by Council's Delegate, the Complaints Officer within ten (10) business days will acknowledge receipt of the complaint and engage with both parties to arrange the Early Intervention Meeting which is to be held within fourteen (14) business days of the Complaints Officer engaging with the Complainant and the Respondent to arrange the Early Intervention Meeting. Time is of the essence and both parties are expected to do all that is reasonably practicable to agree a time for the Early Intervention Meeting.

b) If the Early Intervention Meeting does not lead to the withdrawal of the complaint, the Complaints Officer will forward the Complaint to the Assessor for assessment and determination.

c) On receipt of a valid complaint from the Complaints Officer, the Assessor:

i. Contacts the Complainant acknowledging that the complaint has been received and advising of process and expected timeline for the complaint to be dealt with;

ii. Provides the ~~Councillor who is the subject of the complaint~~ Respondent with a copy of the complaint and provides them with an opportunity to respond within fourteen (14) business days to the allegations in the complaint and to provide their own evidence for consideration;

iii. If, in the ~~consultant's~~ Assessor's opinion, the complaint discloses a serious breach (rather than a breach of the Code ~~of Conduct~~), the complaint is to be referred to the Department of Local Government.

d) ~~Independent consultant~~ The Assessor collates the complaint information, prepares a draft report and provides a ~~copy to both parties for comment~~ summary of their findings to the Complainant and Respondent and in the event that the Assessor determines a breach has

POL-C-184 Complaints Management Relating to Conduct of Council Members, Committee Members and Candidates

occurred, the recommended sanction to the Complainant and Respondent for feedback. ~~Once feedback is received, the report will be finalised and submitted to Council or its delegate for consideration. The report will include:~~

~~i) An outline of the process followed, including how the responses was provided with an opportunity to be heard;~~

~~ii) Complaint documents as attachments;~~

~~iii) The response documents received from the respondent (if any) as attachments;~~

~~iv) A recommendation for the Council (or its delegate) including reason(s);~~

~~v) A proposed plan for the Council (or its delegate) if considered appropriate.~~

e) Feedback is only to be provided on the recommended sanction and must be provided within fourteen (14) business days. Subsequently and irrespective of whether feedback is provided, the Assessor will finalise their report and submit it to the Complaints Officer for consideration.

3.8.2 Council finding

a) The Council or ~~its~~ the Council's Delegate consider the complaint information and makes a finding as to whether the conduct did or did not constitute a breach of the Code ~~of Conduct~~. Council or the Council's Delegate must also provide reasons for its finding.

b) The Council or ~~its~~ the Council's Delegate must be satisfied that, ~~on the balance of probabilities,~~ it is more likely than not that a breach occurred.

3.8.3 How Council considers complaints

a) It is important to understand that Council or ~~its~~ the Council's Delegate does not have any powers to investigate complaints.

b) Council or ~~its~~ the Council's Delegate can only make decisions based on the evidence presented to it in complaints and in responses from ~~Councillors~~ Council Members who are the subject of complaints.

c) Council or ~~its~~ the Council's Delegate decisions are based on its evaluation of whether it is more likely that the alleged breach occurred than that it did not occur, based on the evidence available.

d) It is important that individuals include as much relevant and verifiable information and evidence as possible on the form and in responses and submissions to the ~~Complaint~~ Assessor as the Council or the Council's Delegate is reliant on the Assessor's report in making its determination.

e) Council or ~~its~~ the Council's Delegate may refuse to deal with complaints, or make a finding of no breach, where there is inadequate evidence to support claims made.

f) Evidence may include copies of meeting agendas and minutes, audio/video recordings or transcripts from meetings, copies of correspondence such as letter or e-mails and other information.

g) Personal opinions, suspicions about motives and other non-factual information cannot be considered by the ~~Complaints~~ Assessor and the Council or ~~its~~ the Council's Delegate and should not be submitted.

h) Where Council is the decision-maker, the decision will be made on the evidence provided and recommendations made in the report prepared by the ~~Complaint~~ Assessor. No

additional submissions or deputations will be permitted. Both Complainant and Respondent ~~of~~ to the complaint for Council decision are not permitted to be present during the debate or vote on the matter.

i) The Council's Delegate does not have authority to change the ~~Complaints~~ Assessor's report and/or recommendation. Any reports that do not meet the required standard are to be referred back to the ~~Complaint~~ Assessor. The Council's Delegate always has the option to refer the matter to Council if deemed necessary.

3.9 ~~4.9~~ Action plans

3.9.1 Where Council or ~~its~~ the Council's Delegate determines, an action plan is to be prepared and implemented, consultation must be undertaken with the ~~Councillor~~ Council Member to whom the plan relates.

3.9.2 The action plan is to be designed to provide the ~~Councillor~~ Council Member with the opportunity and support to demonstrate the professional and ethical behaviour expected of elected representatives. It is not to include measures that are intended to be a punishment.

3.9.3 The action plan is to outline:

a) The behaviour(s) of concern;

b) The actions to be taken to address the behaviour(s);

c) Who is responsible for the actions;

d) An agreed timeframe for the actions to be completed.

3.9.4 Actions and timeframes are to be agreed between the ~~elected~~ Council Member and the Complaints Officer within the parameters set by Council or ~~its~~ the Council's Delegate and monitored by the Complaints Officer for compliance. Completion of action plans will be communicated to Council via memorandum from the CEO.

3.9.5 ~~An elected~~ A Council Member who does not undertake the actions required following a breach of the Code ~~of Conduct~~ will be referred to the Standards Panel by the CEO for the matter to be considered as a minor breach under the Rules of Conduct.

3.9.6 If individual circumstances warrant, the CEO may refer the non-compliance to Council for a decision prior to referral to the Standards Panel.

3.10 ~~4.10~~ Withdrawal of complaints

3.10.1 A Complainant may withdraw their complaint at any point prior to Council or ~~its~~ the Council's Delegate making a finding.

3.10.2 Withdrawal of complaints must be in writing and submitted to the Complaints Officer.

3.11 ~~4.11~~ Confidentiality

3.11.1 To ensure procedural fairness, lodgement and details of complaints lodged are to remain confidential until such time as Council or ~~its~~ the Council's Delegate ~~resolve~~ determines otherwise.

3.11.2 ~~Councillors~~ Council Members, staff and consultants who have a role in handling a specific complaint will be provided with sufficient information to fulfil their role. They must manage this information securely and must not disclose or inappropriately use this information.

3.11.3 The Complainant's contact information will not be provided to the Respondent. Only their name will be provided.

3.11.4 The Complainant's name and contact information will not be included in any publicly available documents.

3.11.5 Where the Complaints Officer is aware of a Division 3 complaint at the time of lodgement of a complaint against Division 4, the Complaints Officer will advise the Standards Panel of the Division 3 complaint.

3.12 ~~4.12~~ Candidates

3.12.1 An individual is considered a candidate when their nomination for a local government election is accepted by the Returning Officer under section 4.49 of the Act. The Model Code applies to the individual from that point.

3.12.2 Any alleged breach by a candidate of the Model Code may only be addressed by Council when the individual is declared elected as ~~an elected~~ a Council Member.

3.13 ~~4.13~~ Recordkeeping and reporting

3.13.1 If a breach has been determined by the Council, the finding and any required action will be made public on the City's website (where breaches are registered).

3.13.2 The City will report on the number of complaints received and assessed and the number of breaches in its annual report.

3.13.3 The Complaints Officer will maintain a database of complaints for analysis and potential improvement purposes.

Document control

Document approvals:			
Version #	**Council adoption**		
1.	May 12, 2021		
2.			
Document responsibilities			
Custodian:	Executive Manager - Governance	**Custodian Unit:**	Governance
Document management:			
Risk rating:	Low	**Review frequency:**	4 Years
Next review:	2028	**ECM Ref:**	6725892
Compliance requirements:			
Legislation:	Local Government Act 1995 Local Government (Model Code of Conduct) Regulations 2021		
Industry:	Ombudsman Western Australia Guidelines on Complaint Handling ISO 10002:2018 – Quality management – Customer satisfaction – Guidelines for complaints handling in organisations		
Organisational:	Code of Conduct – ~~Councillors~~ Council Members and Committee Members POL-C-141 ~~Councillor~~ Council Member Allowances, Expenses and Recognition POL-C-169 Election Caretaker Provisions POL-C-173 ~~Councillor~~ Council Member Professional Development and Training POL-C-172 Attendance at Events – ~~Councillors~~ Council Members and CEO		
Strategic Community Plan:	G1 Aligned leadership and direction		

14.1.4 APPOINTMENT AND NOMINATION OF MEMBER TO THE JOINT DEVELOPMENT ASSESSMENT PANEL

Ward	Not Applicable
Disclosure of Interest	Nil
Business Unit	Governance
Authorised Officer	Executive Manager Governance
Voting Requirements	Absolute Majority

KEY ISSUES

- A member vacancy currently exists for the Joint Development Assessment Panel.
- Due to the number of Joint Development Assessment Panel applications the City has, it is important that full local representation at these meetings be maintained.
- Ministerial approval for member training to occur can take several months to obtain.
- Nominations are sought from Council Members for this position.

BACKGROUND

The City of Swan forms part of the Metropolitan Outer Joint Development Assessment Panel (JDAP). The term of the current members will conclude on 27 January 2026. One position will become vacant as Cr Bowman has advised that he wishes to stand down as a Member of JDAP. Therefore, a new Member is sought to be appointed to the Member position to be vacated to fulfil the remainder of the current term.

JDAP meets monthly, or as required at 140 William Street, Perth City and is open to the public. LG Members have the option to attend on-line.

A meeting fee is paid directly by the Department of Planning, Lands and Heritage (DPLH) to members.

Although Cr Bowman has advised of his desire to stand down as Member of JDAP, he will continue to represent Council at JDAP meetings if required until such time as a new Member is appointed and trained.

This report seeks to obtain Council approval, by Absolute Majority decision, to appoint a Council Member to the Joint Development Assessment Panel.

DETAILS

Development Assessment Panels are intended to enhance planning expertise in decision making by improving the balance between technical advice and local knowledge.

Local representation is therefore a vital component of the DAP. Local members are members of a Local Government Council who are nominated by that Local Government to sit on a DAP. Should the City fail to nominate a representative, the Minister has the power to appoint an alternative community representative to ensure local representation is always present on a panel.

Development Assessment Panels (DAP's)

Function:	Determine development applications that meet set type and value thresholds as if it were the responsible authority under the relevant planning instrument.
Training and Development	It is a mandatory requirement that all DAP members attend training before they can sit on a DAP and determine applications.
Meeting Fees and Allowances:	Fees for Local Government Members are as follows: Determine development applications - $425. Determine applications to amend or cancel; determination - $100. Training - $400. Re-training - $400.
Meeting Date:	As required and will be determined by the DPLH in consultation with the City.
Venue:	Determined by the DPLH. Held at either the DPLH offices, City of Swan Council Chambers, other Local Government offices or online.
Membership:	Each DAP comprises of five members: three specialist members, one of which is the Presiding Member, and two Local Government members. Two alternate (deputy) Local Government members are also appointed. Current membership is for a two-year term, which commenced on 27 January 2024.
Nomination Process:	The Minister for Planning considers nominations and appoints members.
Current Members:	Cr Catalano Vacant
Current Deputy Members:	Cr Knight Cr Henderson

CONSULTATION

Community consultation is not required as this matter is administrative in nature.

ATTACHMENTS

Nil.

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.2 Engage, communicate and consult with our community and stakeholders

STATUTORY IMPLICATIONS

Local Government Act 1995 – section 5.10 appointment of committee member
Planning & Development (Development Assessment Panels) Regulations 2011

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolves to:

1. Nominate Cr _____ as Member to the Joint Development Assessment Panel.

2. Authorise the CEO to advise the Minister of Planning of Council's nomination for consideration.

MOTION that Council resolve to:

1. Nominate Cr Henderson as Member to the Joint Development Assessment Panel (JDAP).
2. Nominate Cr Zannino as Deputy Member to the JDAP.
3. Authorise the CEO to advise the Minister of Planning of Council's nomination for consideration.

Reason for Motion (provided by Cr Henderson)

Crs Henderson and Zannino have completed the training required and Cr Henderson has been acting member for some time now due to members and deputies being unavailable.

(Cr Henderson - Cr Bowman)

MOTION WAS PUT TO THE VOTE AND CARRIED UNANIMOUSLY

That Council resolve to:

1. Nominate Cr Henderson as Member to the Joint Development Assessment Panel.(JDAP)
2. Nominate Zannino as Deputy Member to the JDAP
3. Authorise the CEO to advise the Minister of Planning of Council's nomination for consideration.

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Nil

14.2 COMMUNITY PLANNING AND DEVELOPMENT

14.2.1 SWAN VALLEY LOCAL AREA PLAN 2024

Ward	Swan Valley/Gidgegannup Ward
Disclosure of Interest	Nil
Business Unit	Strategic Planning
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- The draft Swan Valley Local Area Plan 2024 (the LAP) identifies the community's priorities for the next five years and was developed through an extensive engagement which achieved over 10% of the community providing their opinions and views.
- The final priorities are:

    1. Enhance presentation and character by improving amenity and protecting environmental values
    2. Advocate for sustainable development that supports tourism and protects agricultural production
    3. Improve active transport links to enhance access and support public transport in the Swan Valley
    4. Improve road safety
    5. Improve fire safety and management.

BACKGROUND

The local area planning project involves the City working together with the local community to help set their priorities and identify specific issues affecting their community. The Swan Valley local area encompasses the area of the *Swan Valley Planning Act 2020*, including Belhus, Baskerville, Henley Brook, Millendon, Herne Hill, West Swan, Middle Swan and parts of Caversham, Brigadoon and Upper Swan. The Swan Valley local area has not had a Local Area Plan (LAP) until now as it was decided to wait until the new *Swan Valley Planning Act 2020* was in place.

DETAILS

As per the Local Area Planning Framework, there are five stages to the lifecycle of a local area plan.

Stage One:

A ‘Creative Café’ is held with all the relevant internal business units at the City. The purpose of this stage is to workshop all the projects being undertaken by the City in the local area, and to discuss issues and opportunities for the LAP area in a collaborative environment.

Stage Two:

The information collected from the Creative Café is used to inform the Background Report and the Engagement Plan. The purpose of the Background Report is to provide an internal and external resource to understand the local community. The engagement plan is an internal document that outlines the engagement process, methods, materials and key dates.

Stage Three (a):

Community Engagement confirms the known issues and determines the community’s priorities to guide how the LAP area develops over the next five years. Detailed comments are sought using a variety of engagement activities.

Stage Three (b):

The community is informed of their priorities determined by the results of the Community Engagement. Following the advertising of the priorities, the draft LAP and priorities are finalised.

Stage Four:

The LAP document is created by combining the Background Report and the results of the Community Engagement. This document is then brought to Council for adoption.

Stage Five:

Staff undertake annual reviews of the LAP priorities. The annual update is published on the City’s Swan Engage platform through an interactive map. There are four annual updates within the 5-year lifespan of a LAP, which allows the community to track how their priorities are being addressed across five years. The first annual update of the Swan Valley LAP will be undertaken in 2025.

CONSULTATION

The Engagement Plan and engagement resources were tailored to the specific community as per the information and feedback received in the Creative Café held in August 2023.

Community Engagement occurred during a 4-week period between 29 April and 31 May 2024. Engagement activities included a mix of in person events held throughout the Swan Valley and online activities hosted on Social Pinpoint, accessed via the City’s Swan Engage website.

22 major stakeholders made up of community groups and business networks were individually emailed two weeks prior to the launch date to alert them to the engagement period. On the launch date, 313 key stakeholders were contacted by a direct electronic mail-out with a copy of the flyer which included in-person dates and locations and a link to the online activities, as well as LAP team contact information.

Posters and flyers promoting the in-person and online consultation were displayed at the following community buildings and prominent Swan Valley locations from 29 April 2024:

- West Swan Hall
- Baskerville Hall
- Cellarbrations (Rakich's Store)
- Baskerville Tavern
- Aus Post Herne Hill
- Joey's Diner
- Valley Social
- Yahava Koffeeworks
- Bella's on Caversham
- Maison Saint Honore
- The Henley Brook.

The engagement, both in person and online, included a budgeting activity and a social map. For the budget activity, participants were asked to distribute 10 tokens amongst 12 options. The options provided were:

1. Swan Valley's Presentation and Character
2. Advocate for Addressing of Land Use Constraints
3. Increase Road Safety Measures and Initiatives
4. Advocate for Improved Internet and Telecommunications Services
5. Footpath and Cycling Safety and Access
6. Advocate for Improved Public Transport Options
7. Improved Fires Safety and Management
8. Advocate for improved Water availability
9. Increase Tourist Accommodation
10. Provide more services and things to do for Seniors

11. Improved Way Finding and Tourism Signage

12. Promote Indigenous Culture.

The social map activity invited participants to leave location specific comments related to the Swan Valley. This evolved to allow for in-person participants to leave comments related to the options above. Comments that did not relate to the Swan Valley local area were not included in analysis of the results.

The Local Area Planning team attended a total of nine in-person events:

- Caversham CWA – Caversham Memorial Hall – 10 April 2024
- Public Consultation - Baskerville Hall – 2,7,15 and 20 May 2024
- Public Consultation - Swan Settlers Market – 11 May 2024
- Years 4,5 & 6 Students - Upper Swan Primary School – 23 May 2024
- Years 5 & 6 Students - Herne Hill Primary School – 27 May 2024
- Public Consultation - Gidgegannup Small Farm Field Day – 26 May 2024.

Two static display boards were produced to enable participants to take part in the budgeting activity by distributing 10 stickers on the 12 jar options. One static board was left at Swan Settlers Market for four weekend days then relocated to Upper Swan Primary School for two school days. Stickers were recorded and removed between locations. Another static board was displayed at West Swan Hall for the duration of the engagement period.

A summary of the outcomes of the Community Engagement is detailed below:

Overall budget activity responses	509
Online budget activity responses	127
In-person budget activity responses	312
Static display responses	70
Youth responses	253
Online mapping activity comments	24
In-person mapped/themed comments	118
Posters	9
Social media campaign	3 organic posts, 1 paid post
Flyers	200
Staff hours spent at events	66
Emails	335
Social media engagements	619
Number of Swan Engage visits	1847
Number of Social Pinpoint contributions	274

The consultation results and draft priorities were presented to Ward Councillors on 17th July 2024. During this meeting, Ward Councillors provided valuable feedback on the draft priorities. All the information and

data received from both the online consultation and in person meetings was then considered and assisted the LAP team to shape the final priorities. A comment received from the Swan Valley Tourism Association regarding Priority One was the only other instance of post-consultation feedback that influenced the final priorities.

ATTACHMENTS

1. Swan Valley Local Area Plan November 2024 [**14.2.1.1** - 36 pages]

STRATEGIC IMPLICATIONS

Governance
G1 Aligned leadership and direction
G1.2 Engage, communicate and consult with our community and stakeholders

STATUTORY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Project, programs and actions addressing the identified LAP priorities are delivered through the City's normal business planning and budgetary processes.

RECOMMENDATION

That Council resolves to:

1. Adopt the Swan Valley Local Area Plan 2024.

MOTION that Council resolve to:

1. Adopt the Swan Valley Local Area Plan 2024 subject to:

    a) Replacing the wording of the second point of clarification under Priority One on page 69 of the Agenda, with:

- Advocate for protection of the natural environment complimentary with priority agriculture in the Swan Valley, including local native habitat and vegetation, and groundwater access and quality.

Reason for Motion (provided by Cr Henderson)

To ensure compatibility of plantings in the legislated priority agriculture areas;

To ensure the City undertakes all possible avenues to safeguard and lobby for sufficient agriculture groundwater needs.

(Cr Henderson – Cr Zannino)

MOTION WAS PUT TO THE VOTE AND CARRIED UNANIMOUSLY

That Council resolves to:

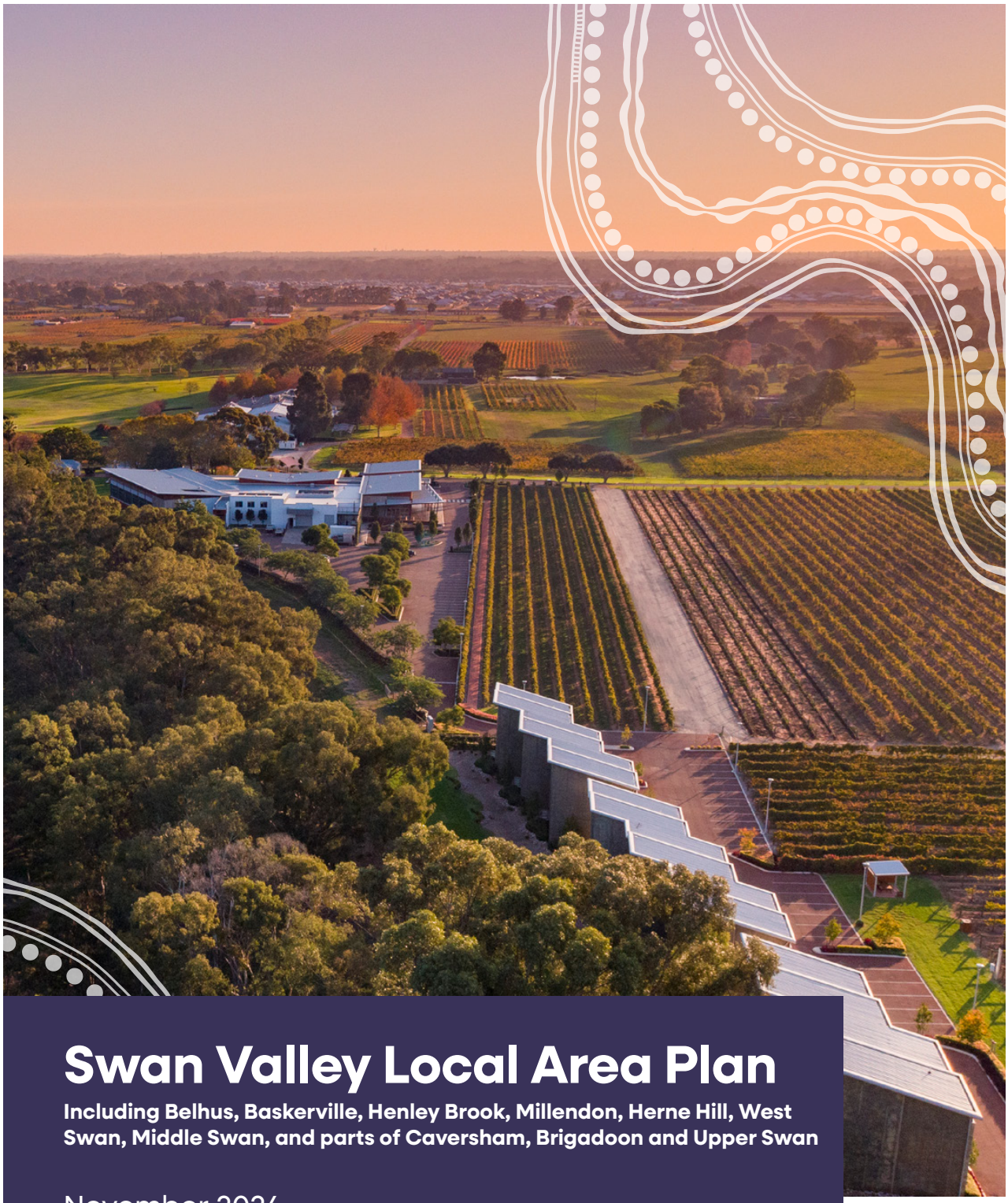
1. Adopt the Swan Valley Local Area Plan 2024 subject to:

    a) Replacing the wording of the second point of clarification under Priority One on page 69 of the Agenda, with:

        - Advocate for protection of the natural environment complimentary with priority agriculture in the Swan Valley, including local native habitat and vegetation, and groundwater access and quality.

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against Nil

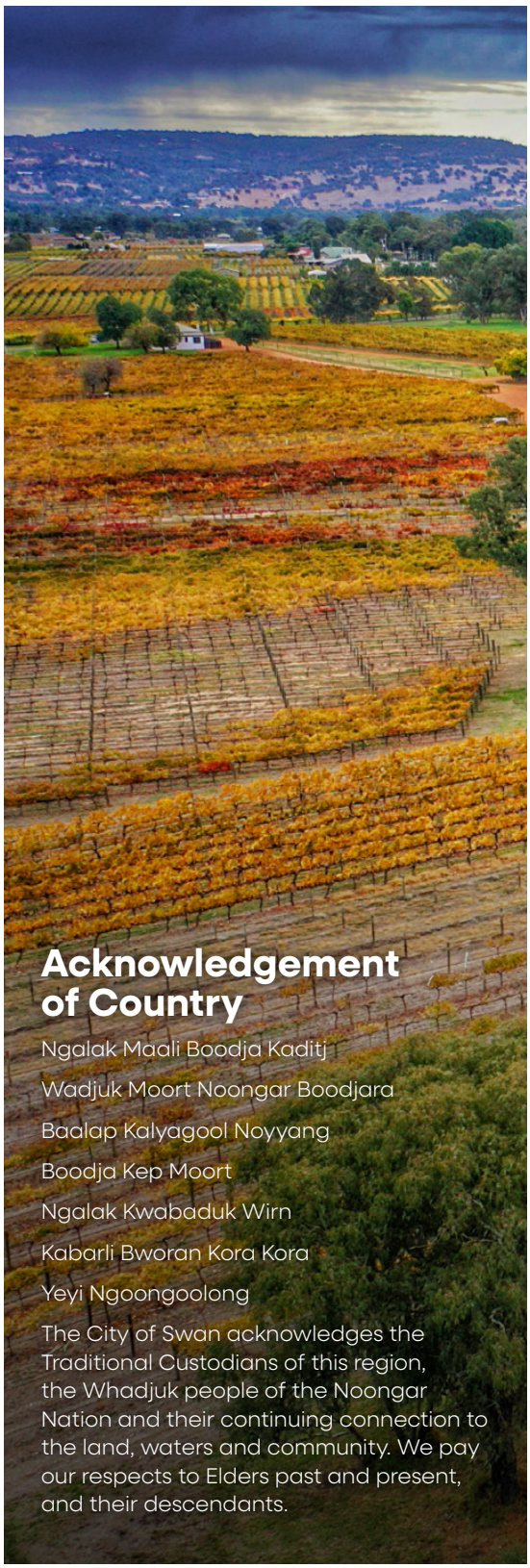
City of Swan



Swan Valley Local Area Plan

Including Belhus, Baskerville, Henley Brook, Millendon, Herne Hill, West Swan, Middle Swan, and parts of Caversham, Brigadoon and Upper Swan

November 2024



Acknowledgement of Country

Ngalak Maali Boodja Kaditj
Wadjuk Moort Noongar Boodjara
Baalap Kalyagool Noyyang
Boodja Kep Moort
Ngalak Kwabaduk Wirn
Kabarli Bworan Kora Kora
Yeyi Ngoongoolong

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

Contents

A message from the Mayor 3
Introduction 4
Swan Valley Local Area 5

Past

History 6

Present

Swan Valley at a glance 8
State influence.
Land use. Frameworks 10
Indigenous. Culture. Stories 12
Place. Character. Growth 14
Investment. Attraction.
Opportunity 16
Community. Identity. Support 18
Green. Sustainable. Conservation . . . 20
Action. Process. Strategy 22

Future

The future of the Swan Valley 24
Community engagement 26
Community Priorities 27
Consultation outcomes 28
Budgeting activity 30
Comment submissions 32
Stakeholder meetings 34



A message from the Mayor

The City of Swan is a vast local government area with diverse communities. Planning for such a diverse area requires creative solutions.

Local area plans provide the opportunity to recognise the unique character and needs of these diverse communities. Local area planning involves community members working with the City to identify the issues affecting their community and to produce a plan that provides solutions to address those priorities in line with the area's unique character. The Local Area Plan (LAP) is an important document for the City to plan for infrastructure and services, and manage change at a local level.

The City appreciates the tremendous support and contributions of community members and other stakeholders in developing the Swan Valley LAP.

Mayor Tanya Richardson
Mayor, City of Swan

Introduction

Local area planning has been adopted by Council under its Integrated Planning Framework and provides a mechanism for local communities to address issues through a consultative process.

The process establishes community priorities for each local area. LAPs help consolidate the City's Strategic Community Plan vision of "One City, diverse people, cultures and places", while meeting the objectives and actions in the Local Planning Strategy.

These objectives and outcomes are then further developed to be prioritised specific to the relevant local area.



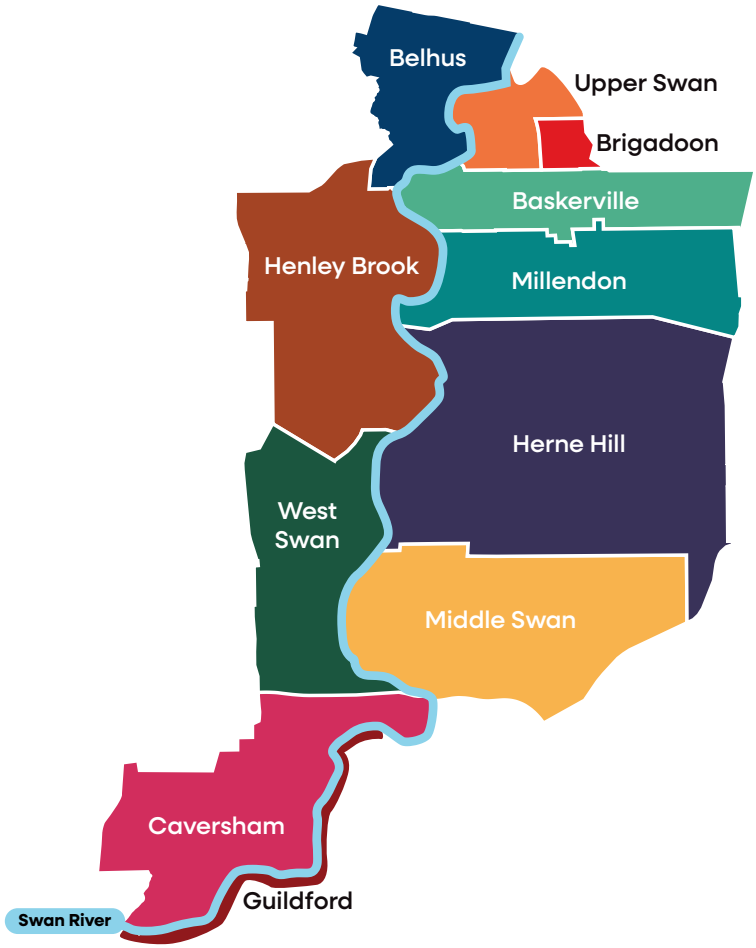


Figure 1: Suburb breakdown of the Swan Valley Local Area

Swan Valley Local Area

The Swan Valley is Western Australia's oldest wine region, with world-class wineries, breweries, distilleries, gourmet artisan goods, handcrafted wares, bustling markets, vibrant studios, top-notch eateries, and endless experiences, just 25 minutes from the Perth CBD.

The Swan Valley local area encompasses the area of the *Swan Valley Planning Act*, including the suburbs of Belhus, Henley Brook, Herne Hill, Millendon, and parts of Guildford, Upper Swan, Brigadoon, Baskerville Middle Swan, West Swan and Caversham. The main routes to get to and from the Swan Valley include Reid Highway, Drumpellier Drive, West Swan Road and Great Northern Highway. The Swan Valley is characterised by its unique blend of rural, rural residential and Swan Valley rural zones within a metropolitan area (see page 11 for reference).

History



The Whadjuk Noongar people have occupied the Perth region, including the Swan Valley, for over 40,000 years. Land along the Swan River has always been an important source of food, shelter, tools and gathering. According to Noongar beliefs, a Dreamtime serpent, the Wagyl, once travelled across the country, carving out the Swan Valley and the Swan River, and still lives deep within the Swan River today.



1827

Captain James Stirling was sent on an exploratory voyage up the Swan River. He travelled through the Swan Valley as far as the Ellen Brook (today the site of All Saints Church in Henley Brook).



1832

After a series of events in 1832 and 1833, Yagan was declared an outlaw and was killed at Upper Swan.

1850s

A new generation of landowners emerged in the Swan Valley. During this time, the demand for dried fruit, fresh table grapes, export table grapes and colonial wine saw an abundance of new plantings.



1851

The Upper Swan Bridge was constructed by convict labour. Material from this area was carbon dated at 38,000 years old and is evidence of the historical presence of Aboriginal people.

1854

Barkers Bridge, designed by Lieutenant Edmund DuCane of the Royal Engineers, was built with convict labour and named after local storekeeper Samuel Barker.

1890s

Between 1890 and 1900, the gold rush generated a boom which caused Perth's population to grow from 20,000 to 73,000. A subsequent economic stimulus and increased demand for food boosted the local grape industry.

1920s

The Swan Valley had made itself known as an established grape-growing region for table grapes and other fruit.

1930s

More than 1,200ha of vines were producing export quality table grapes, dried fruit and grapes for wine production. More than half the vineyards were operated by southern Europeans, notably Croatians, with viticultural experience.



2004

The City's Swan Valley Visitor Centre (SVVC) was officially launched at the Guildford Courthouse.

1995

Since then, State legislation has been implemented to protect the Swan Valley, including the *Swan Valley Planning Act*, first introduced in 1995, and later repealed with a new Act being introduced in 2020.

2019

The SVVC entered the Australian Tourism Awards Hall of Fame after winning the visitor information services category for a third consecutive year. The centre had already been inducted into the WA Tourism Awards Hall of Fame.



Today

The Swan Valley is a world-class wine region boasting wineries, breweries, distilleries, gourmet artisan goods, handcrafted wares, fresh produce, bustling markets, vibrant studios, top-notch eateries and endless experiences.



Swan Valley at a glance

Residents of the Swan Valley have diverse birthplaces and ancestries. They live in an area of low population density and restricted urban growth, reflecting its rural character.

Unique within the City, the Swan Valley experienced a decrease in population between 2016 and 2021. While the population has aged at a similar rate to the rest of the City, there is a lower proportion of young people and a higher proportion of older community members. Reflecting the older population is a lower-than-average labour force rate and a higher rate of volunteering. The highest employing sectors in the Swan Valley are construction, healthcare and social assistance, and retail trade. Almost one in five (19 per cent) workers employed in agriculture, forestry and fishing in the City live in the Swan Valley.

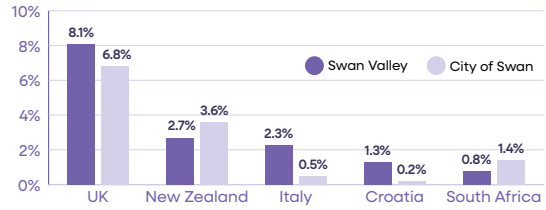
Population statistics

Estimated resident population in 2021

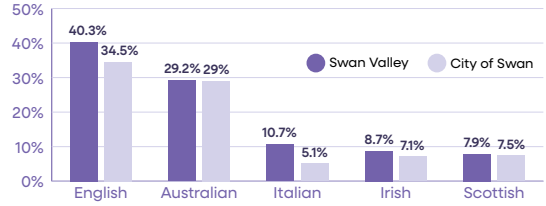
5,007

3.2 per cent of the City's population of **152,974**.

Top 5 birthplaces of people born overseas



Top 5 ancestries



Population change 2016 to 2021

-7.8%	+24%
Swan Valley	City of Swan

The only region in the City with a decrease in population.

People per square kilometre

77.3	731.1
Swan Valley	City of Swan

Aboriginal and Torres Strait Islander population

4.9%	3.5%
Swan Valley	City of Swan

People born overseas

22.7%	33.6%
Swan Valley	City of Swan

Source: https://profile.id.com.au/swan/about?WebID=180

Households (2021)

2,075 households with an **average household size of 2.48** (City 2.69)

Household breakdown

- **Fully owned** (**44.9%** | City 21%)
- **Mortgage** (**28.4%** | City 51.7%)
- **Private rental** (**11.2%** | City 18.3%)
- **Social housing** (**0.2%** | City 3%)



2016-21

Occupied private dwellings increased by

6.5% (City 18 per cent)

The largest changes in household types between 2016 and 2021 were:

- A decrease in couples with children households **(-20 per cent)**
- An increase in lone person households **(+20 per cent)**

Employment

55.4% (City 67.5 per cent)
Labour force participation rate (persons aged 15+)

6.3% (City 1 per cent)
Labour force employed in Agriculture

+6.4% (City +2.1 per cent)
Residents employed part-time grew to 37 per cent between 2016 and 2021

15.9% (City 12.2 per cent)
Volunteering rate

3.2% (City 5.4 per cent)
Unemployment rate

Top five industries of employment for residents

26.9% Education and training (City 7.0 per cent)

8.1% Retail and trade (City 10.2 per cent)

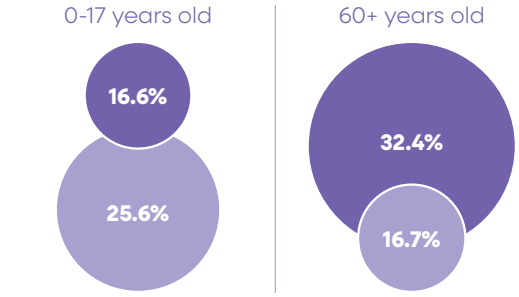
11.6% Construction

6.4% Manufacturing (City 6.4 per cent)

8.4% Healthcare and social assistance (City 13.3 per cent)

Age structure

Population age comparison



The largest changes in the age structure between 2016 and 2021 were in the age groups

Young workforce (25-34)
-39.8% Swan Valley
-0.6% City of Swan

Parents and homebuilders (35-49)
-18.5% Swan Valley
-0.2% City of Swan

Empty nesters and retirees (60-69)
+23.1% Swan Valley
+0.8% City of Swan

Seniors (70-84)
+51.4% Swan Valley
+1.0% City of Swan

Source: https://profile.id.com.au/swan/about?WebID=180



State influence. Land use. Frameworks

The North-East Sub-regional Planning Framework (NESRPF) is the State Government's plan to accommodate Perth's growing population. The plan applies to the Swan Valley as it acknowledges the need to protect it from the increasing pressure of incompatible land use and development, which is putting its unique rural character and attributes at risk. The NESRPF also mentions the importance of the *Swan Valley Planning Act 2020* (the Act) to ensure future development and land use are aligned with its vision.

The Act repeals and replaces the Swan Valley Planning Act 1995. The new Act and associated regulations came into effect on August 1, 2021. The Act establishes a new planning scheme providing clear planning guidance including appropriate tourism and development.

The Swan Valley Planning Scheme No.1 (the Scheme) is a planning scheme for the purposes of the *Planning and Development Act 2005*. The Scheme aims to secure long-term agricultural production in the Swan Valley by limiting subdivision, protecting areas of quality soil with horticultural potential, and promoting the conservation of its rich history and cultural heritage through protection of its unique natural landscape and rural character.

The City's Local Planning Scheme No. 17 does not apply to the Swan Valley local area, and the WA Planning Commission is the authority for planning matters in the area. The City is given an opportunity to comment on proposals in the Swan Valley, however, the ultimate decision-making power is held by the State Government.

The river and foreshore are protected by the Swan River Trust – Development Control Area. Sites under the responsibility of the City include the Swan River foreshore reserves, and Lilac Hill, the Swan Valley's only district recreation site. Land use planning and development in the Development Control Area is subject to the approval processes of the Department of Biodiversity, Conservation and Attractions and the Swan and Canning Rivers Management Regulations 2007.

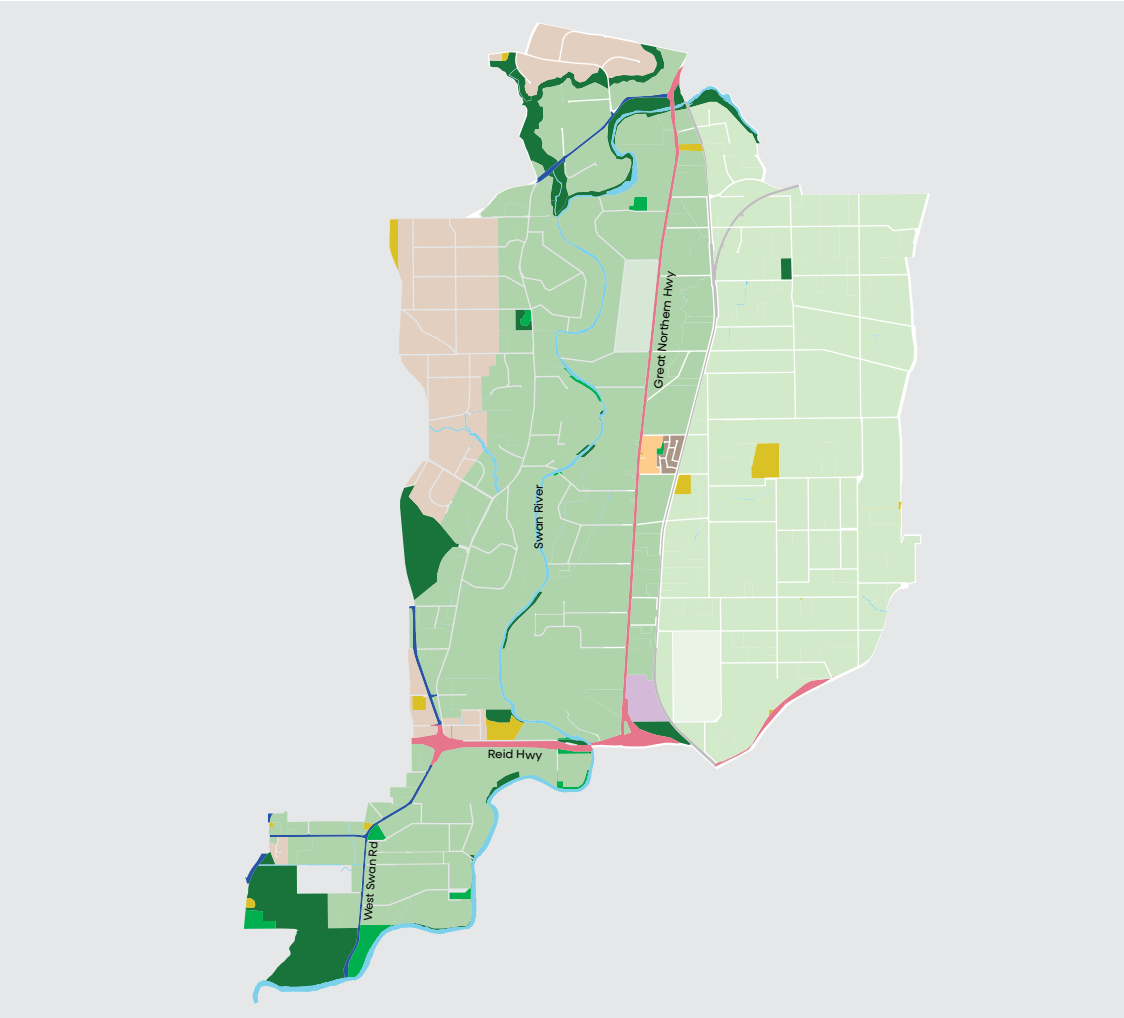


Figure 2: Swan Valley Planning Scheme zones & reserves

- Conservation
- Parks and Recreation
- Public Purposes
- Waterway
- Regional Road
- District Road
- Local Road
- Railway
- Priority Agriculture
- Swan Valley Rural
- Rural residential
- Residential
- Village
- Enterprise

Land use share of total area (7089 ha)	
Priority agriculture	41.6%
Swan Valley rural	31.7%
Rural residential	8.4%
Roads	6.4%
Conservation	5.4%
Additional/Restricted/ Special Use	1.8%
Waterway	1.7%
Parks and recreation	0.9%
Public purposes	0.8%
Railway	0.5%
Enterprise	0.4%
Village	0.2%
Residential	0.2%

The Swan Valley falls within the traditional lands of the Whadjuk Noongar people.



Indigenous. Culture. Stories

The South West Native Title Settlement, which commenced in February 2021, is the largest native title settlement in Australian history. It affects an estimated 30,000 Noongar people, encompassing approximately 200,000sqkm in WA's south-west region. The settlement emphasises the need for cultural sensitivity and collaboration with Indigenous communities, and provides a great opportunity for Noongar people to come together, control their own destiny and build a solid future for generations to come.



The Yagan Memorial Park was initiated by the Derbarl Yerrigan Committee for the Reburial of Yagan's Kaat (head). The City and the Department of Indigenous Affairs facilitated the realisation of the project on behalf of the committee. The park has been created to commemorate the life, death and spirit of the great Noongar leader and warrior, Yagan, and as a burial site for Yagan's repatriated Kaat. Yagan's body was buried on the site where he was killed and his Kaat was taken to England as a trophy. After 164 years, it was finally brought back to Australia for burial in accordance with Noongar custom. Now that Yagan's Kaat has been respectfully laid to rest, his spirit is set free to continue its eternal journey.

Located on West Swan Road towards Great Northern highway, it's a great location for families, children and visitors to learn about important history and take in the view.





Place. Character. Growth

The Swan Valley is characterised by its picturesque landscapes, fertile soils and diverse agricultural activities. In recent years, the region has experienced notable growth, transitioning from a primarily agricultural area to an expanding hub for tourism. Wineries, craft breweries and culinary establishments have flourished, catering to an expanding visitor demographic. The valley's vineyards, historic landmarks and artisanal producers contribute to its unique character.

The area's recent evolution reflects a delicate balance between economic development, cultural considerations and environmental conservation. Native title claims highlight the importance of recognising and respecting the traditional custodianship of the land, while the area's growth highlights the potential for sustainable and responsible tourism.

The area has seen an increase in housing development on its periphery such as Taylor Private Estate in Caversham, and Henley Brook and La Valle Private Estates in Henley Brook. These housing estates benefit from being close to the Swan Valley.

The upgrade and extension of Henley Brook Avenue from Gnangara Road to Park Street is in progress, with an expected completion date of 2025/26. Henley Brook Avenue plays a crucial role in enhancing the road network by establishing a north-south connection that will help to ease increasing traffic congestion. It will serve as a dedicated route for commuter traffic, diverting vehicles away from West Swan Road, which is primarily intended for tourist traffic.

Construction of the second carriageway of Daviot Road between Bennett Street and Benara Road, as well as the upgrade of the roundabout at the Daviot Road/Benara Road intersection are complete.

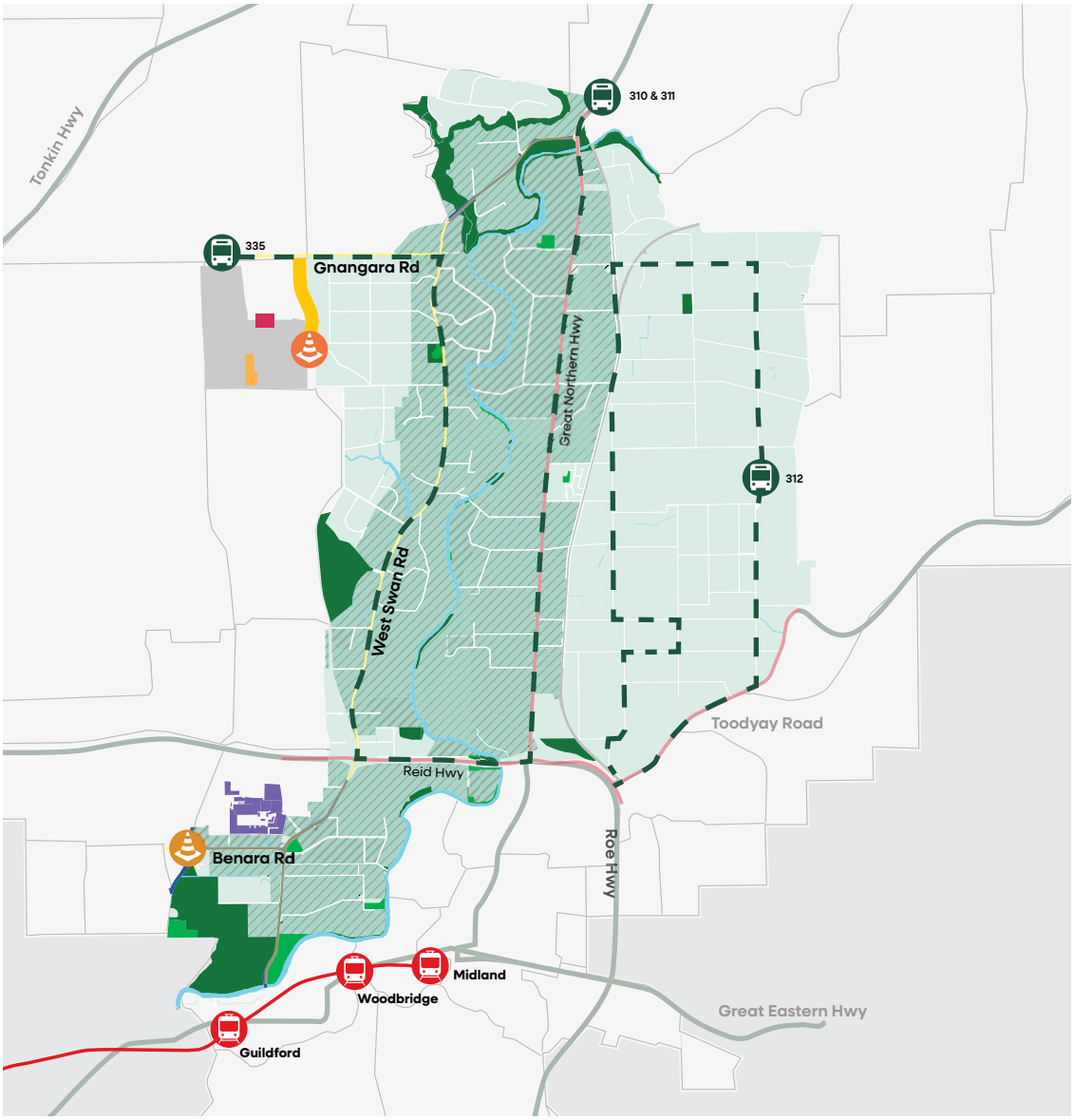


Figure 3: Transport, infrastructure, and production in the Swan Valley

- Daviot Road upgrades
- Henley Brook Avenue extension
- PTA bus route
- Midland Line – station
- Agricultural production
- Taylor Private Estate
- Henley Brook by Mirvac
- La Valle Private Estate
- Henley Brook Structure Plan



Investment. Attraction. Opportunity

The Swan Valley region has undergone significant economic transformations in recent years, driven by strategic investments, sustainable practices and a flourishing tourism sector.

The region's commitment to high-quality produce has not only supported the local economy but also strengthened its position in the broader market. The tourism sector has emerged as a key economic driver in the Swan Valley. It is estimated that the Swan Valley attracts more than three million visitors a year and generates $339.2m in direct sales (Open for Investment, 2020). Visitors are drawn to the region's picturesque vineyards, historic landmarks and diverse culinary experiences. The influx of tourists has not only generated income but also created employment opportunities in hospitality, local businesses and the service sector.

The City's draft Economic Development Strategy (2024) recognises the top priority for the Swan Valley is to support and grow tourism, and to capitalise on its position as a premier destination for both domestic and international travellers. There are opportunities for more accommodation in the Swan Valley for short-stay visitors, as there are currently limited options. Boutique accommodation also provides a niche to differentiate from larger scale accommodation providers outside of the area.

Supporting and growing tourism also includes emphasising locally grown produce to become a staple of the Swan Valley's economic growth. Farmers and producers collaborating to showcase a diverse range of fresh, seasonal and locally sourced goods has led to increased market demand, providing a sustainable income for farmers and contributing to the overall economic vitality of the region.

As the region continues to evolve, the Swan Valley continues to be a resilient and attractive destination for investment and economic opportunities.

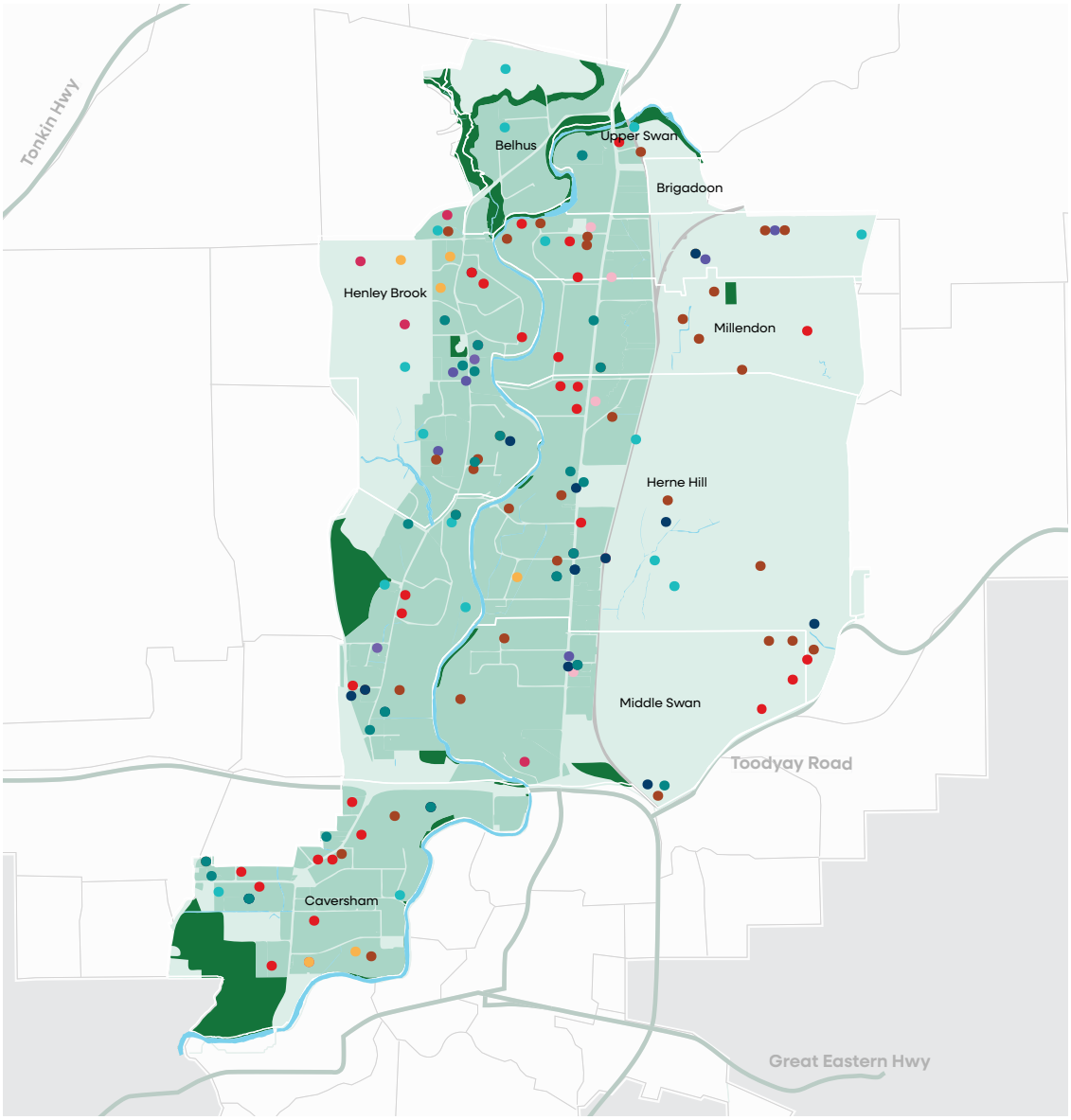


Figure 4: Swan Valley business and tourism network

- Accommodation
- Attraction
- Brewery
- Distillery
- Function Centre
- Local producer
- Restaurant/Cafe
- Tour services
- Winery



Community. Identity. Support

The Swan Valley's identity is important to the community and unique to the metropolitan area. It is characterised by its rural community in a central location in the City, its viticulture and agricultural lands, and its ageing but active population.

There are community facilities and sporting leagues for all ages, including but not limited to:

- Baskerville Hall/Swan Valley Community Centre
- Caversham Hall and Taylor Park
- West Swan Hall
- Sporting clubs – athletics, soccer, and footy clubs
- Lilac Hill Park – cricket club
- Local events through wineries and businesses.

Fire safety and management is a key issue for the local community due to its rural and natural surroundings. The City is committed to safeguarding the community, economy and environment from hazards. The City's Community Safety team's dedicated Fire Hazard Inspection Officer can attend properties and help residents develop a plan to manage the risk on their land. This officer can help with:

- Managing the fuel load around homes (Asset Protection Zone)
- Developing a staged plan for fuel management on properties, including safe hazard reduction burning and mechanical vegetation management
- Understanding firebreak requirements and placement before formal inspections
- Understanding important information that helps develop a household bushfire plan.

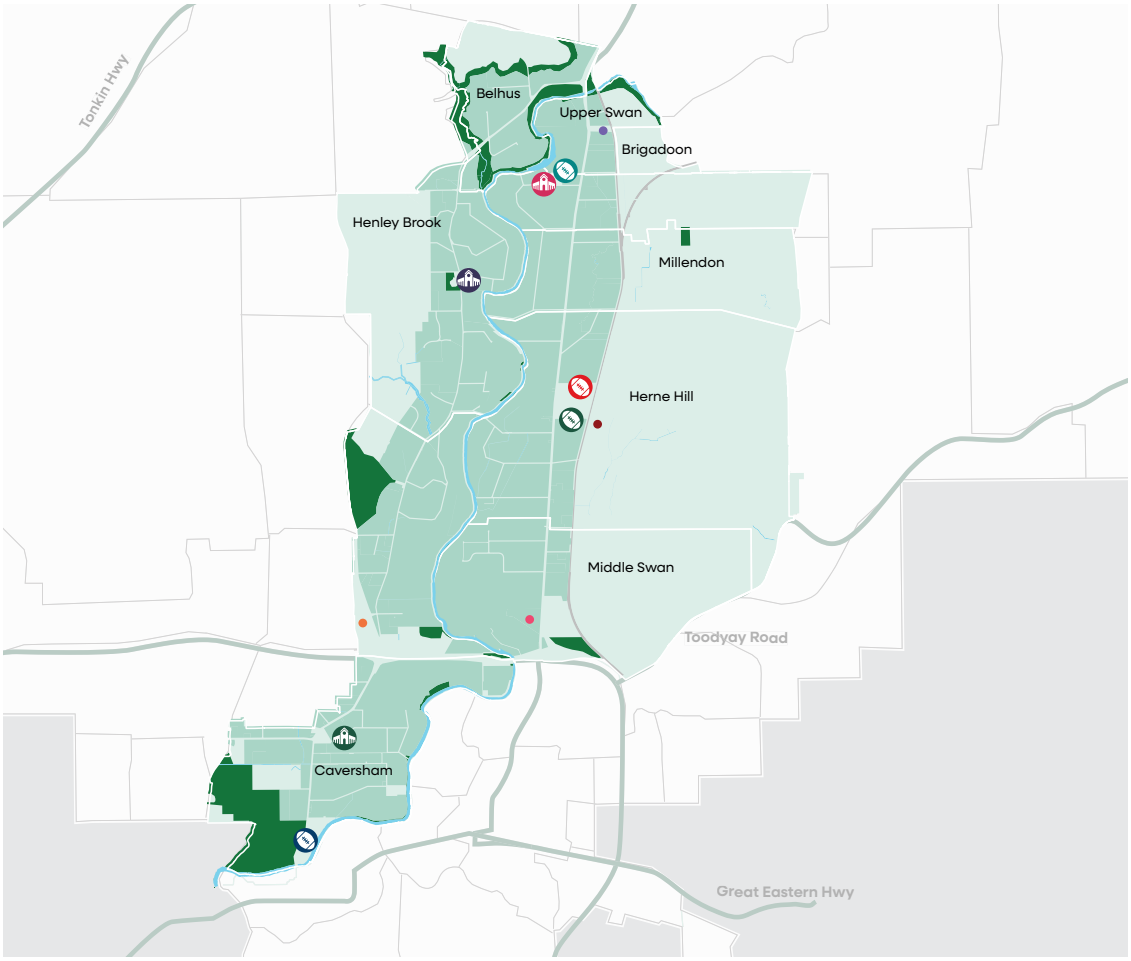


Figure 5: Schools, community facilities and active spaces in the Swan Valley

Schools

- Caversham Primary School
- Herne Hill Primary School
- Swan Christian College
- Upper Swan Primary School

Community Facilities

Baskerville Hall
1st Herne Hill Scout Group
WA Apostolic Faith Mission
Swan Valley Community Centre

Caversham Memorial Hall and Taylor Park
Swan Woodturners
Caversham CWA
Swan Valley Chess Club
Chanh Tue Vietnamese
Buddhist Youth Assoc
Elemental Performing Arts

West Swan Hall, Oval and Fire Station
Parkinson's WA
Baskerville Community Singers

Active Parks and Ovals

Baskerville Oval
Upper Swan Junior Football Club
Swan Valley Football Club
Swan Valley Cricket Club

Lilac Hill Ovals
Swan Athletic Caversham Cricket Club
Midland-Guildford Cricket Club

Swan Athletic Club and Oval
Swan Athletic Junior Cricket Club
Swan Athletic Caversham Cricket Club
Swan Athletic Football Club
Swan Athletic Netball Club

Swan Valley Sporting Club and Oval
Caversham Junior Football Club
Upper Swan Junior Football Club
Swan Valley Soccer Club
Swan Valley Womens Football
Swan Valley Cricket Club
Swan Valley Darts



Green. Sustainable. Conservation

The Swan Valley has a diverse and ecologically significant natural environment, with the *Swan Valley Planning Act 2020* playing a pivotal role in preserving the rural character of the area. This legislation has safeguarded the region's agricultural and natural assets, fostering a sustainable and resilient local economy.

The Swan Valley remains a vital hub for agriculture with fertile soils, due to its geography and alluvial plain of the Swan River, providing good viticulture conditions and allowing local farmers to diversify their crops and embrace sustainable practices. Simultaneously, this creates concerns for its future due to the reduction in available water.

The City maintains conservation efforts and sustainability initiatives such as the Waterwise, energy and waste programs, which contribute to preserving the area's rich biodiversity, including natural reserves, significant water bodies, and ecological corridors.

Areas of significance include:

- The Swan River/Derbal Yerrigan
- Yagan Memorial Park
- Bells Rapids Park (adjacent)
- Wandoo Nature Reserve (adjacent)
- Whiteman Park (adjacent)
- Lilac Hill Park.

These areas play a crucial role in protecting the region's unique ecosystems, providing habitats for diverse wildlife and serving as recreational spaces for the community. The Swan River is a defining feature of the region flowing through the Swan Valley, supporting a variety of aquatic life and providing essential water resources.

Water catchments drain into waterways which eventually drain into the Swan River. The health of these catchments is extremely important, so the City completes regular water quality monitoring at various sites, including popular swimming spots along the Swan River.

The Swan Canning Riverpark Urban Forest program is a commitment from the State Government for a four-year program to support projects led by local government and the Department of Biodiversity, Conservation and Attractions and the Department of Planning, Lands and Heritage. The City secured funding in 2022-23 for the protection of environmental, recreational, and cultural value of the Lilac Hill foreshore reserve.



Figure 6: Swan Valley Parks and Reserves

- City of Swan Parks and Reserves
- SVPS Conservation
- Swan River
- Caversham Avenue Jetty
- Yagan Memorial Park
- ACTIVE PARK Active Park - See page 19

'Friends of' Bushland Groups

- Friends of Lennard St Road Reserve
- Friends of Maali Park
- Friends of Wanndoo Heights

City of Swan Parks and Reserves

1. Aveley Road Bushland
2. Bisdee/Moore Road Bushland
3. Corona Way Park
4. Fawell Park
5. Hammersley Road Foreshore
6. Harris Road Public Open Space
7. Henry Street Reserve
8. Lilac Hill Park
9. Maali Bridge Park
10. Middle Swan Reserve
11. St Leonards Creek



Governance is the framework of laws, policies, strategies, resources and processes that enable decision making.

Action. Process. Strategy

LAPs sit within a framework of strategic and statutory instruments produced by the WA Planning Commission at the regional level, and local strategic and statutory instruments produced by the City. The LAP is required to be consistent with the City's Strategic Community Plan.



Regional planning

North-East Sub-regional Planning Framework (NESRPF)

Recognises the Swan Valley is under increasing pressure from incompatible land use and development, which is putting its unique rural character and attributes at risk. The NESRPF acknowledges the need for the Swan Valley Planning Act's strategic planning, development and land use vision for the Swan Valley, and provides policy guidance and controls to ensure future development and land use are aligned with that vision.

Swan Valley Planning Act 2020 (the Act)

Came into effect on August 1, 2021. The Act establishes a new planning scheme providing clear planning guidance, including appropriate tourism and development.

Swan Valley Planning Scheme No.1 (Swan Valley Planning Scheme)

Is subsidiary legislation made under the Act, which the WA Planning Commission is responsible for enforcing and implementing. Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

State planning policies

The WA Planning Commission adopted three policies in September 2024 under the Swan Valley Planning Scheme No. 1 (SVPS1).

Ancillary Dwelling Rural Policy

Provides guidance on the provisions for rural development in the Priority Agriculture and Swan Valley Rural zones to inform proposals and assessment.

Signage Policy

Provides guidance on signage and advertising within all zones of the Swan Valley.

Vehicle Parking Policy

Outlines the requirements and objectives for vehicle parking in the Swan Valley, including development applications, car parking infrastructure and the desired outcomes.

The future of the Swan Valley

Take a look at some of the important projects that will help shape the Swan Valley local area community.

1 **Daviot Road**

The City has plans to extend Daviot Road, south to Lord Street, in the next 10-15 years. This would be a staged approach to allow time for land, services, designs, approvals and bridge/road construction to be completed.

2 **Whiteman Park Station**

METRONET's Whiteman Park Station is an exciting opportunity to connect an important tourist attraction and growing residential community to the greater Perth area. Situated just outside of the Swan Valley local area, near the Drumpellier Drive entrance to Whiteman Park, it will serve the growing communities of the Swan Valley with a 25-minute train ride to the CBD. The station will include a bus interchange, parking and drop off areas and cycling facilities, and an historic tram to and from Whiteman Park.

3 **Swan Valley Old Vine Charter**

The Swan Valley Old Vine Charter is the collaboration of people dedicated to the preservation of old vines and the diverse styles of wine crafted from them. The purpose of the Swan Valley Old Vine Charter is to support the long-term protection of old vines and validate their value in winemaking. The strength and resilience of old vines reflects the toil of generations of local families, importantly retaining local history in the ground.

The Charter is modelled on the Barossa Old Vine Charter, recognising the age of vine as:

- Old Vine: 35-plus years
- Survivor: 70-plus years
- Centenarian: 100-plus years
- Ancestor: 125-plus years

Within a decade, most vineyards in the Swan Valley will be classified as at least Old Vine.

4 **Henley Brook Structure Plan**

The Henley Brook Structure Plan encompasses 234ha of land which will include an estimated 3,500 lots expected to be built out by 2029. The structure plan proposes three primary schools and 22ha of public open space.

5 **Reid Highway Interchanges**

As part of the Eastlink Project, Reid Highway Interchanges at Altone Road and Drumpellier Drive/Daviot Road will be upgraded. The project will:

- Improve safety for residents and tourists by enabling vehicles to pass freely through two busy intersections.
- Improve traffic flow by removing two sets of traffic lights
- Facilitate more efficient, reliable movement of freight
- Enhance cyclists' access to the Swan Valley.

The project is in the procurement stage, with construction expected to be underway in 2025.

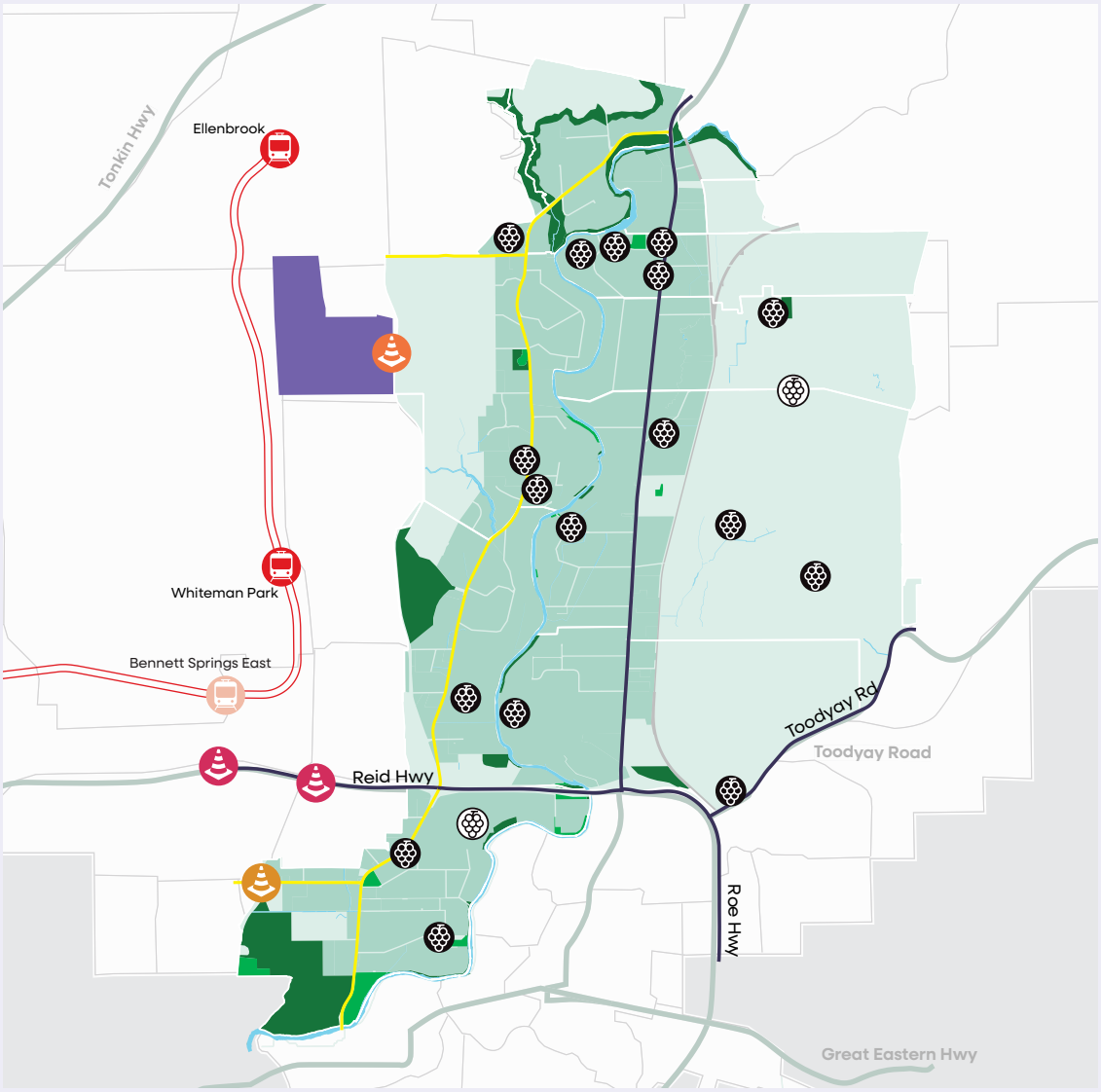


Figure 7: Future developments in the Swan Valley

- Confirmed stations
- Proposed stations
- Future Ellenbrook Line
- Daviot Rd extension
- Henley Brook Ave extension
- Reid Highway Interchange
- Henley Brook Structure Plan
- Old Vine Charter 35+ yr
- Old Vine Charter 100+ yr



Community engagement

Our community formed the Swan Valley Local Area Plan priorities as part of an online and in-person engagement program. Community engagement ran from April 29 to May 31, 2024. The survey was promoted and available on the City's Swan Engage website during the consultation period.

The engagement involved a series of drop-in sessions held in public locations throughout the Swan Valley, including Baskerville Hall, Swan Settlers Market and Gidgegannup Small Farm Field Day, providing the opportunity for all community members to get involved.

We engaged with students in years 4-6 at Upper Swan and Herne Hill primary schools to identify key issues they experienced in the Swan Valley. Students shared their views as part of a modified budgeting activity and open discussion about what was important to them.

Process

The community engagement comprised of two parts summarised below.

Part one

Community engagement

We asked the Swan Valley community to share the most important issues in their area over the next five years.

Results collated and priorities determined.

Part two

Reporting back

The chosen priorities are promoted to the community.

Priorities published as part of the Swan Valley LAP to inform the City's future planning.

Community Priorities

Priority One

Enhance presentation and character by improving amenity and protecting environmental values

- Advocate for compliant land management that conserves the rural character and heritage of the Swan Valley
- Advocate for protection of the natural environment of the Swan Valley, including native habitat and vegetation, and groundwater access and quality
- Address pollution, including roadside rubbish.

Priority Two

Advocate for sustainable development that supports tourism and protects agricultural production

- Advocate for complementary development that does not detract from principal land uses, including horticulture and viticulture
- Advocate for tourism development consistent with the Swan Valley Planning Act acknowledging the economic pressures on agricultural production
- Advocate for improved service connections to support tourism development. Service connections include internet accessibility, wastewater management and innovative water solutions for sustainable agriculture.

Priority Three

Improve active transport links to enhance access and support public transport in the Swan Valley

- Advocate for expanded public transport and cycling connections to schools in the Swan Valley
- Improve hiking and biking tracks throughout the valley and along the river foreshore
- Increase bridle trail network and improve road safety for horse riders.

Priority Four

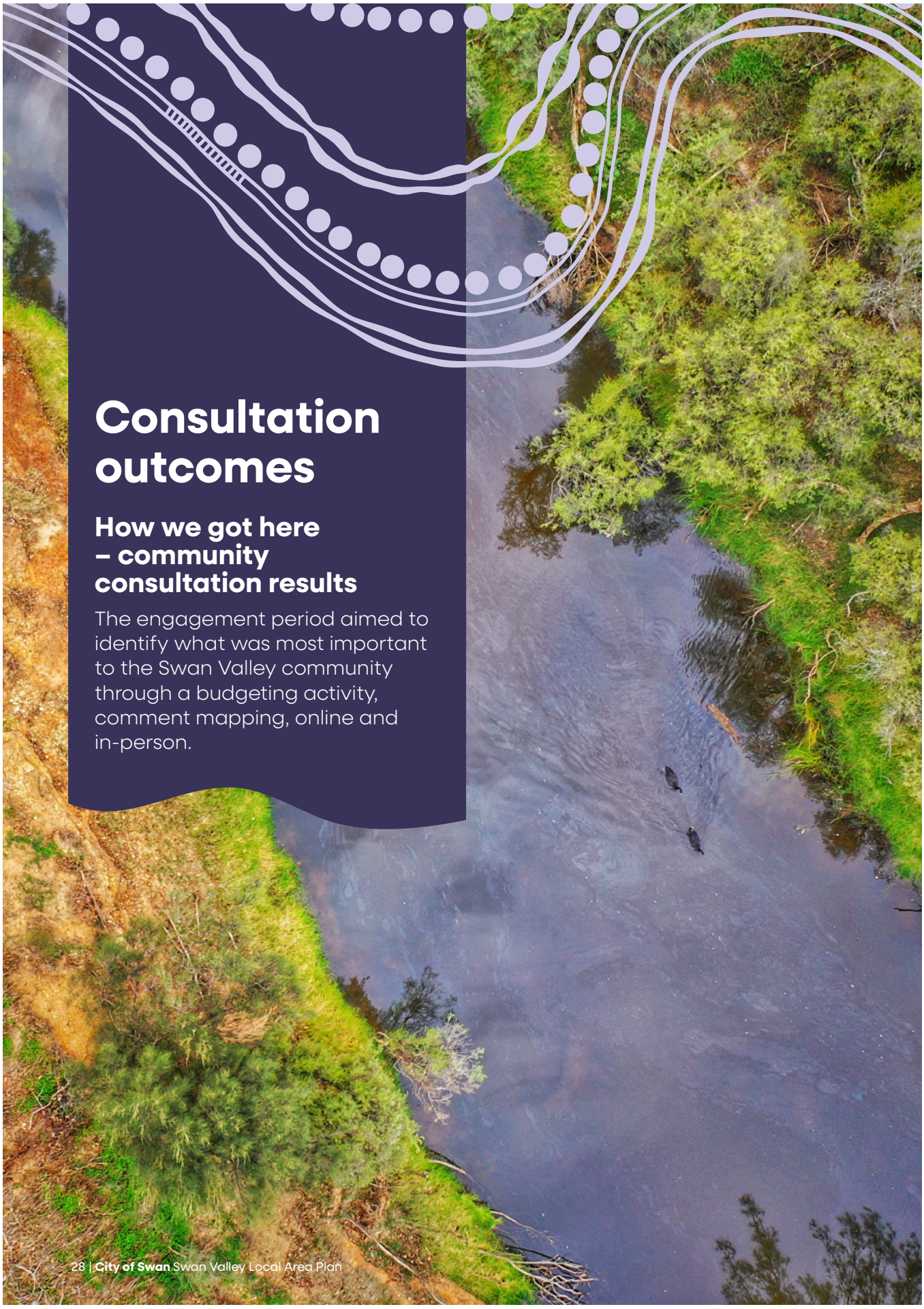
Improve road safety

- Improve signage and address speeding on local roads
- Advocate for safer conditions for heavy vehicles and high traffic volumes on state and local roads
- Improve street lighting maintenance on local roads.

Priority Five

Improve fire safety and management

- Increase accessibility to fire safety education for fire prevention and preparedness
- Investigate the impacts of the emergency services levy on landowners in the Swan Valley Planning Area.



Consultation outcomes

How we got here – community consultation results

The engagement period aimed to identify what was most important to the Swan Valley community through a budgeting activity, comment mapping, online and in-person.

681

Overall responses

Over the whole consultation period

510
in-person responses

619
Facebook engagements

171
online responses

253
youth responses

9
consultation events

70
static display responses

1,847
website visits

313
key stakeholder contacted by direct email

9
email responses

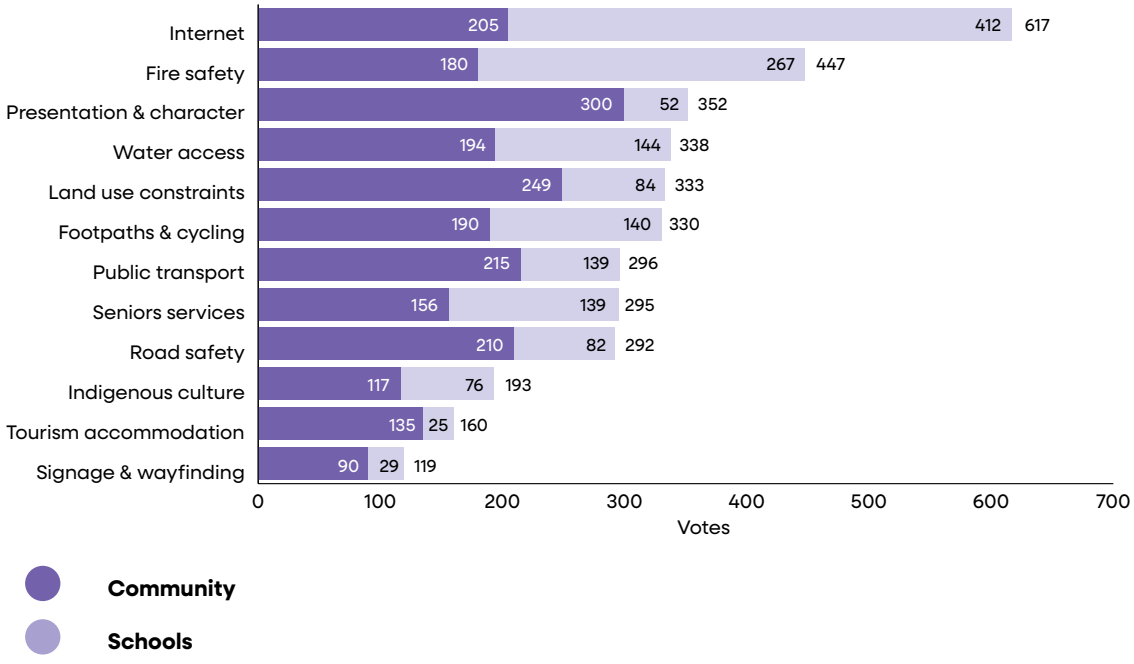
3
requests for face-to-face meetings



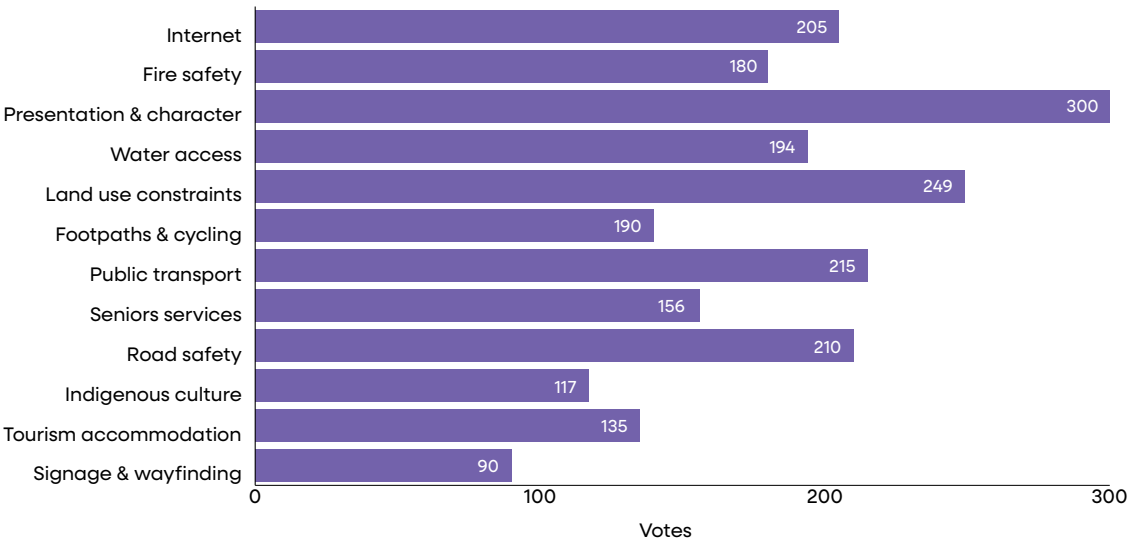
Budgeting activity

The activity invited participants to distribute 10 tokens (votes) among 12 options to represent how they would allocate the City's resources. The City received 514 budget responses during four weeks of engagement.

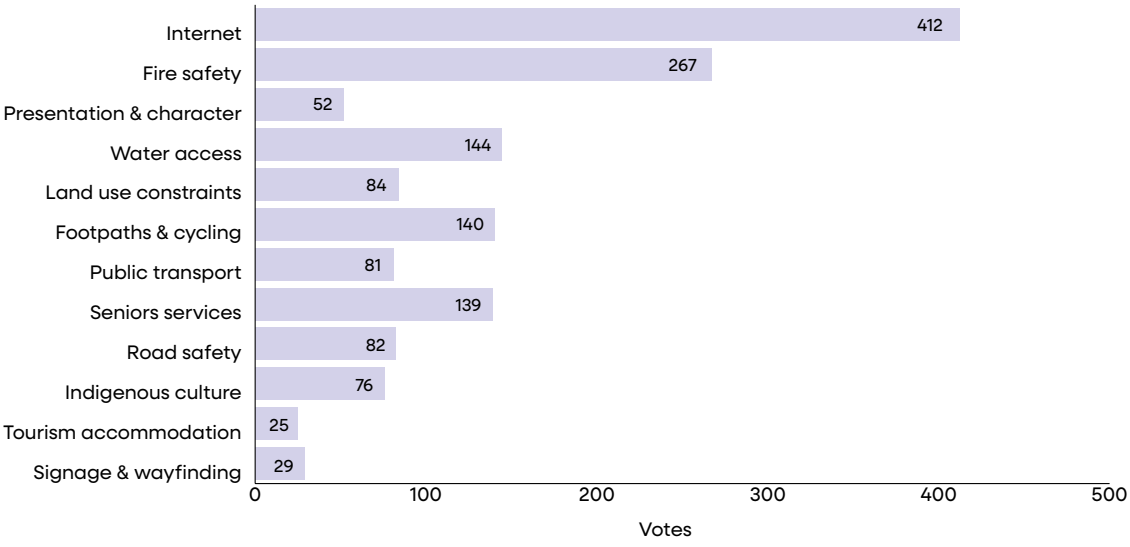
Combined votes



Community votes

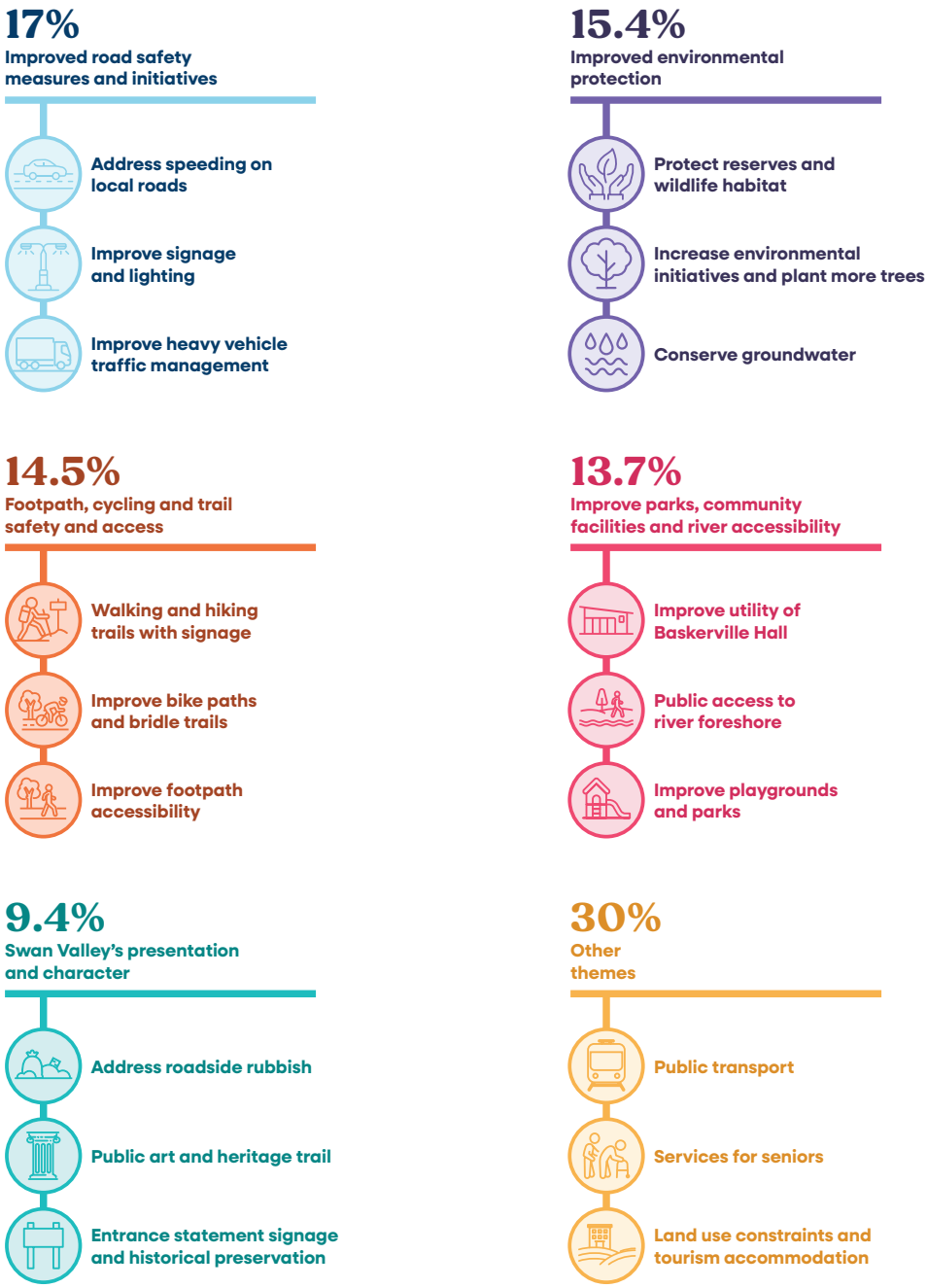


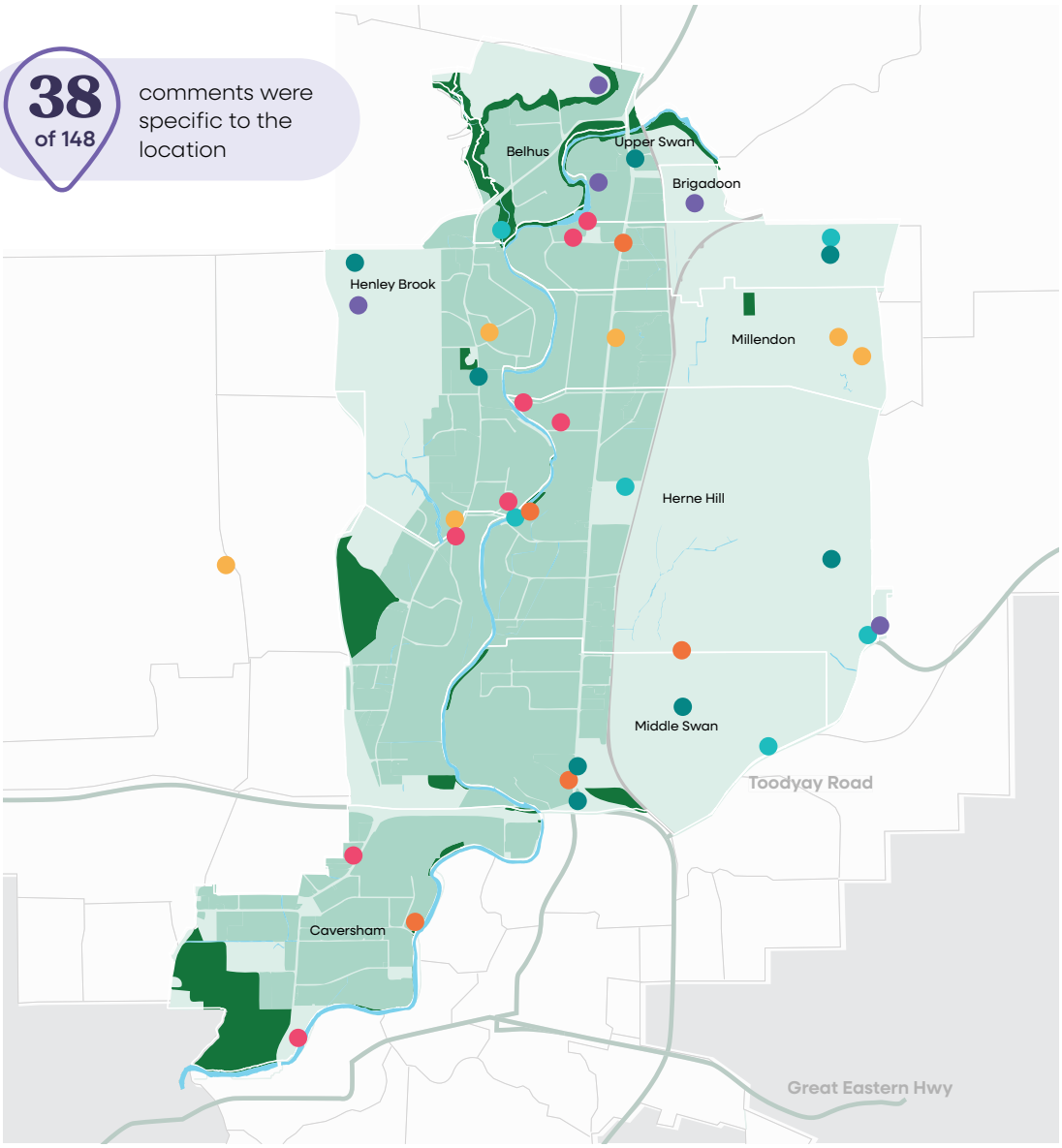
School votes



Comment submissions

Participants then had the opportunity to provide individual or specific comments. These could be pinned to a location, linked to a budget option, or linked to another relevant Swan Valley issue not identified by the options. The City received 148 submissions, made up of 142 comments received during consultation activities and 6 emails from key stakeholders.



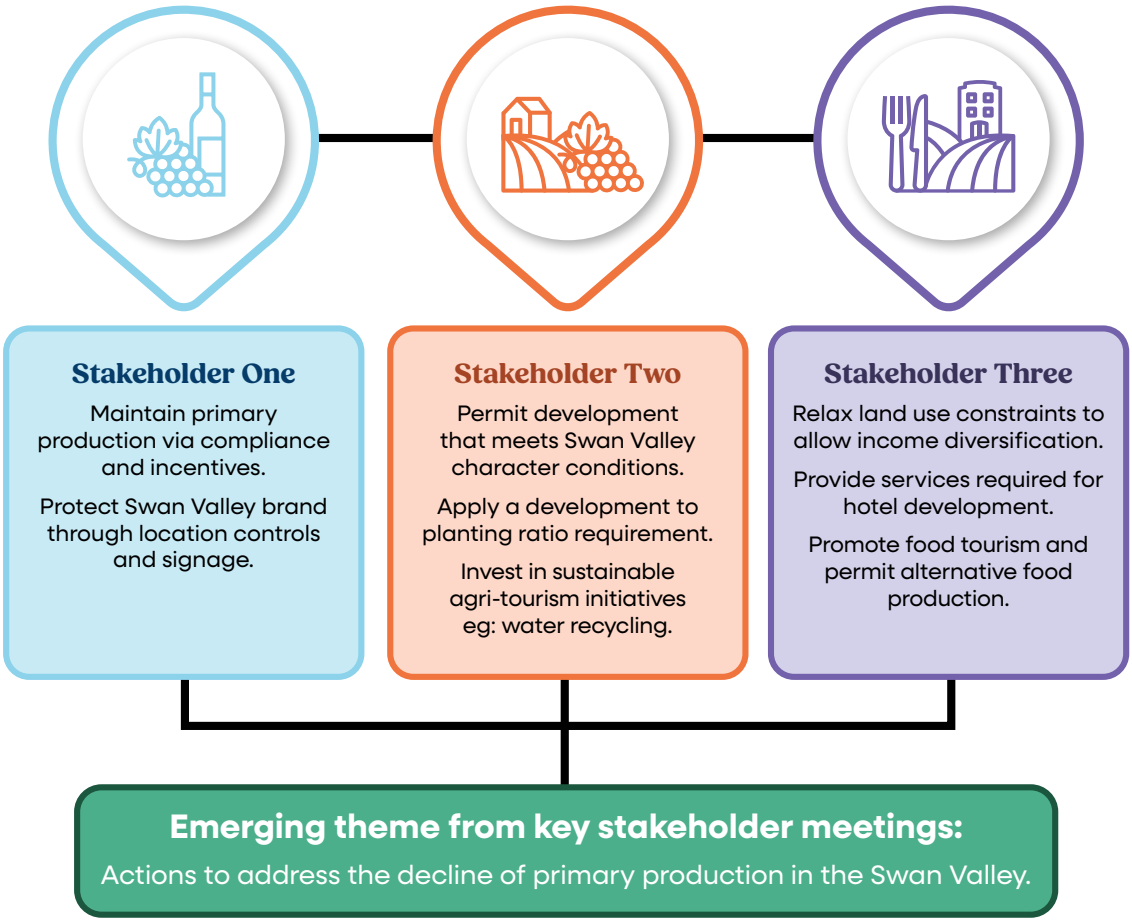


- Improve road safety measures and initiatives
- Improve environmental protection
- Footpath, cycling and trail safety and access
- Improve parks, community facilities and river accessibility
- Swan Valley's presentation and character
- Other:
  Increase tourism accommodation
  Improve public transport options
  Improve fire safety and management

Stakeholder meetings

We contacted 313 key stakeholders by direct email, 63 per cent of key stakeholders opened the email and 14 per cent clicked through to the Swan Engage page. Nine stakeholders sent email responses to the local area planning team. Four email responses provided feedback suitable for analysis as comments and two provided feedback on the LAP process.

Three organisations (Swan Valley business owners and residents) emailed with a request to meet face-to-face to discuss their priorities, which were a range of local issues and views. Despite their differences, a priority theme emerged during later analysis of the conversations.

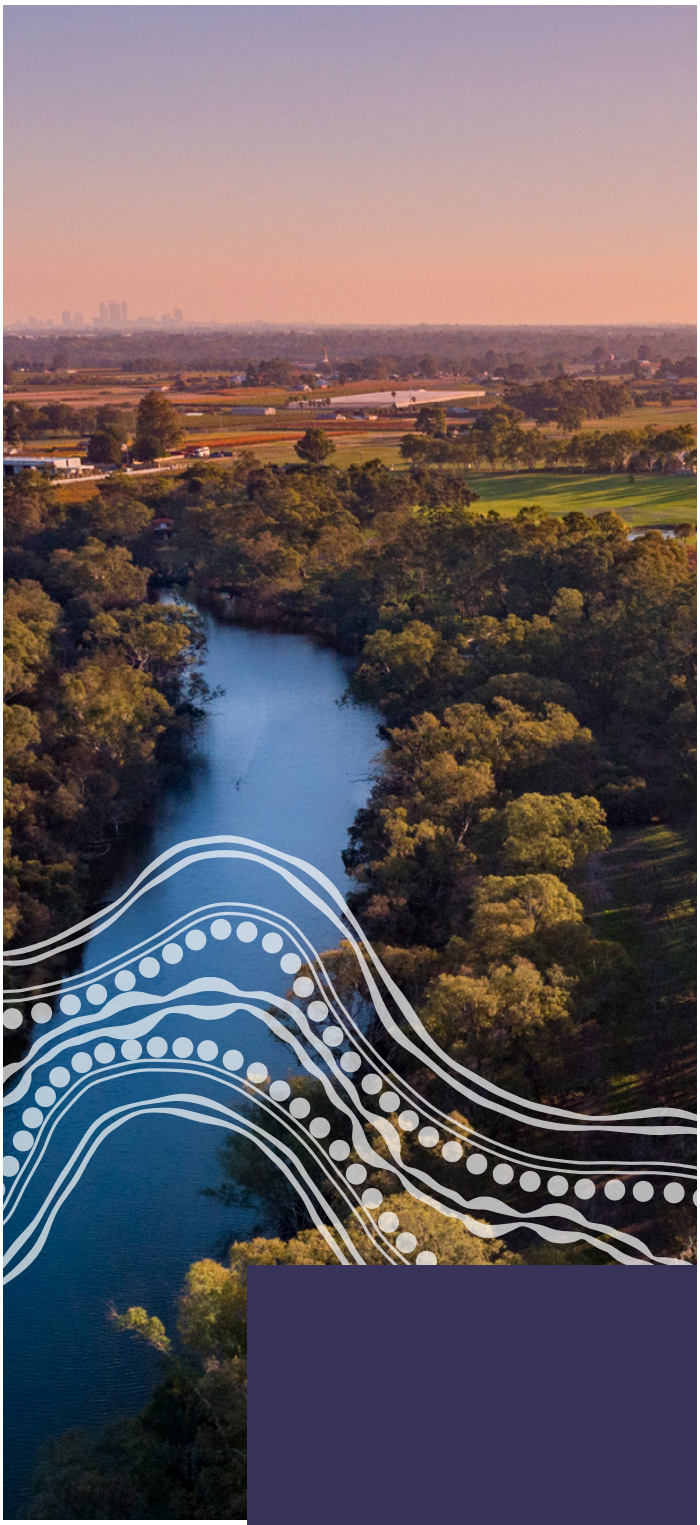




Annual updates

We are listening to our community and providing services in line with these priorities. We will provide an annual update on your priorities which will be available on our website. An annual update will be provided every year until the LAP document goes through for a full review in 2029. Go to our webpage to find out more about the Swan Valley annual updates.

www.swan.wa.gov.au/city-and-council/planning-for-the-future/local-area-planning/swan-valley-local-area-plan



City of Swan

2 Midland Square, Midland
PO Box 196, Midland DC WA 6936
9267 9267
swan@swan.wa.gov.au
www.swan.wa.gov.au

This document can be made available in alternative formats and languages on request.

0037STRP-2024

14.2.2 DRAFT TREE PROTECTION AND MANAGEMENT LOCAL PLANNING POLICY – REMOVAL OF CONDITION ON APPROVAL TO ADVERTISE

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Strategic Planning
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- The City has prepared a draft Tree Protection and Management Local Planning Policy (Policy) to address the loss of urban canopy throughout the City of Swan. To support the implementation of the Policy, the City is developing a mapping layer to assist land developers to identify and plan to retain protected trees early in the planning process.
- At the 10 July 2024 Ordinary Meeting of Council (OCM), Council resolved to grant consent to advertise the draft LPP upon finalisation of a mapping layer using tree height data via Landgate.
- The expected release date of the Landgate data was originally late-August 2024 but has since been delayed to an earliest expected release of December 2024.
- In order to allow the policy to be advertised in a timely manner, it is requested that Council resolves to approve the policy for advertising without the mapping layers being available for public viewing.

BACKGROUND

At the Ordinary Council Meeting held on 10 July 2024, Council considered and approved advertising draft POL-LP-1.18 Tree Protection and Management, with a proviso that a mapping layer using tree height data from Landgate had been available for public viewing.

The unanimously supported resolution by Council at its July OCM was:

“That Council resolve:

1. *To grant consent to advertise the draft Tree Protection and Management Local Planning Policy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 upon availability of data required to identify trees meeting the height criteria via Landgate; and*
2. *That Stakeholders, including major developers and the UDIA be consulted during the advertising period.”*

The data needed to finalise this mapping layer was originally expected to be provided to the City by the end of August 2024, and it was planned that advertising would be able to commence soon after and run during October 2024. The City has now been advised that the data from Landgate has been delayed and will, at the earliest, be available in December 2024. This would push advertising of the policy to next year and would mean that any policy adoption could not occur until late 2025.

DETAILS

The City has explored several approaches to gathering individual tree point data and pursued the lowest relative cost intervention that employed the use of machine learning detection algorithms. The product resulted in a spatial database (map layer) of tree points meeting the draft Policy criteria of a canopy width 4m or greater but does not include height data. Attaining height data would otherwise come at considerable cost to the City, as reported in Item 14.2.2 in the July 2024 OCM. To the City's benefit, in March 2024, Landgate announced that it will provide the Urban Monitor canopy dataset, which includes canopy heights, to Perth Metro local governments free of charge.

At the July OCM, Council resolved to grant consent to advertise the draft Tree Protection and Management Local Planning Policy, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 upon availability of data required to identify trees meeting the height criteria via Landgate for public viewing.

The recommendation to Council was based on an expected release date of the Landgate data around late-August 2024. Through regular contact with both WALGA and Landgate, City staff are confident that the data is robust and will be available in due course, however the data has been delayed to an earliest expected release of December 2024, citing data processing and governance issues. In the staff's view, it is likely that Landgate could extend the release date further into early 2025, which would cause significant delays to the Policy adoption timeline.

To wait for the Landgate data before initiating public advertising of the draft Policy will mean that advertising will not occur until mid-2025. This is due to significant community engagement scheduled for the Strategic Community Plan update in the early months of 2025.

To bring forward advertising of the draft Policy to its earliest actionable date, the City requests that council remove the wording from the July OCM Council resolution and grant consent to advertise without the tree height data from Landgate. The City will continue to develop a mapping layer as the data is made available and this should be in place prior to the policy being presented back to Council for adoption following public advertising.

CONSULTATION

In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 2 Clause 4, the City is required to consult on the policy for a period not less than 21 days. Staff recommend a consultation period of 28 days via the Swan Engage page and include advertising of the draft Policy via newspaper advertisements, social media posts, and electronic direct messaging to key stakeholder groups.

ATTACHMENTS

1. Draft POL- L P-1.18 Tree Protection and Management [**14.2.2.1** – 15 pages]

STRATEGIC IMPLICATIONS

Natural Environment

N1 Sustainable natural environment
N1.1 Enhance, preserve and protect local ecology and biodiversity of natural ecosystems
N1.3 Protect our green environment

STATUTORY IMPLICATIONS

The Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 2 Clauses 3 and 4 set out the provisions and procedure for local governments to develop a local planning policy in respect of any matter related to the planning and development of the Scheme.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Grant consent to advertise the draft POL-LP-1.18 Tree Protection and Management Local Planning Policy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

2. That Stakeholders, including major developers and the UDIA be consulted during the advertising period.

MOTION that Council resolve to:

1. Not support bringing forward the advertising of the draft Tree Protection and Management Local Planning Policy without the data required to identify trees meeting the height criteria, from Landgate, being available.

2. Reconfirm its resolution of 10 July 2024 to:

   a) Grant consent to advertise the draft Tree Protection and Management Local Planning Policy in accordance with the Planning and Development (Local Planning Schemes)

Regulations 2015 upon availability of data required to identify trees meeting the height criteria via Landgate, and

b) That Stakeholders, including major developers and the UDIA be consulted during the advertising period, subject to:

i. Correcting the reference to trunk width on the diagram shown under A.2 on page 95 of the Agenda from 160 cm to 160 mm.

Reason for Motion (provided by Cr Henderson)

Full details are needed to enable submitters to make informed responses and to correct errors and anomalies in the document.

(Cr Henderson – Cr Bowman)

MOTION WAS PUT TO THE VOTE AND CARRIED (7/6)

That Council resolve to:

1. Not support bringing forward the advertising of the draft Tree Protection and Management Local Planning Policy without the data required to identify trees meeting the height criteria, from Landgate, being available.
2. Reconfirm its resolution of 10 July 2024 to:

a) Grant consent to advertise the draft Tree Protection and Management Local Planning Policy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 upon availability of data required to identify trees meeting the height criteria via Landgate, and

b) That Stakeholders, including major developers and the UDIA be consulted during the advertising period, subject to:

i. Correcting the reference to trunk width on the diagram shown under A.2 on page 95 of the Agenda from 160 cm to 160 mm.

For: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Howlett, Cr Jones and Cr Zannino
Against: Deputy Mayor Johnson, Cr Catalano, Cr Knight, Cr McCullough, Cr Miles and Cr Predovnik

Local Planning Policy

POL-LP-1.18 Tree Protection and Management

1. Purpose

The purpose of POL-LP-1.18 Tree Protection and Management (**Policy**) is to facilitate tree retention within the district of the City of Swan's (**City**) urban environments by providing guidance and administration of tree protection during all stages of planning and development process.

The Policy recognises that development can result in large-scale removal of established trees leading to a reduction in urban canopy and environmental value. The purpose of this Policy is to minimise the removal of trees of a particular size and encourage an increase in urban canopy cover by identifying mechanisms for tree planting during early stages of planning and development.

2. Scope

a) This Policy applies to all land except **Rural Zoned land** as defined in the City's *Local Planning Scheme No. 17* that is not contemplated for urban development under the current planning framework, relating to:

i. Structure Plan and Local Development Plan proposals;

ii. Subdivision applications (10 or more lots); or

iii. Development applications, excluding single dwellings (including residential outbuildings and incidental domestic structures) that meet the deemed-to-comply provisions of the Residential Design Codes (Volume 1) and are not within a Heritage Area or on the City's Heritage List under the City's Local Planning Scheme**.**

Exemptions to the application of this Policy are detailed under Clause 5.2.

3. Terms and definitions

In this Policy the terms below have the following meanings:

Term	Definition
AS4970	Australian Standard 4970-2009 – Protection of trees and development sites (as amended from time to time).
AS4373	Australian Standard 4373-2007 – Pruning of amenity trees (as amended from time to time).
Arborist	A person suitably experienced and competent in arboriculture with a minimum Diploma of Horticulture (Arboriculture) (Australian Qualifications Framework (AQF) Level 5) and/or equivalent experience, knowledge and skills to perform the tasks required in AS4970.
Arborist Report	A report prepared by an Arborist**.** The report must identify all trees on site and possible impacts on trees being retained. It will include design modifications, construction method recommendations and after care requirements which specify the measures necessary to protect trees throughout the demolition, design, construction and consolidation stages.
Canopy cover	Canopy cover is the land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within

POL-LP-1.18 Tree Protection and Management

Term	Definition
	an adjoining privately owned lot. It is calculated using the canopy width of a tree species at full maturity. Where overlapping occurs between the tree canopies, the site's total canopy cover is the total land area covered by tree crowns, not the sum of the canopy cover of each individual tree.
Commonwealth, State or Local Government weed register	Includes weeds of national significance, any weed declared under the ***Biosecurity and Agriculture Management Act 2007***, or a weed listed on the City's Weeds Database.
Deep soil area	has the same meaning as in the *Residential Design Codes*.
Protected tree	A tree that: (a) is not included on a Commonwealth, State or Local Government weed register; and (b) has a: (i) height of at least 4m; or (ii) trunk diameter of at least 160mm, measured 1m from ground level; or (iii) canopy width of at least 4m, measured by the longest spread from edge to edge across the crown.
Revised Burnley Method	A method of calculating a monetary value for amenity trees using the following formula: VALUE($) = (TREE VOLUME) x (BASE VALUE) x (E) x (FV) x (L) Where, TREE VOLUME = π x r^2 x h (cylinder volume) BASE VALUE = price/m^3 (calculated from the average value for at least three specimens from different nurseries in the City of Swan) E = Useful life expectancy FV = Form and Vigour L = Location See https://croydonconservation.org.au/wp-content/uploads/Burnley-method-Tree-value-pdf..pdf for more information.
Rural Zoned Land	Means any zone included under the generic heading of Rural in the Zoning Table of the City's *Local Planning Scheme No. 17*.
Significant pruning	The pruning of significant branches or roots that would affect the health and/or stability of a tree in accordance with **AS4373** and **AS4970**.
Street tree	A tree that is located within a street verge or a road reserve. Street tree plantings should be a minimum 90L or greater pot size.
Tree protection plan	A plan which forms part of an **Arborist Report** and indicates tree and site-specific **Tree Protection Zones** and protection requirements and specifications for all trees being retained, in accordance with **AS4970**.

POL-LP-1.18 Tree Protection and Management

Term	Definition
Tree Protection Zone (TPZ)	A specified area above and below ground and at a given distance from the tree's trunk as defined by **AS4970** for the protection of a tree's roots and crown where it is at risk of damage by development.
Tree removal	The complete removal or any action that would lead to the death of a tree or group of trees including ringbarking, cutting down, topping, large-scale clearing, injuring or wilful destruction of woody vegetation.

POL-LP-1.18 Tree Protection and Management

4. Policy statement

The City encourages and facilitates the retention and growth of mature trees to maintain and enhance **canopy cover** on land subject to strategic planning, subdivision and development by:

i. Encouraging holistic design and development that facilitates the protection and growth of trees.

ii. Balancing the retention of trees and desired built form and land use outcomes at the earliest possible stage in the planning process.

iii. Maintaining and increasing **canopy cover** to assist with mitigation of the urban heat island effect, reducing air pollution and facilitating carbon sequestration, improving groundwater quality and contributing to habitat for wildlife (including ecological corridors) and native biodiversity.

iv. Maintaining and enhancing neighbourhood amenity, character, and community health and wellbeing through the retention and provision of tree **canopy cover**.

v. Applying a “mitigation hierarchy” to decision making:

- Avoid - avoid clearing of established **protected trees**.
- Minimise - minimise harm to retained **protected trees**.
- Rehabilitate - plant trees on site to replace any permitted loss of **canopy cover**.
- Offset - where the above actions cannot be achieved, funding contributions for planting within the locality will be considered.

POL-LP-1.18 Tree Protection and Management

5. Policy criteria

5.1 Statutory authority / legal status

a) This Policy is prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2* and does not remove the exemptions for development approval under Clause 61 subject to sufficient information being provided at the development approval and building permit stage.

b) Removal of a **protected tree** constitutes works under the ***Planning and Development Act 2005*** and due regard should be given to the provisions of this Policy when considering strategic planning, subdivision and development proposals.

c) The following Commonwealth and State Government Legislation, Regulations, policies and guidelines are also relevant considerations and should be read, where relevant, in conjunction with this Policy:

   i. ***Environment Protection and Biodiversity Conservation Act 1999 (Cth)***

   ii. ***Environmental Protection Act 1986***

   iii. Environmental *Protection (Clearing of Native Vegetation) Regulations 2004*

   iv. ***Biodiversity Conservation Act 2016***

   v. State Planning Policy 3.7 - Planning in Bushfire Prone Areas

   vi. State Planning Policy 7.3 - Residential Design Codes Volume 1 & 2 (R-Codes)

d) In relation to trees contributing to heritage, this Policy should be read in conjunction with the following local planning policies:

   i. POL-LP-1.16 Guildford-Mandoon Heritage Area

   ii. POL-LP-1.17 Heritage Planning

   iii. POL-C-111 Woodbridge Conservation Precincts

e) In relation to **street trees**, this Policy should be read in conjunction with the City's Landscape Guidelines.

5.2 Exemptions

a) Removal of one or more trees is exempt from assessment under this Policy if the City is satisfied that:

   i. It does not meet the criteria for definition as a **protected tree**.

   ii. It constitutes an immediate threat to life or property, the proof of which threat lies upon the person who removes the tree.

   iii. The tree/s::

   - Required to be removed complies with a City approved Bushfire Management Plan or the City's firebreak notice issued under Section 33 of the ***Bush Fire Act 1954***;
   - Is required to be removed to carry out a development for which planning approval and/or a building license has been issued prior to this policy becoming operational;
   - Is required to be removed to carry out a development which is exempt from development approval under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2;*

POL-LP-1.18 Tree Protection and Management

- Is a palm tree or tree grown for commercial purposes;
- Is required to be removed in accordance with other legislation such as the ***Environmental Protection Act 1986*** and ***Environment Protection and Biodiversity Conservation Act 1999)****;*
- Is being removed or disturbed as part of a native vegetation replanting program carried out with the City's prior approval;
- Is required to be pruned to provide clearance from a power line or other power infrastructure as specified in Western Power's guidelines or requirements or any other applicable guidelines or requirements.

b) Any pruning or maintenance work on trees that meet the definition of a **protected tree** is exempt if undertaken in accordance with the **AS4373**.

Note: The exemptions listed under Clause 5.2(a) of this Policy do not apply to newly planted trees that have been planted as a requirement of a subdivision or development approval, or as a requirement under other legislation such as the ***Environmental Protection Act 1986*** or the ***Environment Protection and Biodiversity Conservation Act 1999.***

POL-LP-1.18 Tree Protection and Management

5.3 Information required by the City for assessment

This section sets out the City's expectations on the minimum information required for investigations and management of trees during the Structure Planning, Subdivision and Development Application stages.

5.3.1 General requirements

a) Unless its removal is approved as part of a subdivision or development approval, or is exempt under the provisions of this Policy, a **protected tree** should be retained in perpetuity and protected.

b) Retention and protection of **protected trees** should be prioritised and development works, structure plan and subdivision design should preferably avoid or as a minimum, minimise harm to **protected trees**.

c) Where **removal** of a **protected tree** is proposed, the following will be given due regard in the assessment process:

   i. Health, maturity, species, and location of the tree;
   ii. Ecological, biodiversity and environmental values of the tree;
   iii. Contribution of the tree to the streetscape;
   iv. The preservation of any other **protected tree** on the subject site;
   v. The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention;
   vi. Any existing development on the site;
   vii. Design and location of proposed crossovers;
   viii. Topography and the potential impact from excavation/fill;
   ix. Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the tree;
   x. **Tree Protection Zone**(s) (as per **AS4970**);
   xi. Tree replacement and/or planting proposed;
   xii. Recommendations of an **Arborist Report**; and
   xiii. The objectives of this Policy.

POL-LP-1.18 Tree Protection and Management

5.3.2 Structure plans and local development plans

The following information is required to be prepared and submitted to the City for approval at Structure Planning stage to assist in satisfying SPP 7.2 Precinct Design Manner and Form requirements as well as addressing the following Guidelines Design Element Considerations:

C1.3.1	Identify opportunities to retain existing trees and enhance the tree canopy through new planting.
C2.1.1	Design the urban structure in response to the existing or intended future precinct character.
C3.2.1	Public realm design should incorporate local natural topography, habitats, and vegetation to enhance sense of place.
C3.3.1	Integrate environmental features of the precinct within the public realm.

a) A Local Tree Management Strategy is to be submitted to the City as part of the Structure Plan in accordance with Schedule 2, Clause 16(1)(c)(i) of the *Planning and Development Regulations 2015* and include the following:

i. A description and site feature survey prepared by an **Arborist** showing the location, species, size, structural condition, and health of all trees on site.

ii. A plan showing which tree(s) are proposed to be retained and which trees are proposed to be removed.

iii. A description and plan showing the location, species, size at maturity of trees proposed to be planted at the future stages of the project, both on private and future public land.

iv. A description and plan showing a ten per cent net increase in the site's tree canopy achieved in the period between the project completion and planted trees reaching maturity (including **street trees**).

v. A description of methods to be implemented to avoid impacts on trees that are to be retained throughout the development process in accordance with **AS4970**, including **street trees**.

vi. A description of ongoing management and maintenance (refer to Clause 5.3.3.1 for available options).

5.3.3 Subdivision applications

For the City to provide advice to the Western Australian Planning Commission (**WAPC**) on the assessment of subdivision applications where 10 or more lots are proposed or where an existing Local Tree Management Strategy exists, the City will require the following.

5.3.3.1 Tree retention plan

a) A Tree Retention and Management Plan is to be prepared (at the landowner's/applicant's expense) by an **Arborist** in consultation with the City prior to the submission of a Subdivision Application to the WAPC with the intention of resolving any inconsistencies between:

   i. The tree retention/provisions and the location of services, driveways, garages and retaining walls; and

   ii. Preliminary engineering designs/water management plans and tree provision as well as protection in accordance with **AS4970**.

POL-LP-1.18 Tree Protection and Management

b) The Tree Retention and Management Plan should be consistent with the Local Tree Management Strategy and/or approved Structure Plan or Local Development Plan and should include (where applicable):

   i. An **Arborist Report** that includes a site feature survey showing the location, species, size, structural health and **TPZs** of trees to be retained;

   ii. A site feature survey of trees that are proposed to be retained and their TPZ's in accordance with **AS4970**;

   iii. Changes to soil levels and/or any excavations proposed within the TPZ's of trees which are to be retained;

   iv. A description of methods to avoid the impact of trees that are to be retained in accordance with **AS4970**, including design modifications, construction method recommendations and after care requirements which specify the measures necessary to protect retained trees throughout the demolition, construction and consolidation stages of the project;

   v. Specifications for the ongoing management and maintenance of retained trees, including **street trees** and trees within future public open space(s);

   vi. A plan showing the location, species, canopy size at maturity of the proposed trees, including **street trees** and trees within public open space(s).

   vii. Specifications for the ongoing management and maintenance of the proposed **street trees** for a two-year period post-installation. The proposed **street trees** are to be planted prior to clearance being issued for the subdivision.

c) When subdivision applications are assessed under this Policy, the City may recommend conditions to the WAPC requiring trees to be retained in accordance with a Tree Retention and Management Plan that has been approved by the City.

d) Where described as a condition of subdivision that the common property access way is required to be paved, drained and sealed (Model Subdivision Condition T16), an advice note is to be provided stating that tree planting may be required within common property.

5.3.3.2 Civil design and clearance

a) Following the subdivision approval by the WAPC, where a Tree Retention and Management Plan is in place following previous phases of the approval framework, at the Civil Design and Clearance stage the following information is required:

   i. Civil drawings submitted to the City (including for retaining walls, soil type, drainage and public open space, roads, services and footpaths) shall be consistent with the Tree Retention and Management Plan adopted by the City.

   ii. Plans of the location, approximate height, diameter, species, condition and **TPZs** of **protected trees** and the **Arborist Report** in relation to the civil drawings shall be provided to the City;

   iii. Plans of the location, approximate height, diameter, species and **TPZs** of proposed **street trees** to be planted prior to the Clearance stage.

5.3.3.3 Prior to earthworks/engineering approval

a) Following the subdivision approval by the WAPC, where a Tree Retention and Management Plan is in place following previous phases of the approval framework, the following is required prior to the issue of earthworks/engineering approval by the City:

POL-LP-1.18 Tree Protection and Management

i. Construction drawings to be provided in the appropriate format showing the location, species, approximate height, diameter at breast height, canopy and **TPZs** of all retained and planted **street trees**;

ii. Service installation in the proximity of retained trees shall be undertaken using methods which comply with **AS4970**;

iii. Where services are deemed by the City to conflict with a retained tree, the City may require service alignments to be altered to prevent or minimise impact on the tree.

5.3.3.4 Requirement at practical completion of subdivision (clearance stage)

a) Following the completion of civil and landscape works, the following applies:

i. Any **protected tree** that has been damaged may require review by an independent **Arborist** (at the landowner/applicant's expense) to determine if the tree is viable and can be expected to continue over the long-term to provide amenity, environmental, ecological, social and cultural values as expected prior to development.

ii. Evidence of the **street trees** being planted in the form of photographs or other visual means.

iii. If there are trees that are deemed as not viable for long-term retention, the Section 5.4.3 provisions of this Policy apply.

5.3.4 Development applications

5.3.4.1 Information required for development applications:

a) When the City receives Development Applications (**DA**), the plans will accurately and fully indicate the location and species of all trees on the property and all trees within adjacent road reserves, including identification of trunk diameter at 1m above ground level, canopy spread, and ground levels at the base of each tree.

b) Based on the initial review of the DA, the City may determine that further investigation into the health and future impacts of a **protected tree** is required and may request an **Arborist Report** to be undertaken by an independent **Arborist**.

c) In addition to the General Requirements outlined in 5.3.1, opportunities for tree retention through design modification and specialist **Arborist** intervention will be considered in deciding if the tree(s) are recommended to be retained.

d) If the condition or impacts of a tree(s) are deemed unacceptable by the City, it may be recommended to not retain the tree(s) and recommend alternative solutions outlined in Clause 5.4.3.

5.3.4.2 Tree retention on development sites

a) In considering an application for development approval, the City may require the retention of any **protected tree** on site, pursuant to Clause 67(2)(p) of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

b) In determining a development proposal which is likely to result in the removal or **significant pruning** of a **protected tree**, the City will assess the retention value of the tree, based on the following information:

i. The number of trees on the site and the ability to achieve the minimum tree provision requirements identified in any related State or Local Planning Policy including, but not limited to, SPP 7.3 Residential Design Codes Volume 1 & 2 where applicable.

POL-LP-1.18 Tree Protection and Management

ii. The location of the tree on the development site and the potential opportunities available to retain the tree on the periphery of the site, within the front setback areas, private open space or common property areas.

iii. The location of the tree in relation to any conservation areas or ecological corridors.

iv. If the site is located within a designated bushfire prone area, tree removal may be supported if required under an approved Bushfire Management Plan (BMP) or Bushfire Attack Level (BAL) Assessment.

v. Potential safety risks associated with tree retention.

vi. The amount of auxiliary works required to retain and protect the tree.

vii. Any previous tree surveys completed as part of the previous, higher-level planning or development stages.

viii. The contribution of the **protected tree** to the amenity of the locality, pursuant to Clause 67(2)(n) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

c) The City may require preparation of a preliminary **Arborist Report** to enable the assessment of the trees' retention value in the context of development, at the applicant's expense, in accordance with Clauses 2.3.2 and 2.3.3 of **AS4970**, Following the City's assessment, the City may require amendments to development design to facilitate the retention of a tree. This may include:

i. Development design that co-locates areas of communal open space and/or **deep soil areas** with any existing trees.

ii. Trees being retained and to be protected during all stages of development in accordance with **AS4970** and **AS4373** and any requirements stipulated by the City.

iii. The City requires the preparation of an **Arborist Report** including a **Tree Protection Plan**, at the applicant's expense, in accordance with Clause 2.3.5 of **AS4970** and may require that all development site works comply with the approved **Arborist Report** and the City approved **Tree Protection Plan**.

5.3.4.3 Development conditions

a) If a **protected tree** is proposed to be retained as part of an approved development, the City may include the following condition on the development approval:

"1. The protected tree(s) identified on the site plan must:
i. be retained and subsequently maintained in a healthy state;
ii. be protected during the construction of the development in accordance with Australian Standard AS4970; and
iii. only be maintenance pruned in accordance with Australian Standard AS4373.

If, notwithstanding paragraph (i) the protected tree(s) die(s) or becomes unhealthy and require(s) replacement, the landowner must notify and make suitable arrangements with the City for a replacement tree(s). Thereafter, the replacement tree(s) must be retained and maintained in accordance with this condition.

2. The tree protection zone(s) shown on the site plan must be retained."

b) If tree planting or tree replacement is required as part of an approved development, the City may include the following condition on the development approval:

"1. The tree(s) shown on the approved site plan / landscaping plan must:

POL-LP-1.18 Tree Protection and Management

i. be planted before the development is occupied;

ii. be maintained during the life of the development; and

iii. only be maintenance pruned in accordance with Australian Standard AS4373.

If, notwithstanding paragraphs (i) and (ii) a tree dies or becomes unhealthy the landowner must notify and make suitable arrangements with the City for a replacement tree(s). Thereafter, the replacement tree(s) must be retained and maintained in accordance with this condition.

2. The tree protection zone(s) shown on the approved site plan / landscaping plan must be created before the development is occupied, and thereafter retained."

POL-LP-1.18 Tree Protection and Management

5.4 Tree protection and offset mechanisms

5.4.1 Administrative mechanisms for the protection of retained trees

a) The City may undertake inspections when development works are approved in the vicinity of a **protected tree**, with development works to be undertaken to the standard outlined in **AS4970**.

5.4.2 Removal of a protected tree without appropriate authorisation

a) Should a landowner wish to remove a tree that has been identified in a **Tree Protection Plan** or via another mechanism identified in this Policy, the expressed permission and/or formal approval of the City is required before undertaking any site works. The City will undertake its investigation in accordance with the definition of a **protected tree** and Clause 5.4.1 above.

b) In the event that a **protected tree** has been removed without authorisation from the City, the following may result:

   i. If the tree relates to a Structure Plan and/or Subdivision application, the City may withhold the issue of subdivision clearance until such time as a suitable replacement(s) has been agreed with the City (where a subdivision condition requesting a **Tree Protection Plan** applies); and

   ii. If the tree relates to a Development Application, a suitable replacement may be sought to the City's satisfaction or alternatively the City may take compliance action under the ***Planning and Development Act 2005***.

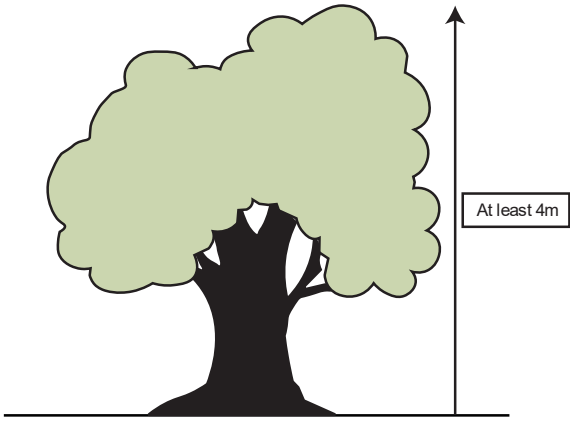
5.4.3 Offsetting loss of protected trees

a) There may be circumstances where a landowner and/or developer is granted permission to remove **protected trees**. In such cases, the City may accept the planting of a replacement tree(s) of a species and size approved by the City, or a payment to contribute to tree planting within the City. At the City's discretion, the **Revised Burnley Method** may be used to determine the tree cost.

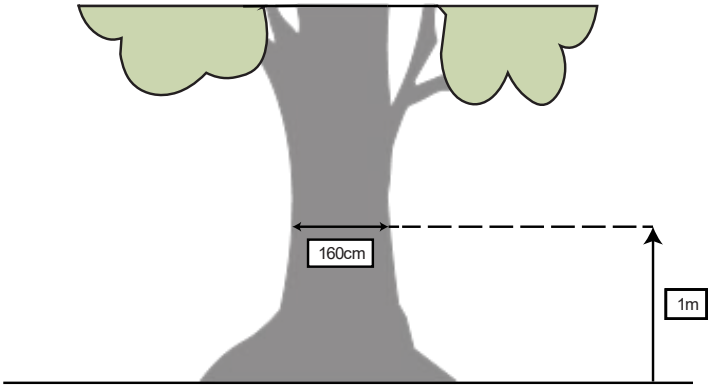
POL-LP-1.18 Tree Protection and Management

Appendix A: Protected Tree Criteria

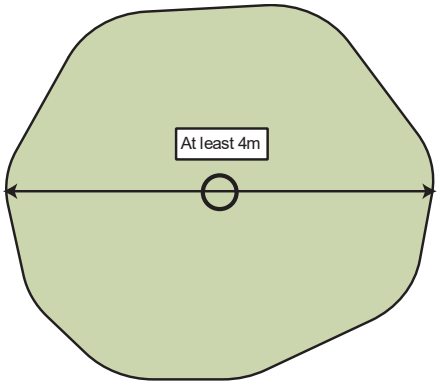
A.1 Minimum tree height



A.2 Minimum trunk width



A.3 Minimum canopy width



POL-LP-1.18 Tree Protection and Management

Document control

Document approvals:	
Version #	**Council adoption**
1.	
2.	

Document responsibilities			
Custodian:	Manager Strategic Planning	**Custodian Unit:**	Strategic Planning
Document management:			
Risk rating:	Low	**Review frequency:**	2 Years
Next review:	2026	**ECM Ref:**	[DocSetID #]
Compliance requirements:			
Legislation:	Planning and Development (Local Planning Schemes) Regulations 2015		
Industry:	WALGA Local Government Approaches to Tree Retention Issues Paper for Legal Advice		
Organisational:	Local Planning Scheme No. 17 Urban Forest Plan		
Strategic Community Plan:	N1.3 Protect our green environment B1.1 Create community places to live, relax and work		

14.2.3 MOVIDA ESTATE ACOUSTIC WALL

Ward	Midland/Guildford Ward
Disclosure of Interest	Nil
Business Unit	Health and Building Services
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- Following receipt of a petition from residents in 2023, the City engaged an Acoustic Consultant to prepare two reports on the noise impact on residents to the east of the Movida noise wall.
- The consultant's reports were considered by Council at its meeting held on 13 December 2023, where Council identified four treatments to be further investigated.
- The City investigated the four suggested treatments that were identified by Council, with the findings of the investigation presented in a report to the July 2024 Ordinary Council Meeting where Council resolved to defer deciding on implementing any noise mitigation treatments until the September 2024 Ordinary Council Meeting.
- The City undertook further investigations and presented a report back to the September 2024 Ordinary Council Meeting where Council resolved to defer a decision until a submission from the Noise Wall Action Group has been received.
- The City received a written submission from the Swan View Community Association Noise Wall Action Group subcommittee on 26 September 2024. A petition from the Noise Wall Action Group was also accepted by Council at the October Ordinary Council Meeting.
- Although the noise measurements requested through the submissions have already been undertaken by an independent Acoustic Consultant and reported on in the 2 mentioned reports as inconclusive, the concerns raised may require consideration of alternative approaches and methods to provide a more comprehensive understanding of the wall's impact on noise levels.
- These alternative approaches are discussed in more detail in this report.

BACKGROUND

The installation of a noise wall to the eastern perimeter of the Movida Estate, adjacent to the freight rail line, was mandated by the Western Australia Planning Commission (WAPC) in line with State Planning Policy 5.4 – Road and Rail Noise.

Following a petition from residents and a subsequent motion to Council at the Ordinary Council Meeting held on 8 February 2023, an acoustic consultant was engaged to investigate noise reflections off the eastern side of the noise wall. The consultant produced two reports: the first was based on desktop noise modelling and the second incorporated updated modelling and onsite noise measurements at five locations.

Both reports were presented to Council at the 13 December 2023 Ordinary Council Meeting where Council resolved to:

1. *Note the acoustic consultant's findings of the monitoring are inconclusive.*

2. *Provide a copy of the consultant's reports to the Western Australian Planning Commission with a request to consider the inclusion of a requirement into State Planning Policy 5.4 – Road and Rail Noise to address reflective noise in the provision of noise attenuation in the next review of the policy.*

3. *Request the CEO to investigate suggested treatments to mitigate the continuing negative impacts on the effected community as a result of the noise wall. The report to include the cost and considered effect of each treatment below:*

    a. *Installation of textured acoustic cladding on the eastern side of the wall to absorb the noise, of the type seen along Roe/Reid Highway between West Swan Road and Daviot.*

    b. *Backfill the eastern side of the wall with fill/sand to absorb the noise.*

    c. *Write to the state government and WAGR requesting that freight train movement slows to a maximum speed of 40km per hour, currently 60/70 km per hour, when through this section of the line.*

    d. *Planting of suitable sized native plants along Blackadder Road to absorb the noise.*

4. *Request this report be made available to Council prior to the construction of the further extension of the Noise Wall to allow Council to determine the best course of action for noise reduction treatment for inclusion on the existing Noise Wall and further extension of the Noise Wall.*

Neither report could conclusively determine that the reflected noise from the wall was of a magnitude that would cause a noticeable increase in noise levels.

The Council's resolution at the Ordinary Council Meeting held on 13 December 2023, included actions to be reported on. These were presented to Council at the 10 July 2024 and 11 September 2024 Ordinary Council Meetings. At the July 2024 Ordinary Council Meeting a decision on the report was deferred to the September meeting so that staff could provide additional information:

1. *Note the findings of the investigation into the suggested noise mitigation treatments to the noise wall.*

2. *Defer deciding on implementing any noise mitigation treatments until the September 2024 Ordinary Council Meeting to allow:*

a. *The cost of including Blackadder Road in the City's street tree planting program with suitable-sized native plants and the ongoing costs of watering and care, to be provided to council.*

b. *The CEO to advise if the cost of acoustic cladding can be added to the City advocacy priority list.*

c. *The affected residents to have more time to consider the content of this item in the Agenda.*

d. *Council to be advised of the affected residents preferred acoustic treatment through feedback by the residents to the City prior to the September Ordinary meeting of Council or to Council through deputations at that meeting.*

At the September 2024 Ordinary Council Meeting Council resolved to further defer a decision until a submission had been received from the Noise Wall Action Group, which is a subcommittee of the Swan View Community Association. A submission (Attachment 1) was received on 26 September 2024. A petition was also received from the Noise Wall Action Group at the October Agenda Briefing and was subsequently accepted by Council at the October 2024 Ordinary Council Meeting.

The submission and petition from the Noise Wall Action Group as well as the outcomes of the City's actions in relation to the Council resolutions are addressed under the headings in the DETAILS section below.

DETAILS

Resolutions from 13 December 2023 Ordinary Council Meeting

Provide a copy of the consultant's reports to the Western Australian Planning Commission.

A copy of the consultant's reports has been provided to the WAPC along with a request to consider the inclusion of a requirement to consider reflected noise into State Planning Policy 5.4 – Road and Rail Noise at their next review of the policy. City staff will again follow up with the inclusion of this request in the City's formal submission when the review occurs.

In discussions with officers at the Department of Planning, Lands and Heritage (DPLH) they confirmed that they could include recommendations to the WAPC to address reflective noise, but only where the impact of the reflective noise can be justified through an acoustics report. Considering the outcomes of the reports considered by Council at its 13 December 2023 meeting, this is not a viable option for the remaining southern part of the wall that still needs to be constructed.

Installation of textured acoustic cladding on the eastern side of the wall to absorb the noise, of the type seen along Roe/Reid Highway between West Swan Road and Daviot.

Upon investigation, cladding installed adjacent to Roe/Reid Highway between West Swan Road and Daviot Road seems decorative and unlikely to provide deliberate acoustic attenuation. Notwithstanding, staff progressed the action by further investigating the product called Stratocell Whisper which was an

option identified in the Acoustic Consultant's report titled *Noise Monitoring Report and Updated Modelling.*

The initially constructed portion of the noise wall next to the Movida Estate extends for about 780 meters along the rail reserve's western boundary. It is intended that the noise wall will be extended to the north by approximately 400 meters and south by approximately 600 meters as the development expands. Attachment 2 shows the constructed and yet to be constructed sections, noting that the northern portion of the wall is currently under construction.

The staff investigation into the product Stratocell Whisper identified a supply and installation cost estimate to cover the entire eastern side of the initial section of the wall to be in the order of $620,000 (including GST), which equates to approximately $795 per linear meter of the wall at its current height.

The northern section of the noise wall currently under construction will address new development on both sides of the rail corridor. Under the current state planning policy which requires new development to be protected from noise, a wall will be constructed on both sides of the rail line by the developer, with no construction cost to the City.

The unbuilt future southern section of approximately 600m at the estimated cost of approximately $795 per linear meter will add a further approximate of $477,000 to the $620,000 identified for the existing section of the wall. The total cost to clad the wall on the eastern side to address inconclusive reflective noise impacts on the community is therefore estimated at approximately 1.1million dollars.

It should be noted that the mentioned cost excludes maintenance and future replacement cost. The product is expected to have an approximate 20-year lifespan and low maintenance requirements.

Should this option be progressed, the following actions are required prior to the installation of any material to the wall:

- Advice from a structural engineer to ensure there are no adverse impacts to the wall's structural integrity.

- Further information to be sought from the manufacturer to inform the ongoing maintenance and replacement requirements and costs of this product that was designed for European weather conditions.

The operator of the freight rail line, Arc Infrastructure, has advised that installing cladding on the wall is likely acceptable but would be subject to the City being granted access approval to the rail corridor. Access to the corridor would only be granted once Arc Infrastructure was satisfied that the proposed works did not compromise their land, infrastructure, or operations. Any request for access would need to consider maintenance requirements and endeavour to limit the need for future rail corridor access.

It must be noted that the modelling undertaken by the Acoustic Consultant, which was verified using on-site noise measurements, was unable to conclusively demonstrate an increase in noise caused by reflection off the wall beyond the level that is normally noticeable. For this reason and in addition to the significant cost, this option is not considered feasible.

Backfill the eastern side of the wall with fill/sand to absorb the noise.

Although sand piled along the wall's eastern side may provide some diffusion of reflected noise, to do so would require the bulk of the exposed face of the wall to be covered.

It is highly unlikely the wall would have been built to retain such a significant quantity of sand. This will require the engagement of a structural engineer to determine the current structural integrity of the wall, and the remediation works that would be required.

Arc Infrastructure have advised that any request to construct earth mounds inside the rail access corridor would limit their access and was therefore likely to be rejected. Given the advice from Arc Infrastructure and the likelihood that significant structural reinforcement would be required, for this reason this option is not considered feasible.

Write to the state government and WAGR requesting that freight train movement slows to a maximum speed of 40km per hour, currently 60/70 km per hour, when through this section of the line.

The West Australian Government Railway rail network has been privatised; the current operator is Arc Infrastructure. The City wrote to Arc Infrastructure regarding the speed of the trains along the section of track adjacent to Movida Estate. Arc advised that the rail line through the City of Swan is an important strategic freight corridor for the State, and operates 24 hours a day carrying container freight, grain and several vital commodities and everyday items for the people of Western Australia. It is not practical to reduce the speed limit along this section of track as it would impact the flow of freight on the entire network.

Planting of suitable sized native plants along Blackadder Road to absorb the noise.

The acoustic consultant's report included the planting of vegetation near the noise wall as a potential mitigation strategy. The consultant stated, "*This can act to break up the sound waves and disrupt the surface of the concrete wall."*

Advice was sought from staff at the Noise Branch of the Department of Water and Environmental Regulation. The advice indicates that vegetation would be of no benefit as a noise absorber but planting close to the wall may have some benefit in diffusing the reflected sound which could perhaps benefit the receivers.

Both the advice from the acoustic consultant and the Noise Branch indicates that for the vegetation to have any effect it would need to be planted close to the wall rather than along Blackadder Road, as indicated in the Council resolution.

Arc Infrastructure has advised that planting trees within the rail access corridor will limit their space/access and will likely be rejected. Given this advice, planting trees close to the wall is not feasible.

Regardless, tree planting along Blackadder Road, outside the rail corridor, is an option to progress further work on. It is possible to incorporate Blackadder Road into the City's tree planting program. While not likely to significantly impact on the noise, it will improve amenity and have other environmental benefits. It should be noted that any proposal to plant trees adjacent to the rail reserve along Blackadder Road will also require approval by Arc to ensure that the trees will not in future impact the operations or maintenance of Arc infrastructure or access thereto.

<u>Resolution from 10 July 2024 Ordinary Council Meeting</u>

The cost of including Blackadder Road in the City's street tree planting program with suitable sized native plants and the ongoing costs of watering and care, to be provided to Council.

Blackadder Road is approximately 780m long which would require somewhere in the vicinity of 78 trees based on 10 metres between trees. Noting that trees are already in existence along part of the street, a full assessment prior to planting to determine the actual number of trees and associated costs will have to be done. To plant a total of 78 trees using the City preferred 45L trees would cost in the order of $35,000.

This cost does not include ongoing water and maintenance.

The CEO to advise if the cost of acoustic cladding can be added to the City advocacy priority list.

Staff are not aware of any available grants that would be applicable to the installation of acoustic cladding. Advocating for the installation of acoustic cladding is possible but its effectiveness is likely to be constrained by the fact that there is a lack of conclusive objective evidence demonstrating an increase in noise beyond the level that is normally noticeable.

Noise Wall Action Group Submission and Petition

A petition was received at the October round of Council meetings. The petition contained the following:

271	Total signatories
255	Nominated a City of Swan address
10	Nominated a non-City of Swan address
200	Individual City of Swan addresses were nominated
4	Only nominated a City of Swan suburb
2	No address nominated/illegible

The petition reads: "*We the undersigned all being electors of the City of Swan, request the Council: support the details of the Noise Wall Action Group's request for the October 2024 Council meeting, asking that an independent consultant be hired by the City, selected in conjunction with the community, to conduct new sound measurements at various times and locations with and without a noise wall. This will help us to understand how the noise wall affects train noise for homes on both sides of the Freight Rail Line and how to respond to the Council's July motion seeking a community preference for solution.*

The submission received from the Swan View Community Association Noise Wall Action Group Subcommittee also requests additional noise measurements. The submission specifically requests the following:

"We feel the measurements should use a freight train as the source of sound because it's the longest, noisiest and should provide for the following factors:

1. *A long freight train that runs the entire length of the wall and beyond at both ends so train stock is consistent across all areas of the track being measured.*

2. *A measurement of the train horn on approach to the Morrison Road crossing should be taken prior to the wall being extended in preparation for a comparative test once the new wall is built.*

3. *Measurements need to be taken both during the day and evenings as a significant number of complaints include people not being able to get to sleep and being woken up, in addition to being unable to hear themselves speak or their televisions.*

4. *Measurements need to be taken over a number of days (2 or 3) to avoid any anomalies.*

Once the new report has readings from multiple locations of the same train travelling through the area, it will be possible to see if the area where there is no wall is quieter than the area opposite the wall, which will determine the impact of the wall".

The City previously engaged Lloyd George Acoustics to assess the train noise reflected off the Movida Estate Noise Wall. Report 1 - Freight Train Preliminary Noise Modelling Report (Attachment 3) and Report 2 - Noise Monitoring Report and Updated Modelling (Attachment 4) were both presented to Council at the Ordinary Council Meeting held on 13 December 2023.

Report 1 is based on computer models that predict how noise from trains may be reflected off the wall. Two standard algorithms, Kilde and NORD 2000, were used in this assessment. Both algorithms are commonly used in Western Australia for train noise analysis.

The results suggest that noise reflected from the wall could increase by between 2 dB and 3.2 dB, depending on the model settings. To help understand what this means:

- A 3 dB increase doubles the sound energy, but this change is typically not noticeable to the human ear.

- Generally, noise increases below 3 dB are not noticeable, 3-5 dB increases are noticeable, and a 10 dB increase is perceived as twice as loud.

To improve accuracy, Report 2 included noise measurements of train passes. These were taken from five residential properties between 4 July 2023 and 13 July 2023 inclusive. These measurement locations were spread along the entire length of the wall and included locations not adjacent to the wall to the north and south of the wall. The northern end of the wall is currently being extended past the north most measurement location.

The measurement data was then compared to the models and adjustments were made to improve the accuracy. It was found that the Kilde algorithm with default settings remained the most accurate, which predicted a 2dB increase caused by the wall. However, the consultant states that due to the widely variable nature of the freight trains as a noise source, it is difficult to draw strong conclusions from the data.

While freight trains were used as the noise source for measuring reflective noise from the wall, their highly variable nature makes them less reliable for this specific purpose. This is due to factors such as speed, load, length, locomotive type and driver behaviour. These variations can lead to inconsistent data, which may not accurately reflect the impact of the wall on noise emissions received at nearby residential properties.

It is also important to acknowledge that the type of noise measurements requested by the Noise Wall Action Group were conducted in July 2023 as part of the investigation for Report 2. Since these measurements have already been undertaken, further measurements of the same kind are unlikely to yield significantly new or clearer insights.

That said, this does not diminish the significance of the community’s concerns about reflected rail noise. Addressing and quantifying these concerns may require consideration of alternative approaches and methods to provide a more comprehensive understanding of the wall’s impact on noise levels. This include considering other factors, such as changes to train frequency, length or locomotive that are also contributing factors to perceived increases in train noise emissions in the area.

Given the challenges associated with using freight trains as a noise source, an alternative approach of which the costs are addressed under the Financial Implications section of this report, could involve using

a stationary noise source (simulating the noise produced by a locomotive) to generate a more consistent and controlled noise. Pending approval from Arc Infrastructure, measurements of the stationary noise source at different power levels could be taken at multiple points along the track. This would include locations both adjacent to the wall and areas not adjacent to the wall.

While the noise produced by a non-train source will obviously not be as loud as that of a moving freight train, this method offers a key advantage being consistency. Using a controlled noise source allows for more accurate and reliable measurement of the reflected noise from the wall. These measurements will help the consultants accurately assess how much of the noise experienced in the community is being reflected by the wall, which is the primary concern expressed by the Noise Wall Action Group.

Staff suggest that any noise measurement proposal should not only be prepared in consultation with an appropriately qualified acoustic consultant, but also peer reviewed prior to it being undertaken. This will ensure that the proposal is based on sound scientific principles to increase the likelihood that it is successful in determining how much noise is reflected by the wall.

Once further measurements are taken, the City will have two potential outcomes to consider. If the new measurements confirm the previous data and modelling, indicating that the reflected noise from the noise wall does not have a meaningful impact on the overall train noise emissions within the area, it must be accepted that the primary source of the residents' concerns is the noise emissions directly from the trains themselves.

Under regulation 3(1)(c) of the *Environmental Protection (Noise) Regulations 1997*, noise emissions from trains are exempt completely from the requirements of the regulations. This means that the City has no authority to impose restrictions or require modifications to the operations of the rail line. In this case, the City would not be able to mandate any further action regarding noise mitigation, as the regulations precludes this intervention in matters related to train noise emissions.

Alternatively, if the measurements reveal that the noise wall is reflecting train noise at a level that contributes to the overall noise experienced by nearby residents, the Council may consider acoustic treatment options for the wall. However, it is important to note that any such treatment would only address the reflected noise and would not mitigate the dominant noise source being the trains themselves. This means that while some reduction in noise may be achieved through modifications to the wall, the overall noise levels experienced by residents would still primarily be driven by the direct noise emissions from the trains, which remain outside the City’s regulatory control.

CONSULTATION

Initial consultation was undertaken with suppliers of Stratocell Whisper, Arc Infrastructure, DPLH officers, the Noise Branch of the Department of Water and Environmental Regulation and Lloyd George Acoustics.

The City previously received a submission from a long-term resident who lives in the vicinity of the rail line. The submission contends that the increase in noise from trains on the railway line, in their view, is due to changes to the trains themselves which occurred around December 2022 not the Movida Estate wall. Staff understand that this submission was e-mailed to all Councillors individually.

The City has received a petition and written submission from the Noise Wall Action Group sub-committee of the Swan View Community Association. The subject of both the petition and the written submission are discussed in this report.

ATTACHMENTS

1. Swan View Community Association Submission [**14.2.3.1** - 2 pages]
2. Location of the Movida Estate noise wall [**14.2.3.2** - 1 page]
3. Lloyd George Acoustics Report 1 [**14.2.3.3** - 28 pages]
4. Lloyd George Acoustics Report 2 [**14.2.3.4** - 33 pages]

STRATEGIC IMPLICATIONS

Social

S1 Safe and healthy community
S1.1 Build a strong sense of community health, wellbeing and safety

STATUTORY IMPLICATIONS

In Western Australia noise is controlled by the *Environmental Protection (Noise) Regulations 1997*. These regulations do not apply to noise emission from trains. This prohibits the City from enforcing any requirements on another entity in relation to any noise from trains.

State Planning Policy 5.4 - Road and Rail provides guidance on the requirements for noise walls around new subdivisions or major infrastructure. However, as the rail and residences to the east of the Movida Estate are existing, this policy does not apply.

FINANCIAL IMPLICATIONS

The unbuilt future southern section of approximately 600m at an estimated cost of approximately $795 per linear meter of the wall at its current height will add a further approximate $477,000 to the $620,000 identified for the existing section of the wall. The total cost to clad the wall on the eastern side to address inconclusive reflective noise impacts on the community is therefore estimated at approximately 1.1 million dollars. Noting that this does not include ongoing maintenance and eventual replacement of the material.

Tree planting along Blackadder Road is estimated to cost in the order of $35,000 and can be facilitated through the City’s tree planting program.

Additional noise measurements and analysis are anticipated to cost in the order of $20,000, which has not specifically been budgeted for in the 24/25 budget but can be accommodated in the operational budget. This will be dependent on the final scope of the project. Additional costs may be incurred to

obtain a noise source that is suitable to be used for the measurements. The source would need to be a large diesel engine that can be moved to various points either on or adjacent to the track.

RECOMMENDATION

That Council resolve to:

1. Note the findings of the completed investigation into the suggested noise mitigation treatments to the noise wall, indicating that options to install acoustic cladding, sand backfill and reducing the speed of the trains have, based on the analysis to date, been found not to be feasible.

2. Progress planning and design to include Blackadder Road in the City's Street tree planting program, noting the requirement for Arc's approval where the rail corridor may be impacted.

3. Not undertake additional noise measurements of the type requested by the Noise Wall Action Group, noting that these measurements have already been undertaken by an independent Acoustic Consultant.

4. Subject to Arc providing access to the Rail Reserve, appoint consultants to undertake noise monitoring utilising an alternative noise source, that is not a moving freight train, with the aim of accurately quantifying the reflective noise from the noise wall.

5. Staff provide a report to Council detailing the results of the noise measurements detailed in item 4.

MOTION that Council resolve to:

1. Note the findings of the completed investigation into the suggested noise mitigation treatments to the noise wall, indicating that options to install acoustic cladding, sand backfill and reducing the speed of the trains have, based on the analysis to date, been found not to be feasible.

2. Progress planning and design to include Blackadder Road in the City's Street tree planting program, noting the requirement for Arc's approval where the rail corridor may be impacted.

3. Subject to Arc providing access to the Rail Reserve, appoint consultants to undertake noise monitoring utilising an alternative noise source, that is not a moving freight train, with the aim of accurately quantifying the reflective noise from the noise wall.

4. To also undertake before-and-after acoustic measurements of the freight train noise in the areas where the acoustic wall has not yet been built, by taking acoustic measurements now and then at a later date taking acoustic measurements in the same locations after the acoustic wall has been built.

5. Staff provide a report to Council detailing the results of the noise measurements detailed in item 3 and 4.

Reason for Motion (provided by Deputy Mayor Johnson)

The Swan View Noise Wall Action Group believe that the existing acoustic report does not reflect their lived experience of the increase in freight rail noise as that report was based on a comparison of modelled noise before the wall was built, and actual acoustic measurements after the wall was built.

The Noise Wall Action Group believe that before and after acoustic measurements will be the best way to demonstrate the impact of the noise wall.

(Deputy Mayor Johnson - Cr Howlett)

AMENDMENT TO THE MOTION

1. To add a point 6.

   6. Lobby state government for funding assistance to fund this issue

(Cr Bowman)

THE AMENDMENT WAS ACCEPTED BY THE MOVER AND SECONDER OF THE ORIGINAL MOTION

THE AMENDMENT BECAME PART OF THE SUBSTANTIVE MOTION

MOTION WAS PUT TO THE VOTE AND CARRIED (13/0):

1. Note the findings of the completed investigation into the suggested noise mitigation treatments to the noise wall, indicating that options to install acoustic cladding, sand backfill and reducing the speed of the trains have, based on the analysis to date, been found not to be feasible.
2. Progress planning and design to include Blackadder Road in the City's Street tree planting program, noting the requirement for Arc's approval where the rail corridor may be impacted.
3. Subject to Arc providing access to the Rail Reserve, appoint consultants to undertake noise monitoring utilising an alternative noise source, that is not a moving freight train, with the aim of accurately quantifying the reflective noise from the noise wall.
4. To also undertake before-and-after acoustic measurements of the freight train noise in the areas where the acoustic wall has not yet been built, by taking acoustic measurements now and then at a later date taking acoustic measurements in the same locations after the acoustic wall has been built.
5. Staff provide a report to Council detailing the results of the noise measurements detailed in item 3 and 4.
6. Lobby State Government for funding assistance to fund this issue.

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino

Against: Nil

Swan View Community Association
PO Box 4032, Swan View, 6056
371 Morrison Road, Swan View, 6056
Supporting the Swan View, parts of
Greenmount & Midvale Community
"Working for a Better Community"

The only way we become a **Better Community** is **Together**

DATE: 24/9/2024

Submission to the City of Swan October 2024 Council Meeting

By Noise Wall Action Group Subcommittee

Thank you for providing our communities with the opportunity to work with the City of Swan to arrive at an effective solution to the issue we have raised concerning increased noise resulting from the Movida Estate Noise Wall.

As the Community are not experts in acoustics, we are not in a position to provide Council with our preferred solution to the issue we are reporting.

We do note that the Lloyd George acoustic consultant's report commissioned by the City of Swan is inconclusive and states "the magnitude of reflected noise is unknown", as such, we agree with the consultant's recommendation for further measurements to be undertaken.

It is our understanding that the Lloyd George report does not contain pre wall measurements because the wall was already in place at the time their measurements were taken. Without current comparative data it is impossible to determine the actual effect of the newly constructed wall and the associated effective treatment.

The Lloyd George report states that "the analysis in this report does not support either of the two algorithms but demonstrates that reflected noise may be occurring". We understand this to mean their assessment doesn't take the wall into account and they admit the wall might contribute to the noise through reflections.

We propose that, prior to the City deciding on any solutions to the reported noise issue, and, prior to any extension of the wall, the City and the Community jointly agree on an independent Acoustic Consultant to undertake measurements to determine the difference in volume experienced by properties that are opposite the wall and properties that are not.

We feel the measurements should use a freight train as the source of sound because it's the longest, noisiest and should provide for the following factors:

1. A long freight train that runs the entire length of the wall and beyond at both ends so train stock is consistent across all areas of the track being measured
2. A measurement of the train horn on approach to the Morrison Road crossing should be taken prior to the wall being extended in preparation for a comparative test once the new wall is built.

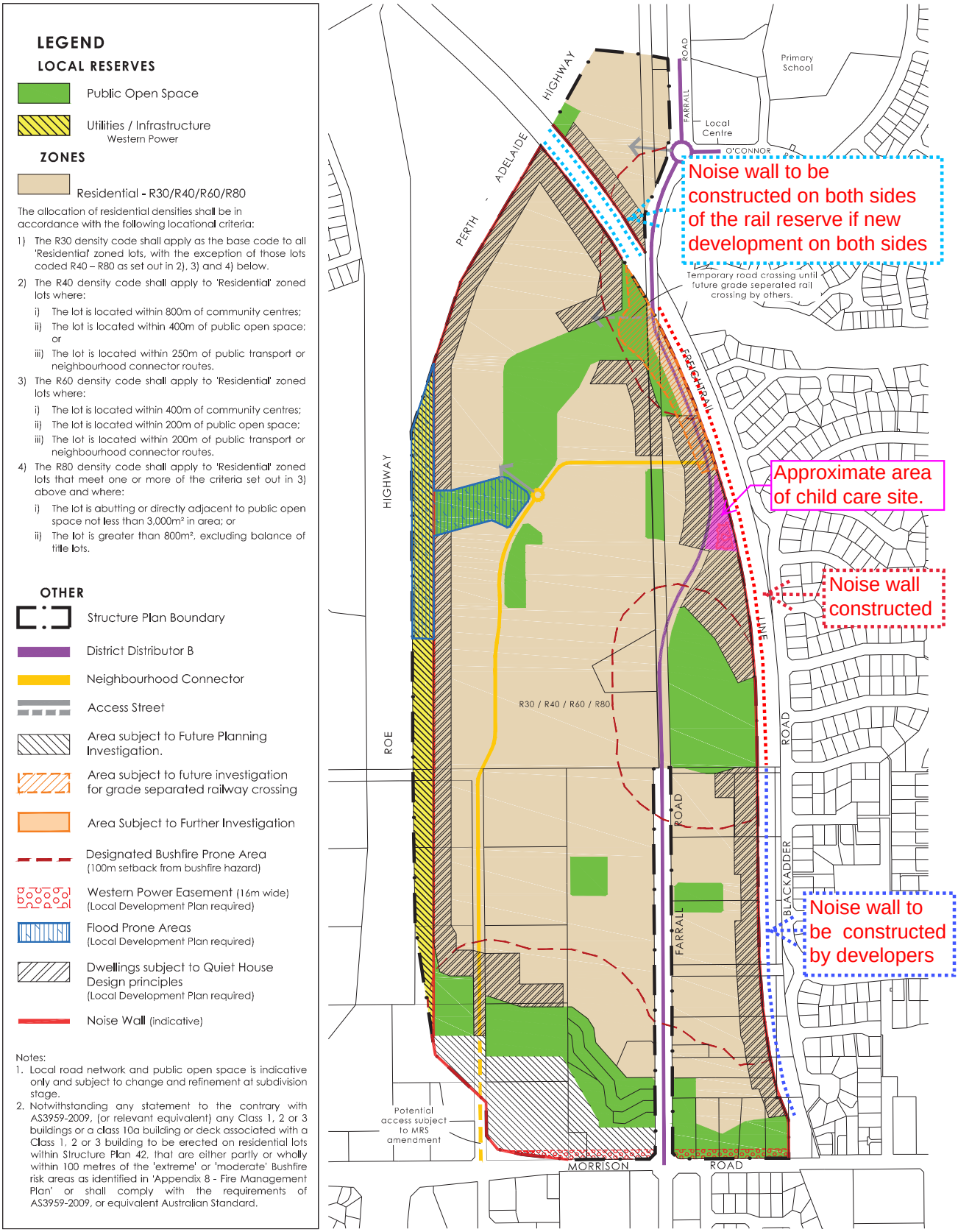
3. Measurements need to be taken both during the day and evenings as a significant number of complaints include people not being able to get to sleep and being woken up, in addition to being unable to hear themselves speak or their televisions.
4. Measurements need to be taken over a number of days (2 or 3) to avoid any anomalies

Once the new report has readings from multiple locations of the same train travelling through the area, it will be possible to see if the area where there is no wall is quieter than the area opposite the wall, which will determine the impact of the wall.

We look forward to the Council working with the affected communities to return lives to the way they were before the noise wall.

Regards

Bev Hanley
Secretary
Swan View Community Association



CLE Town Planning + Design
www.cleplan.com.au

PLAN A: LOCAL STRUCTURE PLAN

3001-32L-01 8 February 2019 Nts

City of Swan

*Noise wall details added

Lloyd George Acoustics
PO Box 717
Hillarys WA 6923
T: 9401 7770
www.lgacoustics.com.au

Freight Train Preliminary Noise Modelling Report

Movida Estate Noise Wall

Reference: 23027926-01

Prepared for:
City of Swan

Reference: 23027926-01

Lloyd George Acoustics Pty Ltd
ABN: 79 125 812 544

PO Box 717
Hillarys WA 6923
www.lgacoustics.com.au

Contacts	General	Daniel Lloyd	Terry George	Matt Moyle
E:	info@lgacoustics.com.au	daniel@lgacoustics.com.au	terry@lgacoustics.com.au	matt@lgacoustics.com.au
P:	9401 7770	0439 032 844	0400 414 197	0412 611 330
Contacts	Rob Connolly	Daryl Thompson	Hao Tran	Matt Nolan
E:	rob@lgacoustics.com.au	daryl@lgacoustics.com.au	hao@lgacoustics.com.au	matt.nolan@lgacoustics.com.au
P:	0410 107 440	0420 364 650	0438 481 207	0448 912 604

This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date	Rev	Description	Author	Verified
24-Apr-23	-	Issued as Draft for Review	Terry George	Matt Moyle
7-Nov-23	0	Issued as Final following Comments	Terry George	-

CONTENTS

EXECUTIVE SUMMARY i

1. INTRODUCTION 1

2. CRITERIA 3

3. METHODOLOGY 4

4. NOISE MODELLING 5

4.1. Kilde Algorithms 5

4.1.1. Default Settings 5

4.1.2. Modified Settings 6

4.2. NORD2000 Algorithms 11

4.2.1. Default Settings 11

4.2.2. Modified Settings 12

5. DISCUSSION 16

List of Tables

Table E-1: Results from Noise Modelling – Kilde Algorithms ii

Table E-2: Results from Noise Modelling – NORD2000 Algorithms iii

Table 2-1: Noise Targets for Noise Sensitive Land-Use 3

Table 4-1: Calculated Noise Levels Using Kilde – Default Settings 6

Table 4-2: Calculated Noise Levels Using Kilde – Modified Settings 7

Table 4-3: Calculated Noise Levels Using NORD2000 – Default Settings 11

Table 4-4: Calculated Noise Levels Using NORD2000 – Modified Settings 12

Table 5-1: Perceptions of Noise Level Increases 16

List of Figures

Figure 1-1: Subdivision Location and Plan (Source: PEET Movida Estate Website) 1

Figure 1-2: Recommended Noise Walls (Source: HSA Report) 2

Figure 4-1: Noise Contour Plot Using Kilde – Modified Settings 8

Figure 4-2: Noise Contour Plot Using Kilde With Noise Wall – Modified Settings 9

Figure 4-3: Areas of Noise Level Increase with Wall Using Kilde – Modified Settings 10

Figure 4-4: Noise Contour Plot Using NORD2000 – Modified Settings 13

Figure 4-5: Noise Contour Plot Using NORD2000 With Noise Wall – Modified Settings 14

Figure 4-6: Areas of Noise Level Increase with Wall Using NORD2000 – Modified Settings 15

Appendices

Appendix A – Terminology 17

EXECUTIVE SUMMARY

Movida Estate is a residential subdivision being undertaken by PEET, in the suburb of Midvale. To the west of the site is Roe Highway and to the east is a freight railway. As part of the subdivision development, a road and rail noise assessment to the proposed subdivision was undertaken, with one of the noise mitigation recommendations being to construct a 3-metre high noise wall alongside the railway. Since the construction of part of the ultimate wall, existing residences to the east have complained that noise from the passing freight trains has increased.

Recommending a noise wall and assessing noise to the proposed subdivision only is common practice. Consideration of noise impacts outside of the subdivision in question is not undertaken and not required under *State Planning Policy No. 5.4 Road and Rail Noise*. This report reviews modelling methodology and the possibility of reflected noise associated with freight trains by way of a desktop study.

Two common algorithms for the prediction of railway noise were considered being Kilde and NORD2000, with the results showing that both accounted for reflected noise. The amount of reflected noise varied between the algorithms and can be further varied depending on the selected settings within each algorithm. Consideration was given to the algorithm's default settings as well as modified settings. A particular receiver's location would also vary the amount of reflected noise.

Fifteen (15) receivers east of the railway were selected, with *Table E-1* and *Table E-2* summarising the calculated noise levels for the Kilde and NORD2000 algorithms respectively. The area where noise increases occur are also shown in *Figure* 4-3 and *Figure 4-6* for each algorithm, noting that these figures are not considered as accurate as the table of results. Anything below a 3 dB increase is described as not normally noticeable. Based on the Kilde algorithms, the reflected noise would account for no more than a 2 dB increase and therefore would unlikely be noticeable. The NORD2000 algorithms generally indicate higher levels of reflected noise including increases of up to 3.2 dB. Whilst marginally above 3 dB, such a change would still be described as not normally noticeable.

The analysis in this report does not support either of the two algorithms, but demonstrates that reflected noise may be occurring and that noise modelling does include this effect, however the magnitude of reflected noise is unknown.

A final note is that whilst this report has used the HSA measurement point for calibration, no further measurements have been undertaken at this stage. Measurements were undertaken following this report and are reported in *Noise Monitoring Report and Updated Modelling, Movida Estate Noise Wall*; Reference: 23027926-02, 7-Nov-23.

Table E-1: Results from Noise Modelling – Kilde Algorithms

Address	Default Setting			Modified Settings		
	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	53.6	53.9	0.3	54.0	55.4	1.4
02. 4 Kurrden Way, Swan View	58.8	59.6	0.8	58.9	59.9	1.0
03. 72 Blackadder Road, Swan View	54.7	55.6	0.9	55.3	56.6	1.3
04. 58 Blackadder Road, Swan View	58.2	58.9	0.7	58.4	59.8	1.4
05. 32 Blackadder Road, Swan View	58.5	59.4	0.9	59.0	60.5	1.5
06. 1 Ella Courtyard, Swan View	45.0	45.5	0.5	47.8	49.4	1.6
07. 12 Spinebill Drive, Swan View	43.2	43.3	0.1	46.9	48.0	1.1
08. 147 O'Connor Road, Stratton	42.1	42.2	0.1	46.4	47.2	0.8
9. 131 Blackadder Road, Swan View	37.5	37.5	-	41.5	42.3	0.8
10. 46 Redgum Lane, Swan View	40.7	40.8	0.1	44.4	45.3	0.9
11. 2 Gumnut Close, Swan View	44.2	45.0	0.8	47.3	48.7	1.4
12. 7 Fussel Green, Stratton	42.2	42.4	0.2	46.9	47.5	0.6
13. 3 Yeates Lane, Stratton	41.3	41.5	0.2	44.2	45.2	1.0
14. 143 Blackadder Road, Swan View	39.1	39.2	0.1	42.1	42.9	0.8
15. 204 Blackadder Road, Swan View	47.8	48.2	0.4	50.5	52.4	1.9

Table E-2: Results from Noise Modelling – NORD2000 Algorithms

Address	Default Setting			Modified Settings		
	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	53.3	53.9	0.6	53.5	55.4	1.9
02. 4 Kurrden Way, Swan View	57.3	60.0	2.7	57.3	60.5	3.2
03. 72 Blackadder Road, Swan View	53.6	56.4	2.8	53.8	57.0	3.2
04. 58 Blackadder Road, Swan View	57.9	58.6	0.7	58.0	59.1	1.1
05. 32 Blackadder Road, Swan View	59.2	60.4	1.2	59.3	61.0	1.7
06. 1 Ella Courtyard, Swan View	49.0	49.4	0.4	50.2	51.5	1.3
07. 12 Spinebill Drive, Swan View	46.4	46.8	0.4	48.3	49.6	1.3
08. 147 O'Connor Road, Stratton	45.1	45.2	0.1	46.7	48.4	1.7
9. 131 Blackadder Road, Swan View	42.6	42.9	0.3	43.9	45.4	1.5
10. 46 Redgum Lane, Swan View	45.5	45.8	0.3	47.1	48.4	1.3
11. 2 Gumnut Close, Swan View	49.0	49.8	0.8	50.5	52.0	1.5
12. 7 Fussel Green, Stratton	46.8	47.3	0.5	48.0	50.0	2.0
13. 3 Yeates Lane, Stratton	43.9	44.6	0.7	44.8	47.0	2.2
14. 143 Blackadder Road, Swan View	44.0	44.4	0.4	45.2	46.4	1.2
15. 204 Blackadder Road, Swan View	51.9	52.3	0.4	52.8	54.4	1.6

1. INTRODUCTION

Movida Estate is a residential subdivision being undertaken by PEET, in the suburb of Midvale (refer *Figure 1-1*). To the west of the site is Roe Highway and to the east is a freight railway. As part of the subdivision development, Herring Storer Acoustics (HSA) undertook a road and rail noise assessment to the proposed subdivision[1], with one of the noise mitigation recommendations being to construct a 3-metre high noise wall alongside the railway (refer *Figure 1-2*). Since the construction of part of the ultimate wall, existing residences to the east have complained that noise from the passing freight trains has increased. This report reviews modelling methodology and the possibility of reflected noise associated with freight trains by way of a desktop study.

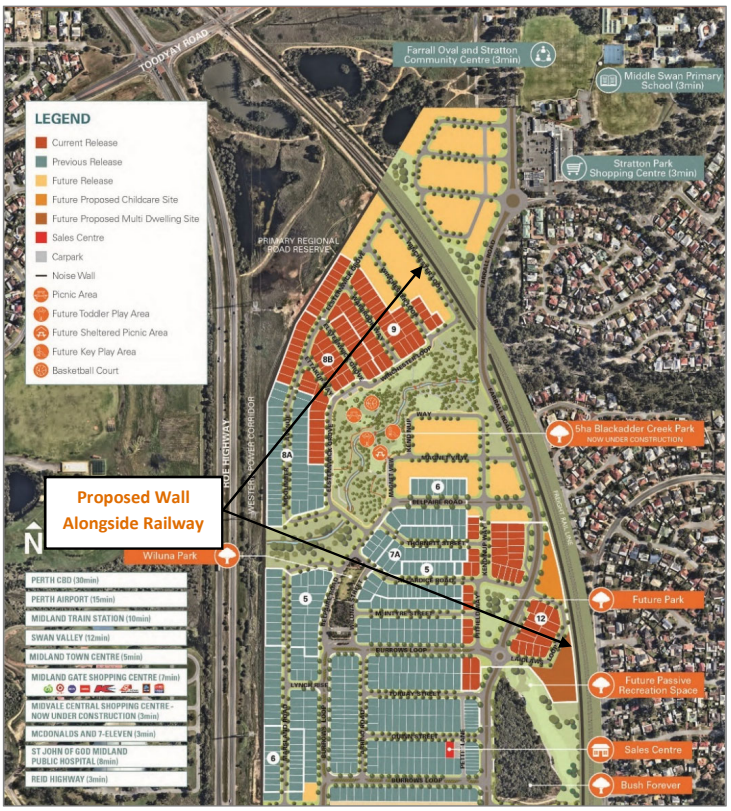


Figure 1-1: Subdivision Location and Plan (Source: PEET Movida Estate Website)

Appendix A contains a description of some of the terminology used throughout this report.

[1] *PEET LIMITED, MIDVALE LOCAL STRUCTURE PLAN, ROAD and RAIL ACOUSTIC ASSESSMENT; MARCH 2015, REFERENCE: 18993-2-14276-02*

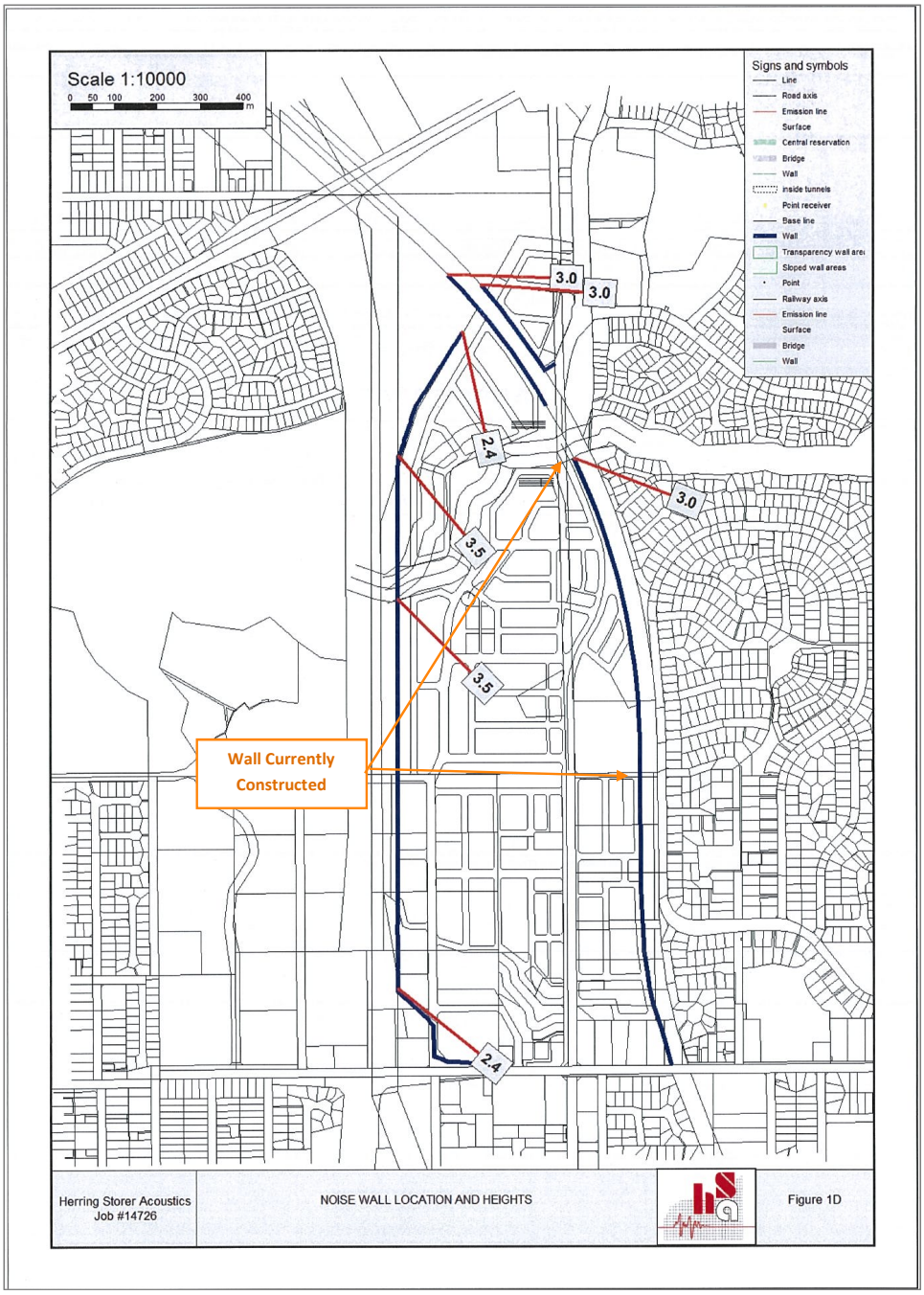


Figure 1-2: Recommended Noise Walls (Source: HSA Report)

2. CRITERIA

Criteria applicable to road and rail is provided in *State Planning Policy No. 5.4 Road and Rail Noise* (hereafter referred to as SPP 5.4) produced by the Western Australian Planning Commission (WAPC). SPP 5.4 is supported by the *Road and Rail Noise Guidelines* (the Guidelines) and the Department of Planning, Lands and Heritage mapping. The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise;
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- Ensure transport infrastructure and land-use can mutually exist within urban corridors;
- Ensure that noise impacts are addressed as early as possible in the planning process; and
- Encourage best practice noise mitigation design and construction standards.

Table 2-1 sets out noise targets that are to be achieved by proposals under which SPP 5.4 applies. Where the targets are exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

Table 2-1: Noise Targets for Noise Sensitive Land-Use

Scenario	Outdoor Noise Target		Indoor Noise Target	
Noise-sensitive land-use and/or development	55 dB $L_{Aeq(Day)}$	50 dB $L_{Aeq(Night)}$	40 dB $L_{Aeq(Day)}$ (Living and Work Areas)	35 dB $L_{Aeq(Night)}$ (Bedrooms)

Notes:

- Day period is from 6am to 10pm and night period from 10pm to 6am.
- The outdoor noise target is to be measured at 1-metre from the most exposed, habitable[2] facade of a noise sensitive building.
- For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (as amended) for each relevant time period.
- Outdoor targets are to be met at all outdoor areas as far as is reasonable and practicable to do so using the various noise mitigation measures outlined in the Guidelines.

The application of SPP 5.4 is to consider anticipated traffic volumes for the next 20 years from when the noise assessment has been undertaken.

HSA completed their assessment in March 2015 and as such, it was the previous version of SPP 5.4 that was applied. For this project, there is little difference to the 2015 Policy or the 2019 Policy. In both cases, the Policy is only applied to new residences or where there is a new or upgraded railway. As such, since the rail is unchanged, SPP 5.4 is not applicable to the existing residences.

[2] *A habitable room is defined in State Planning Policy 3.1 as a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully enclosed swimming pool or patio.*

3. METHODOLOGY

HSA undertook noise measurements in 2009 in order to quantify existing noise levels, which are then used to calibrate the noise model for existing conditions. For rail, the noise monitoring was undertaken at 17 metres from the railway with the noise levels determined to be:

- 62 dB $L_{Aeq(Day)}$; and
- 66 dB $L_{Aeq(Night)}$.

Given the above results, the $L_{Aeq(Night)}$ is more critical for compliance than the $L_{Aeq(Day)}$. From the HSA Appendix C noise contour plot, the noise level at 33 Burton Retreat, Stratton is around 56 dB $L_{Aeq(Night)}$ and this has been used as a guide to calibrate the noise model.

HSA used the modelling software *SoundPLAN* 7.2 and have assumed each train is travelling at 80 km/hr, consisting of 2 locomotives and 7 wagons, with 1 train per hour. As the modelling is calibrated to the measurements, these assumptions are not critical. *SoundPLAN* provides for a variety of algorithms that can be selected, with those used by HSA not detailed in the report.

One of the most common algorithms used for rail traffic noise prediction in Western Australia is the Nordic Rail Prediction Method (Kilde 130-1984), with the locomotives at a height of 4.0 metres and wagons 0.8 metres. These have been implemented within *SoundPLAN* 8.2 initially, with all other aspects as documented in the HSA report. Consideration is then also given to the NORD2000 algorithms with a similar set-up, to assess differences between the two algorithms.

Other inputs included in the modelling are:

- Ground topography – digital data was provided by City of Swan including contours and road and rail strings.
- Buildings – building outlines were also provided by City of Swan, although these did not contain height information so have all been selected as 3.5 metres high, representing single storey houses;
- Ground absorption – An average value of 0.5 has been used, noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass;
- Noise wall – For the with wall scenario, this is understood to be of concrete construction. It has been modelled as 3.0 metres high and for the ultimate length rather than that currently constructed (refer *Figure* 1-2). With finished lot levels unavailable, the bottom of wall has been drawn at 0.5 metres lower than the railway.

Predictions are made at heights of 1.4 metres above ground floor level. The noise is predicted at 1-metre from an assumed building façade, resulting in a + 2.5 dB correction due to reflected noise from the facade.

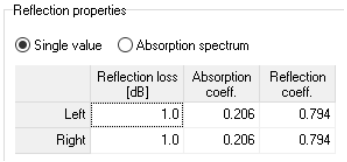
4. NOISE MODELLING

4.1. Kilde Algorithms

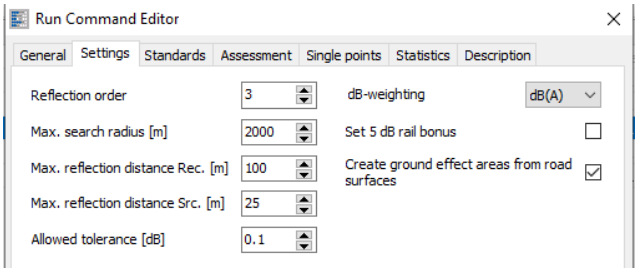
4.1.1. Default Settings

When first setting up a noise model and selecting the algorithms, certain default calculation settings are applied, with those critical to this study being:

- Noise Wall Properties – The default is for a reflection loss of 1.0, which is for a reflective wall, although this still has an average 20% absorption (0.206 absorption coefficient).



- Calculation Properties – Three critical items for reflections are "Reflection Order" whereby this limits the number of reflections considered, "Max reflection distance Rec" meaning reflections are only considered within 100 metres of the Receiver and "Max reflection distance Src" meaning reflections are only considered within 25 metres of the source. The values selected can have a significant impact on calculation time and therefore may influence a users decision on what these are.



Using the default settings, the calculated noise levels without and with the noise wall are provided in *Table 4-1*.

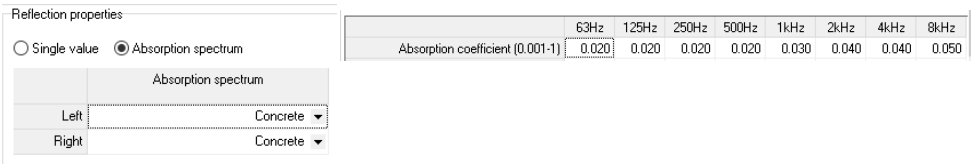
Table 4-1: Calculated Noise Levels Using Kilde – Default Settings

Address	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	53.6	53.9	0.3
02. 4 Kurrden Way, Swan View	58.8	59.6	0.8
03. 72 Blackadder Road, Swan View	54.7	55.6	0.9
04. 58 Blackadder Road, Swan View	58.2	58.9	0.7
05. 32 Blackadder Road, Swan View	58.5	59.4	0.9
06. 1 Ella Courtyard, Swan View	45.0	45.5	0.5
07. 12 Spinebill Drive, Swan View	43.2	43.3	0.1
08. 147 O'Connor Road, Stratton	42.1	42.2	0.1
9. 131 Blackadder Road, Swan View	37.5	37.5	-
10. 46 Redgum Lane, Swan View	40.7	40.8	0.1
11. 2 Gumnut Close, Swan View	44.2	45.0	0.8
12. 7 Fussel Green, Stratton	42.2	42.4	0.2
13. 3 Yeates Lane, Stratton	41.3	41.5	0.2
14. 143 Blackadder Road, Swan View	39.1	39.2	0.1
15. 204 Blackadder Road, Swan View	47.8	48.2	0.4

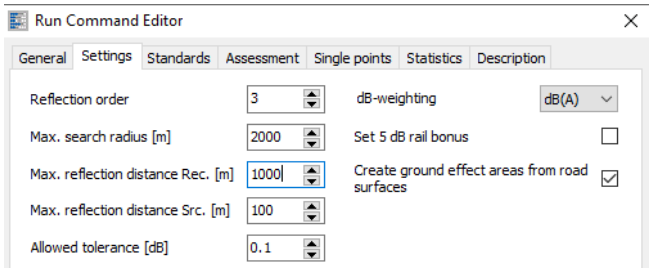
4.1.2. Modified Settings

The settings were modified to determine the effect these may have as follows:

- Noise Wall Properties – Concrete is selected as below:



- Calculation Properties – The effect of increasing the reflection distances was examined as below, given the distances to some of the complainants. Whilst such modifications are applicable, it is unlikely they would normally be applied given the calculation time required, as well as the accuracy of the model with such changes is unknown:



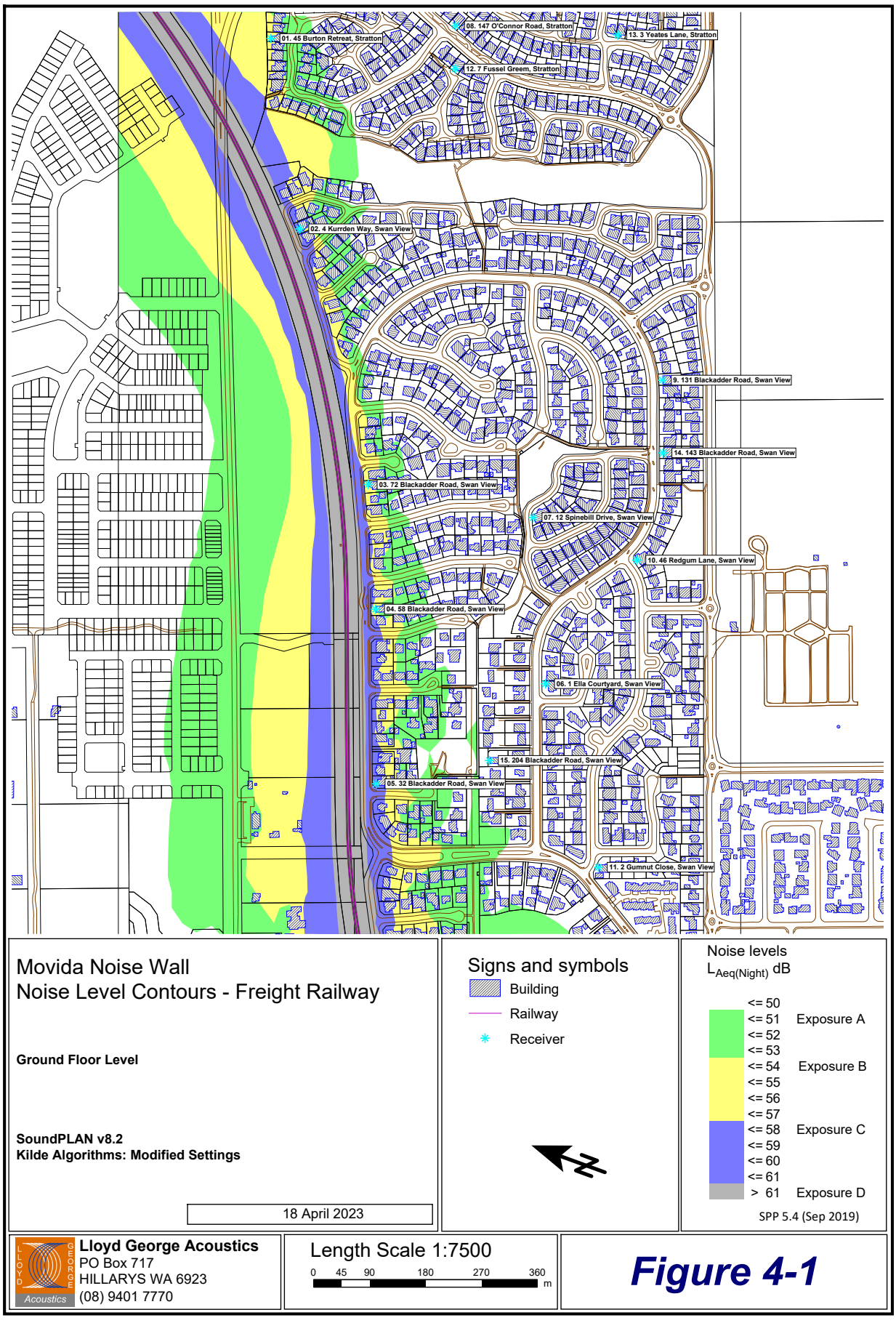
Using the modified settings, the calculated noise levels without and with the noise wall are provided in *Table 4-2*.

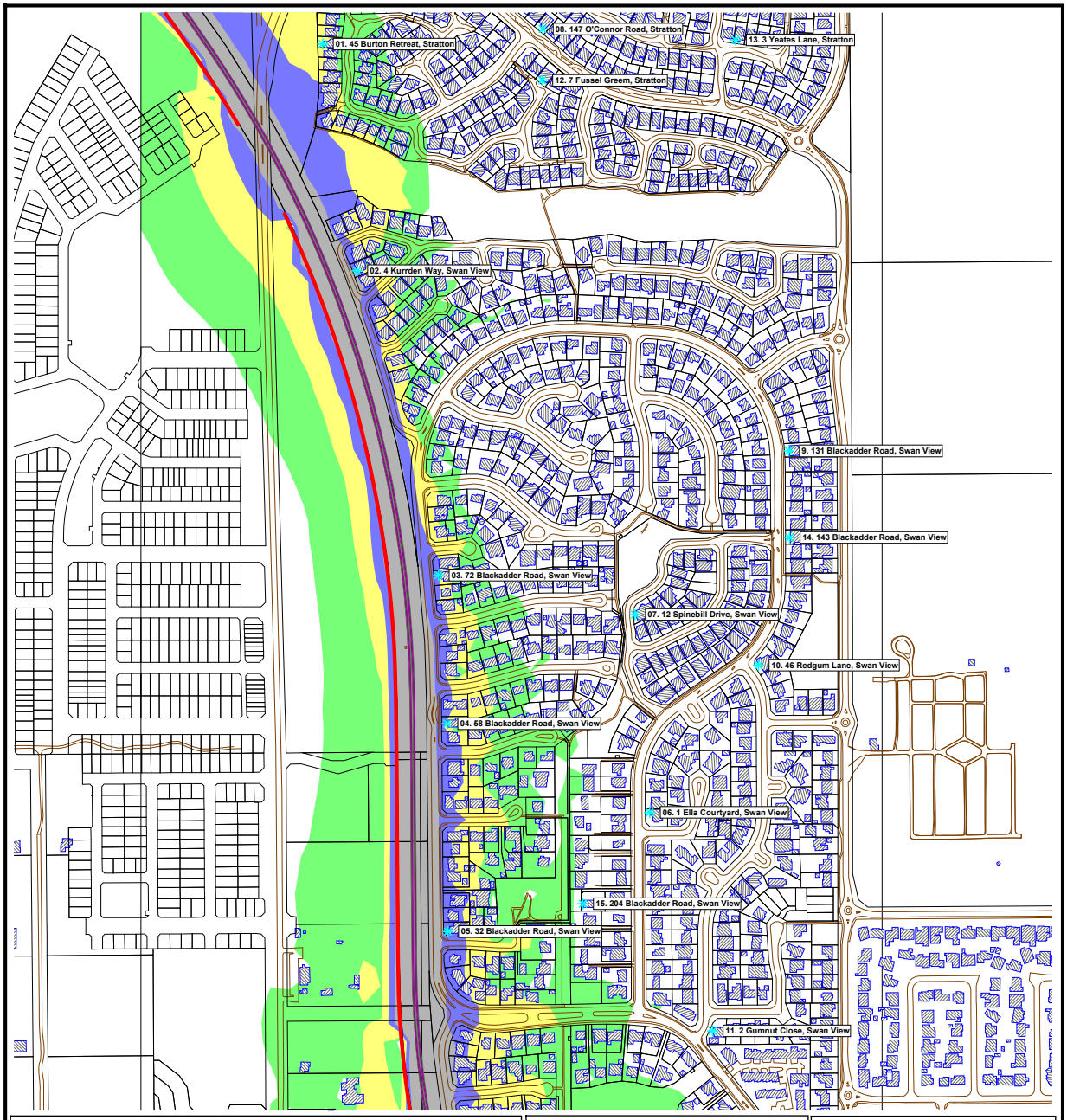
Table 4-2: Calculated Noise Levels Using Kilde – Modified Settings

Address	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	54.0	55.4	1.4
02. 4 Kurrden Way, Swan View	58.9	59.9	1.0
03. 72 Blackadder Road, Swan View	55.3	56.6	1.3
04. 58 Blackadder Road, Swan View	58.4	59.8	1.4
05. 32 Blackadder Road, Swan View	59.0	60.5	1.5
06. 1 Ella Courtyard, Swan View	47.8	49.4	1.6
07. 12 Spinebill Drive, Swan View	46.9	48.0	1.1
08. 147 O'Connor Road, Stratton	46.4	47.2	0.8
9. 131 Blackadder Road, Swan View	41.5	42.3	0.8
10. 46 Redgum Lane, Swan View	44.4	45.3	0.9
11. 2 Gumnut Close, Swan View	47.3	48.7	1.4
12. 7 Fussel Green, Stratton	46.9	47.5	0.6
13. 3 Yeates Lane, Stratton	44.2	45.2	1.0
14. 143 Blackadder Road, Swan View	42.1	42.9	0.8
15. 204 Blackadder Road, Swan View	50.5	52.4	1.9

The results for the Modified Settings show that the model calculates higher noise levels compared to the default settings and this applies for both the "No Wall" and "With Wall" scenarios, particularly for the houses further away.

Noise contour plots are provided in *Figure 4-1* (No Wall), *Figure 4-2* (With Wall) and also *Figure 4-3*, which shows the areas where noise is calculated to increase in level with the wall. It must be noted that due to the calculation area and settings, the resolution and therefore accuracy of the contour plots is low compared to the single point calculation values in *Table 4-1* and *Table 4-2*.


01. 45 Burton Retreat, Stratton
08. 147 O'Connor Road, Stratton
13. 3 Yeates Lane, Stratton
12. 7 Fussel Greem, Stratton
02. 4 Kurrden Way, Swan View
9. 131 Blackadder Road, Swan View
14. 143 Blackadder Road, Swan View
03. 72 Blackadder Road, Swan View
07. 12 Spinebill Drive, Swan View
10. 46 Redgum Lane, Swan View
04. 58 Blackadder Road, Swan View
06. 1 Ella Courtyard, Swan View
15. 204 Blackadder Road, Swan View
05. 32 Blackadder Road, Swan View
11. 2 Gumnut Close, Swan View
Movida Noise Wall
Noise Level Contours - Freight Railway
Ground Floor Level
SoundPLAN v8.2
Kilde Algorithms: Modified Settings
18 April 2023
Signs and symbols
Building
Railway
Receiver
Noise levels
$L_{Aeq(Night)}$ dB
<= 50
<= 51 Exposure A
<= 52
<= 53
<= 54 Exposure B
<= 55
<= 56
<= 57
<= 58 Exposure C
<= 59
<= 60
<= 61
> 61 Exposure D
SPP 5.4 (Sep 2019)
Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770
Length Scale 1:7500
0 45 90 180 270 360 m
Figure 4-1



Movida Noise Wall
Noise Level Contours - Freight Railway

Includes Ultimate 3.0m High Wall on Western Side
Ground Floor Level

SoundPLAN v8.2
Kilde Algorithms: Modified Settings

18 April 2023

Signs and symbols
- Building
- Railway
- Receiver
- Wall

Noise levels
$L_{Aeq(Night)}$ dB

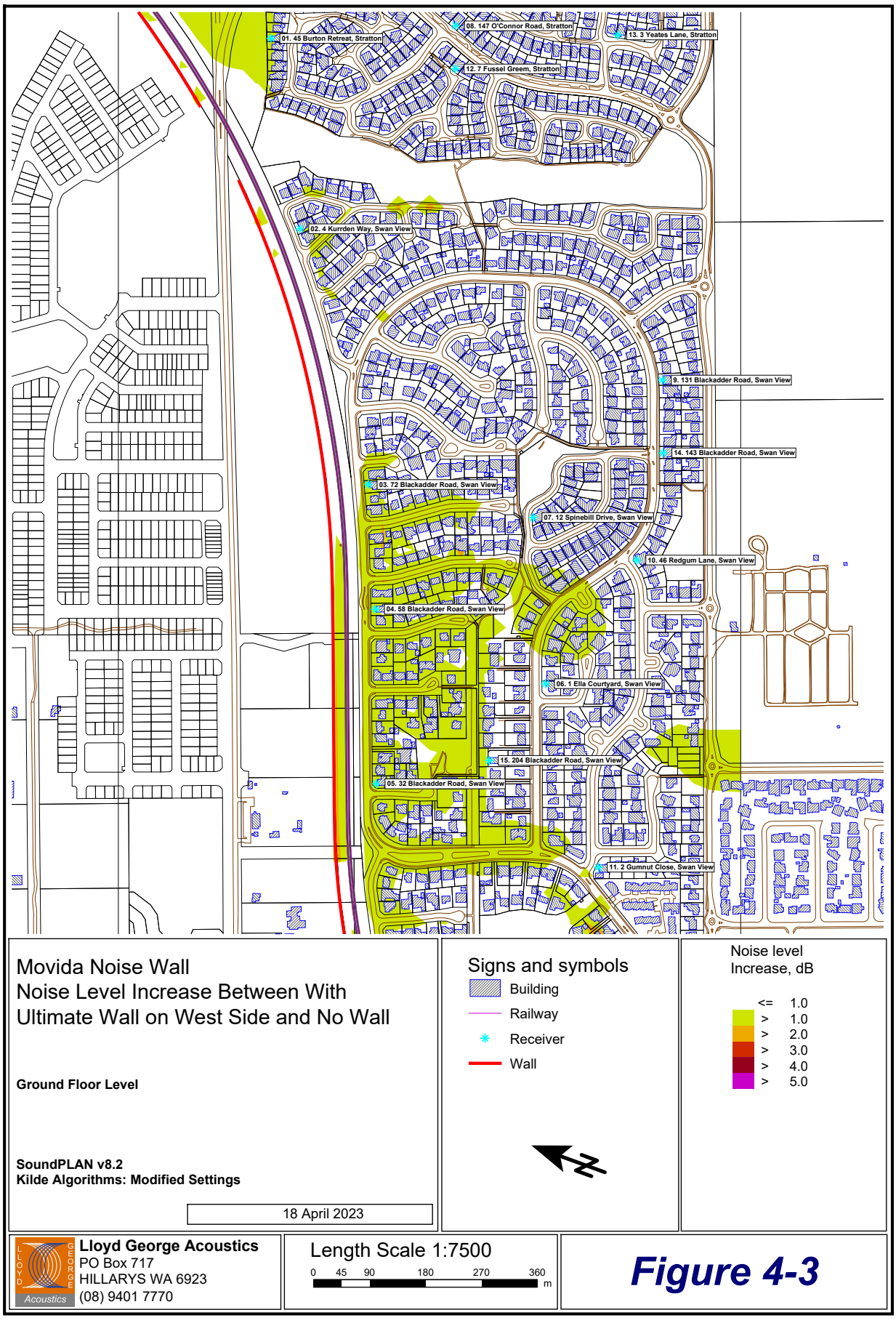
<= 50	
<= 51	Exposure A
<= 52	
<= 53	
<= 54	Exposure B
<= 55	
<= 56	
<= 57	
<= 58	Exposure C
<= 59	
<= 60	
<= 61	
> 61	Exposure D

SPP 5.4 (Sep 2019)

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale 1:7500
0 45 90 180 270 360 m

Figure 4-2


01. 45 Burton Retreat, Stratton
08. 147 O'Connor Road, Stratton
13. 3 Yeates Lane, Stratton
12. 7 Fussel Greem, Stratton
02. 4 Kurrden Way, Swan View
9. 131 Blackadder Road, Swan View
14. 143 Blackadder Road, Swan View
03. 72 Blackadder Road, Swan View
07. 12 Spinebill Drive, Swan View
10. 46 Redgum Lane, Swan View
04. 58 Blackadder Road, Swan View
06. 1 Ella Courtyard, Swan View
15. 204 Blackadder Road, Swan View
05. 32 Blackadder Road, Swan View
11. 2 Gumnut Close, Swan View
Movida Noise Wall
Noise Level Increase Between With
Ultimate Wall on West Side and No Wall
Ground Floor Level
SoundPLAN v8.2
Kilde Algorithms: Modified Settings
18 April 2023
Signs and symbols
Building
Railway
Receiver
Wall
Noise level
Increase, dB
<= 1.0
> 1.0
> 2.0
> 3.0
> 4.0
> 5.0
Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770
Length Scale 1:7500
0 45 90 180 270 360 m
Figure 4-3

4.2. NORD2000 Algorithms

The NORD2000 algorithms are also commonly used in Western Australia. The same process was undertaken for these algorithms as for the Kilde algorithms, with the results provided below.

4.2.1. Default Settings

Table 4-3 provides the calculated noise levels using the *Section 4.1.1* default settings.

Table 4-3: Calculated Noise Levels Using NORD2000 – Default Settings

Address	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	53.3	53.9	0.6
02. 4 Kurrden Way, Swan View	57.3	60.0	2.7
03. 72 Blackadder Road, Swan View	53.6	56.4	2.8
04. 58 Blackadder Road, Swan View	57.9	58.6	0.7
05. 32 Blackadder Road, Swan View	59.2	60.4	1.2
06. 1 Ella Courtyard, Swan View	49.0	49.4	0.4
07. 12 Spinebill Drive, Swan View	46.4	46.8	0.4
08. 147 O'Connor Road, Stratton	45.1	45.2	0.1
9. 131 Blackadder Road, Swan View	42.6	42.9	0.3
10. 46 Redgum Lane, Swan View	45.5	45.8	0.3
11. 2 Gumnut Close, Swan View	49.0	49.8	0.8
12. 7 Fussel Green, Stratton	46.8	47.3	0.5
13. 3 Yeates Lane, Stratton	43.9	44.6	0.7
14. 143 Blackadder Road, Swan View	44.0	44.4	0.4
15. 204 Blackadder Road, Swan View	51.9	52.3	0.4

Comparing these results with *Table 4-1*, the NORD algorithms predict higher noise levels for houses further away and generally an increased amount of reflected noise.

4.2.2. Modified Settings

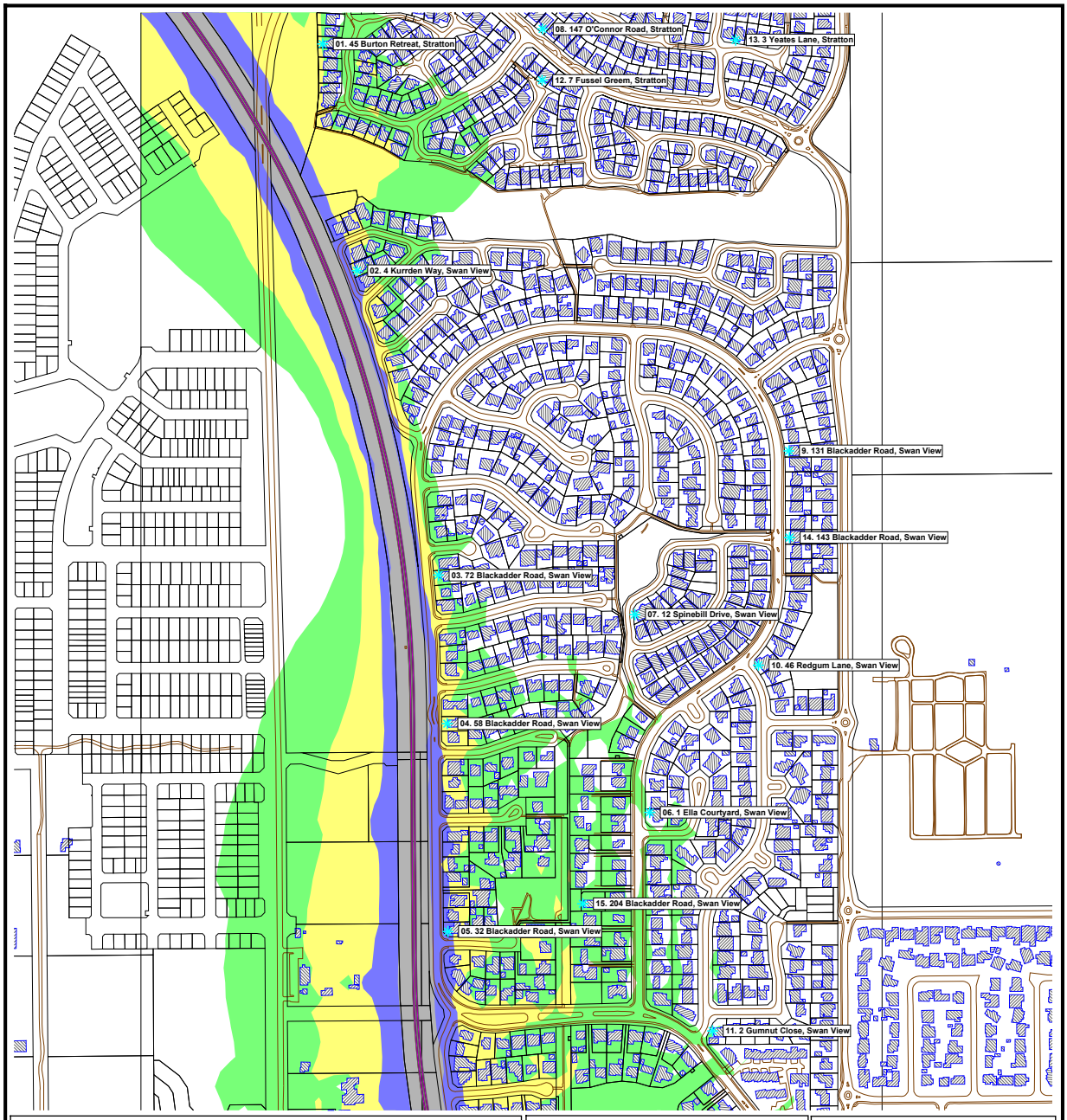
Table 4-4 provides the results using the *Section 4.1.2* settings.

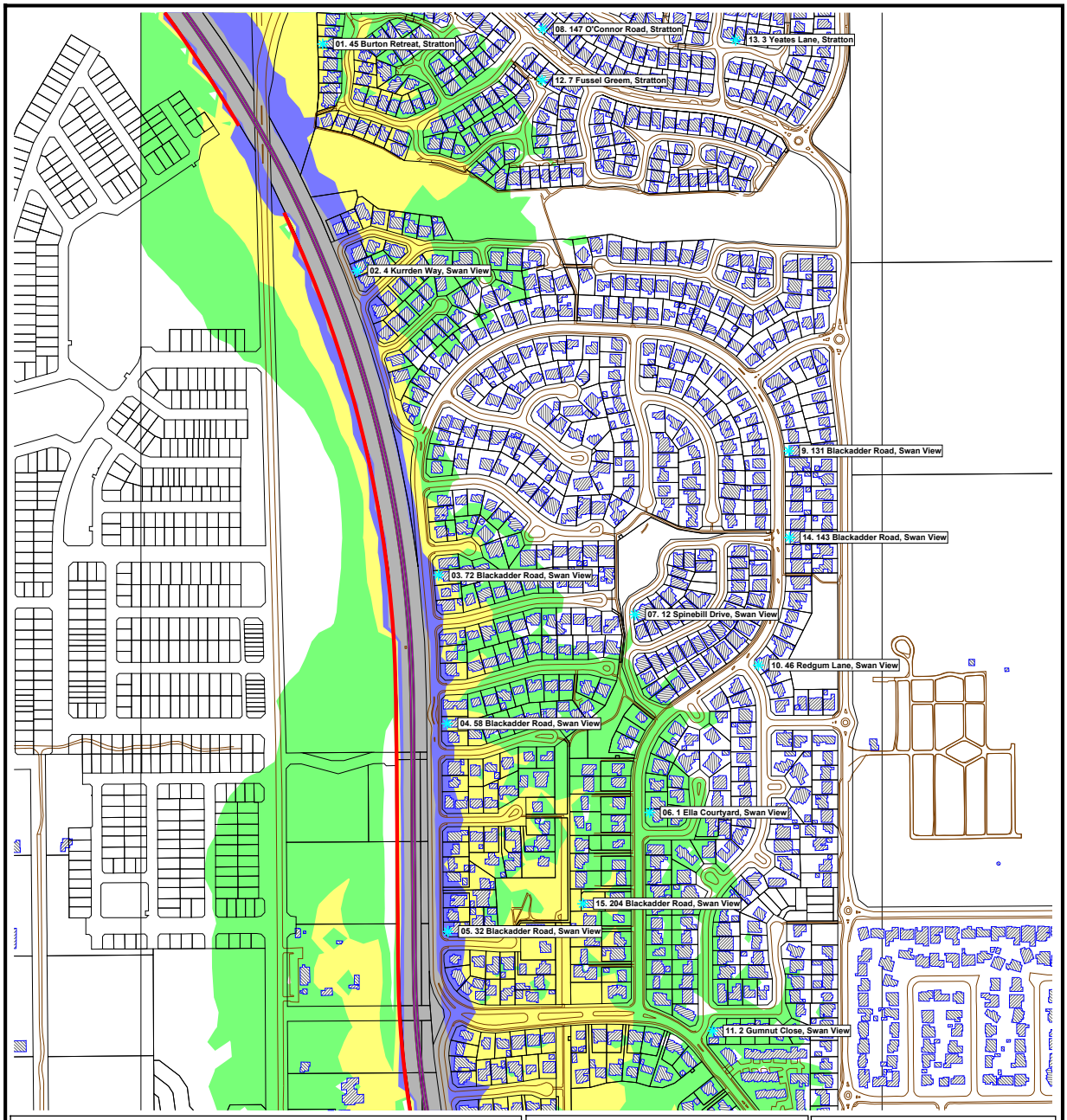
Table 4-4: Calculated Noise Levels Using NORD2000 – Modified Settings

Address	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
01. 45 Burton Retreat, Stratton	53.5	55.4	1.9
02. 4 Kurrden Way, Swan View	57.3	60.5	3.2
03. 72 Blackadder Road, Swan View	53.8	57.0	3.2
04. 58 Blackadder Road, Swan View	58.0	59.1	1.1
05. 32 Blackadder Road, Swan View	59.3	61.0	1.7
06. 1 Ella Courtyard, Swan View	50.2	51.5	1.3
07. 12 Spinebill Drive, Swan View	48.3	49.6	1.3
08. 147 O'Connor Road, Stratton	46.7	48.4	1.7
9. 131 Blackadder Road, Swan View	43.9	45.4	1.5
10. 46 Redgum Lane, Swan View	47.1	48.4	1.3
11. 2 Gumnut Close, Swan View	50.5	52.0	1.5
12. 7 Fussel Green, Stratton	48.0	50.0	2.0
13. 3 Yeates Lane, Stratton	44.8	47.0	2.2
14. 143 Blackadder Road, Swan View	45.2	46.4	1.2
15. 204 Blackadder Road, Swan View	52.8	54.4	1.6

As per the Kilde algorithms, modifying the default settings results in increased noise levels, particularly at houses further away, with the amount of reflected noise introduced by the wall also increasing. Noise levels at the more distant houses are also calculated to be higher using the NORD2000 algorithms compared to the Kilde algorithms.

A set of noise contour plots are also provided for the NORD2000 algorithms as provided in *Figure 4-4* (No Wall), *Figure 4-5* (With Wall) and also *Figure 4-6*, which shows the areas where noise is calculated to increase in level with the wall. Again, due to the calculation area and settings, the result tables are "single point" and provide better resolution and therefore accuracy compared to the contour plots.


01. 45 Burton Retreat, Stratton
08. 147 O'Connor Road, Stratton
13. 3 Yeates Lane, Stratton
12. 7 Fussel Green, Stratton
02. 4 Kurrden Way, Swan View
9. 131 Blackadder Road, Swan View
14. 143 Blackadder Road, Swan View
03. 72 Blackadder Road, Swan View
07. 12 Spinebill Drive, Swan View
10. 46 Redgum Lane, Swan View
04. 58 Blackadder Road, Swan View
06. 1 Ella Courtyard, Swan View
15. 204 Blackadder Road, Swan View
05. 32 Blackadder Road, Swan View
11. 2 Gumnut Close, Swan View
Movida Noise Wall
Noise Level Contours - Freight Railway
Ground Floor Level
SoundPLAN v8.2
NORD2000 Algorithms: Modified Settings
24 April 2023
Signs and symbols
Building
Railway
Receiver
Noise levels
$L_{Aeq(Night)}$ dB
<= 50
<= 51 Exposure A
<= 52
<= 53
<= 54 Exposure B
<= 55
<= 56
<= 57
<= 58 Exposure C
<= 59
<= 60
<= 61
> 61 Exposure D
SPP 5.4 (Sep 2019)
Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770
Length Scale 1:7500
0 45 90 180 270 360 m
Figure 4-4



Movida Noise Wall
Noise Level Contours - Freight Railway

Includes Ultimate 3.0m High Wall on Western Side
Ground Floor Level

SoundPLAN v8.2
NORD2000 Algorithms: Modified Settings

20 April 2023

Signs and symbols
- Building
- Railway
- Receiver
- Wall

Noise levels
$L_{Aeq(Night)}$ dB

<= 50		
<= 51	Exposure A	
<= 52		
<= 53		
<= 54	Exposure B	
<= 55		
<= 56		
<= 57		
<= 58	Exposure C	
<= 59		
<= 60		
<= 61		
> 61	Exposure D	

SPP 5.4 (Sep 2019)

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale 1:7500
0 45 90 180 270 360 m

Figure 4-5


01. 45 Burton Retreat, Stratton
08. 147 O'Connor Road, Stratton
13. 3 Yeates Lane, Stratton
12. 7 Fussel Greem, Stratton
02. 4 Kurrden Way, Swan View
9. 131 Blackadder Road, Swan View
14. 143 Blackadder Road, Swan View
03. 72 Blackadder Road, Swan View
07. 12 Spinebill Drive, Swan View
10. 46 Redgum Lane, Swan View
04. 58 Blackadder Road, Swan View
06. 1 Ella Courtyard, Swan View
15. 204 Blackadder Road, Swan View
05. 32 Blackadder Road, Swan View
11. 2 Gumnut Close, Swan View
Movida Noise Wall
Noise Level Increase Between With
Ultimate Wall on West Side and No Wall
Ground Floor Level
SoundPLAN v8.2
NORD2000 Algorithms: Modified Settings
24 April 2023
Signs and symbols
Building
Railway
Receiver
Wall
Noise level
Increase, dB
<= 1.0
> 1.0
> 2.0
> 3.0
> 4.0
> 5.0
Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770
Length Scale 1:7500
0 45 90 180 270 360 m

Figure 4-6

5. DISCUSSION

The two most common algorithms used in Western Australia, for the modelling of trains, are Kilde and NORD2000. The results of the calculations within this report demonstrate that both models can show increases in noise level as a result of reflected noise from a wall. The amount of reflected noise varied between the algorithms and can be further varied depending on the selected settings within each algorithm. A particular receiver's location would also vary the amount of reflected noise.

Based on the Kilde algorithms, the reflected noise would account for no more than a 2 dB increase. The NORD2000 algorithms generally indicate higher levels of reflected noise including increases of up to 3.2 dB.

It should be noted that a change of 3 dB is technically a doubling of sound energy. The human ear however, generally does not perceive a change in noise this well, with *Table 5-1* presenting human perception of noise.

Table 5-1: Perceptions of Noise Level Increases

Noise Level Increase, dB	Perception
Less than 3 dB(A)	Not normally noticeable
Between 3 and 5 dB(A)	Noticeable
Between 5 and 10 dB(A)	Readily noticeable
10 dB(A)	Twice as loud
20 dB(A)	Four times as loud

As described in *Section 2*, the Policy is not applicable to existing residences where there is no upgrade to the railway such that there are no criteria. A noise increase due to the wall is calculated in some areas as shown on *Figure 4-3* and *Figure 4-6*, noting that the resolution of these is low due to calculation time requirements. The single point calculations however indicate that generally the increase is no more than 3 dB, which as above, would normally be described as not noticeable.

A final note is that whilst this report has used the HSA measurement point for calibration, no further measurements have been undertaken at this stage. Measurements were undertaken following this report and are reported in *Noise Monitoring Report and Updated Modelling, Movida Estate Noise Wall*; Reference: 23027926-02, 7-Nov-23.

Appendix A – Terminology

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A, dB.

- **L_{eq}**

The L_{eq} level represents the average noise energy during a measurement period.

- **L_1**

The L_1 level represents the noise level exceeded for 1 percent of the measurement period and is considered to represent the average of the maximum noise levels measured.

- **L_{10}**

The L_{10} level represents the noise level exceeded for 10 percent of the measurement period and is considered to represent the “intrusive” noise level.

- **L_{90}**

The L_{90} level represents the noise level exceeded for 90 percent of the measurement period and is considered to represent the “background” noise level.

- **$L_{Aeq(Day)}$**

The $L_{Aeq(Day)}$ level is the logarithmic average of the L_{Aeq} levels from 6.00am to 10.00pm.

- **$L_{Aeq(Night)}$**

The $L_{Aeq(Night)}$ level is the logarithmic average of the L_{Aeq} levels from 10.00pm to 6.00am.

- **$L_{A10,18hour}$**

The $L_{A10,18hour}$ level is the arithmetic average of the hourly L_{A10} levels between 6.00am and midnight.

- **$L_{Aeq,24hour}$**

The $L_{Aeq,24hour}$ level is the logarithmic average of the L_{Aeq} levels from over an entire day.

- **Noise-sensitive land use and/or development**

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

- **R_w**

This is the weighted sound reduction index. It is a single number rating determined by moving a grading curve in integral steps against the laboratory measured transmission loss until the sum of the deficiencies at each one-third-octave band, between 100 Hz and 3.15 kHz, does not exceed 32 dB. The higher the R_w value, the better the acoustic performance.

- **C_{tr}**

This is a spectrum adaptation term for airborne noise and provides a correction to the R_w value to suit source sounds with significant low frequency content such as road traffic or home theatre systems. A wall that provides a relatively high level of low frequency attenuation (i.e. masonry) may have a value in the order of – 4 dB, whilst a wall with relatively poor attenuation at low frequencies (i.e. stud wall) may have a value in the order of -12 dB.

- **About the Term 'Reasonable'**

An assessment of reasonableness should demonstrate that efforts have been made to resolve conflicts without comprising on the need to protect noise-sensitive land-use activities. For example, have reasonable efforts been made to design, relocate or vegetate a proposed noise barrier to address community concerns about the noise barrier height? Whether a noise mitigation measure is reasonable might include consideration of:

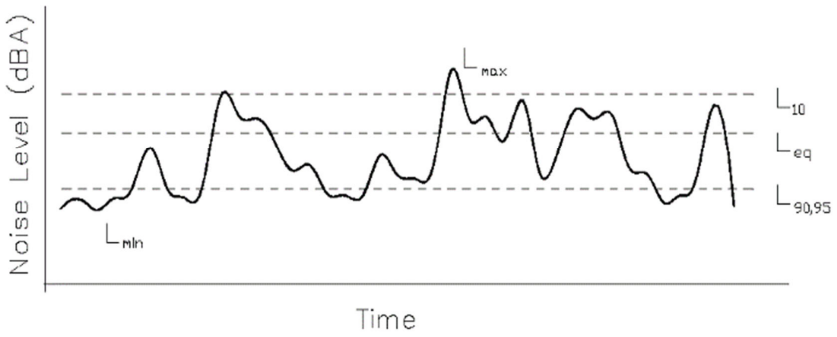
- The noise reduction benefit provided;
- The number of people protected;
- The relative cost vs benefit of mitigation;
- Road conditions (speed and road surface) significantly differ from noise forecast table assumptions;
- Existing and future noise levels, including changes in noise levels;
- Aesthetic amenity and visual impacts;
- Compatibility with other planning policies;
- Differences between metropolitan and regional situations and whether noise modelling requirements reflect the true nature of transport movements;
- Ability and cost for mobilisation and retrieval of noise monitoring equipment in regional areas;
- Differences between Greenfield and infill development;
- Differences between freight routes and public transport routes and urban corridors;
- The impact on the operational capacity of freight routes;
- The benefits arising from the proposed development;
- Existing or planned strategies to mitigate the noise at source.

- **About the Term 'Practicable'**

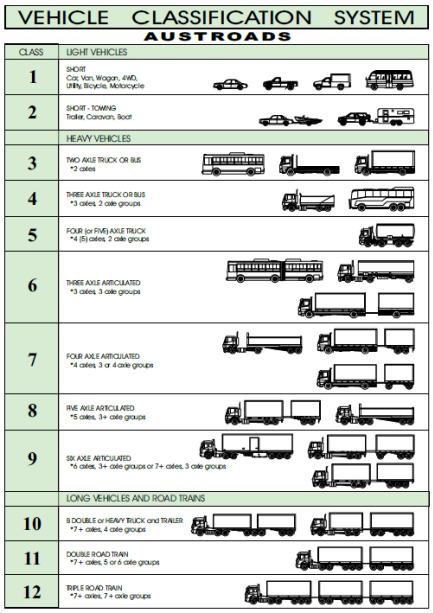
'Practicable' considerations for the purposes of the policy normally relate to the engineering aspects of the noise mitigation measures under evaluation. It is defined as "reasonably practicable having regard to, among other things, local conditions and circumstances (including costs) and to the current state of technical knowledge" (*Environmental Protection Act 1986*). These may include:

- Limitations of the different mitigation measures to reduce transport noise;
- Competing planning policies and strategies;
- Safety issues (such as impact on crash zones or restrictions on road vision);
- Topography and site constraints (such as space limitations);
- Engineering and drainage requirements;
- Access requirements (for driveways, pedestrian access and the like);
- Maintenance requirements;
- Bushfire resistance or BAL ratings;
- Suitability of the building for acoustic treatments.

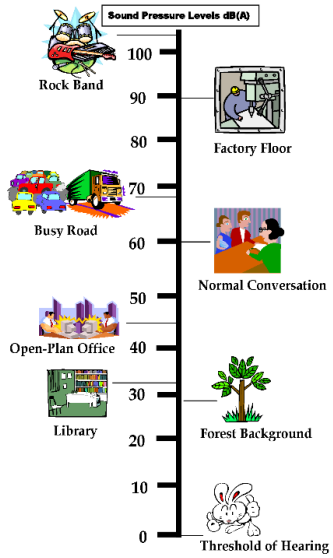
- **Chart of Noise Level Descriptors**



- **Austroads Vehicle Class**



- **Typical Noise Levels**



Lloyd George Acoustics
PO Box 717
Hillarys WA 6923
T: 9401 7770
www.lgacoustics.com.au

Noise Monitoring Report and Updated Modelling

Movida Estate Noise Wall

Reference: 23027926-02

Prepared for:
City of Swan

Reference: 23027926-02

Lloyd George Acoustics Pty Ltd
ABN: 79 125 812 544

PO Box 717
Hillarys WA 6923
www.lgacoustics.com.au

Contacts	General	Daniel Lloyd	Terry George	Matt Moyle
E:	info@lgacoustics.com.au	daniel@lgacoustics.com.au	terry@lgacoustics.com.au	matt@lgacoustics.com.au
P:	9401 7770	0439 032 844	0400 414 197	0412 611 330
Contacts	Rob Connolly	Daryl Thompson	Hao Tran	Matt Nolan
E:	rob@lgacoustics.com.au	daryl@lgacoustics.com.au	hao@lgacoustics.com.au	matt.nolan@lgacoustics.com.au
P:	0410 107 440	0420 364 650	0438 481 207	0448 912 604

This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date	Rev	Description	Author	Verified
28-Aug-23	-	Issued to Client as Draft	Terry George	Matt Moyle
7-Nov-23	0	Issued as Final following Comments	Terry George	-

CONTENTS

EXECUTIVE SUMMARY i

1. INTRODUCTION 1

2. CRITERIA 3

3. METHODOLOGY 4

   3.1. Site Measurement Locations 4

   3.2. Noise Monitoring Equipment 6

   3.3. Analysis Methodology 8

4. RESULTS 9

   4.1. Location 1 - #49 Burton Retreat 9

   4.2. Location 2 - #2 Kurrden Way 10

   4.3. Location 3 - #9 Northend Close 11

   4.4. Location 4 - #72 Blackadder Road 12

   4.5. Location 5 - #42 Blackadder Road 13

5. COMPARSION TO NOISE MODEL 14

6. MITIGATION 21

List of Tables

Table 2-1: Noise Targets for Noise Sensitive Land-Use 3

Table 3-1: Noise Relationship Between Different Road Surfaces 6

Table 3-2: Example Analysis of Passing Train, dB 8

Table 4-1: Summary of Measured Data: Location 1 9

Table 4-2: Summary of Measured Data: Location 2 10

Table 4-3: Summary of Measured Data: Location 3 11

Table 4-4: Summary of Measured Data: Location 4 12

Table 4-5: Summary of Measured Data: Location 5 13

Table 5-1: Monitoring Data Compared to Noise Models, dB $L_{Aeq(Night)}$ 14

Table 5-2: Monitoring Data Compared to Adjusted Noise Models, dB $L_{Aeq(Night)}$ 19

Table 5-3: Adjusted Noise Model Using Kilde – Default Settings 20

List of Figures

Figure 1-1: Subdivision Location and Plan (Source: PEET Movida Estate Website) 1

Figure 1-2: Recommended Noise Walls (Source: HSA Report) 2

Figure 3-1: Monitoring Site Locations 5

Figure 4-3: Noise Levels from Train Passby Events: Location 1 9

Figure 4-2: Noise Levels from Train Passby Events: Location 2 10

Figure 4-3: Noise Levels from Train Passby Events: Location 3 11

Figure 4-4: Noise Levels from Train Passby Events: Location 4 12

Figure 4-5: Noise Levels from Train Passby Events: Location 5 13

Figure 5-1: Noise Contour Plot Using Kilde With Constructed Wall – Modified Settings 15

Figure 5-2: Areas of Noise Level Increase with Constructed Wall Using Kilde – Modified Settings 16

Figure 5-3: Noise Contour Plot Using NORD2000 With Constructed Wall – Modified Settings 17

Figure 5-4: Areas of Noise Level Increase with Constructed Wall Using NORD2000 – Modified Settings 18

Appendices

Appendix A – Terminology 22

EXECUTIVE SUMMARY

Movida Estate is a residential subdivision being undertaken by PEET, in the suburb of Midvale. To the west of the site is Roe Highway and to the east is a freight railway. As part of the subdivision development, a road and rail noise assessment to the proposed subdivision was undertaken, with one of the noise mitigation recommendations being to construct a 3-metre high noise wall alongside the railway. Since the construction of part of the ultimate wall, existing residences to the east have complained that noise from the passing freight trains has increased.

A desktop noise modelling report was undertaken to review modelling methodology and the possibility of reflected noise associated with freight trains referred to as **Report 1** (*Freight Train Preliminary Noise Modelling Report, Movida Estate Noise Wall*; Reference: 23027926-01, 7-Nov-23). This showed that the noise model does consider reflected noise, with the amount varying depending on a receiver's location, the algorithms selected and the settings within the algorithms.

The purpose of this current report was to undertake noise monitoring at five (5) locations on the east side of the railway, in order to quantify noise levels and assist in noise model calibration in an attempt to consider which algorithms and settings were considered more accurate and therefore quantify reflected noise. The five monitoring locations selected were:

1. #49 Burton Retreat, Stratton – this location is north of the wall that has currently been built and therefore not subject to significant reflected noise. It will be opposite a noise wall in the future and therefore there would be the ability to repeat the measurements to assess if change has occurred. The location will be affected by road traffic noise on Farrall Road.
2. #2 Kurrden Way, Swan View – this is a location where the Report 1 noise model shows a relatively high level of reflected noise.
3. #9 Northend Close, Swan View – this location is approximately midpoint of the existing wall but at a residence relatively far from the railway.
4. #72 Blackadder Road, Swan View – this is a location where the Report 1 noise model also shows a relatively high level of reflected noise.
5. #42 Blackadder Road, Swan View - this location is south of the wall that has currently been built and therefore not subject to significant reflected noise. It will be opposite a noise wall in the future and therefore there would be the ability to repeat the measurements to assess if change has occurred.

The results from the monitoring show that noise from individual train movements can vary significantly. It also shows that the same train may vary its noise level along the length of this section of track. The noise model is not set-up in this way and has a constant noise source. Due to the varying nature of the noise source, obtaining an accurate noise model could not be readily achieved. Attempts were made to improve the noise model and of the four models, the Kilde with default settings was the most accurate.

If it is accepted that Kilde with default settings is the most representative model, this indicates reflected noise of no more than 2.0 dB. As noted in Report 1, any change less than 3.0 dB is described as not normally noticeable.

Repeating monitoring at Locations 1 and 5 once the lengths of walls in these areas have been constructed could be considered. At this same time, noise levels would need to be repeated at Locations 2 and/or Location 4. The reason for this is that measurements at Locations 1 and 5 could show a change, but this could relate to the noise of the trains being so variable rather than potential reflected noise and therefore Locations 2 and 4 can be used to try and establish some relationship. To improve the results, a control train could be considered where the same driver of the same train passes Location 5 a number of times in a day just prior to the wall being extended. Once the wall is extended, the process is repeated. This approach would minimise the variation in the noise source that occurs in practice.

At this stage, the results of the monitoring are inconclusive and the best fit noise model shows relatively low changes in noise level from the construction of the wall to the residences to the east such that mitigation is not considered necessary. If mitigation were to occur, the following options could be considered:

- Vegetation in close proximity to the noise wall, on the railway side of the wall. This can act to break up the sound waves and disrupt the reflective surface of the concrete wall; or
- Absorption can be applied to the wall. Given the outdoor environment, a likely product would be Stratocell Stratocell (https://www.soundblock.com.au/sound-absorbers/stratocell-whisper).

If this were to be undertaken as a trial, as the model indicates Location 4 may experience the highest levels of reflected noise, the above could be undertaken 100 metres either side of this residence. Again, determining the effects of this treatment may be difficult given the variable noise source and a control train as previously described would again be of benefit.

1. INTRODUCTION

Movida Estate is a residential subdivision being undertaken by PEET, in the suburb of Midvale (refer *Figure 1-1*). To the west of the site is Roe Highway and to the east is a freight railway. As part of the subdivision development, Herring Storer Acoustics (HSA) undertook a road and rail noise assessment to the proposed subdivision[1], with one of the noise mitigation recommendations being to construct a 3-metre high noise wall alongside the railway (refer *Figure 1-2*). Since the construction of part of the ultimate wall, existing residences to the east have complained that noise from the passing freight trains has increased.



Figure 1-1: Subdivision Location and Plan (Source: PEET Movida Estate Website)

[1] *PEET LIMITED, MIDVALE LOCAL STRUCTURE PLAN, ROAD and RAIL ACOUSTIC ASSESSMENT; MARCH 2015, REFERENCE: 18993-2-14276-02*

A desktop noise modelling report was undertaken to review modelling methodology and the possibility of reflected noise associated with freight trains referred to as **Report 1** (Freight Train Prelimninary Noise Modelling Report; Reference: 23027926-01, 7-Nov-23). This showed that the noise model does consider reflected noise, with the amount varying depending on a receiver's location, the algorithms selected and the settings within the algorithms. However, at the time of Report 1, the only monitoring available was one location undertaken by Herring Storer Acoustics as part of the original subdivision study.

The purpose of this current report was to undertake noise monitoring at five (5) locations on the east side of the railway, in order to quantify noise levels and assist in noise model calibration.

Appendix A contains a description of some of the terminology used throughout this report.

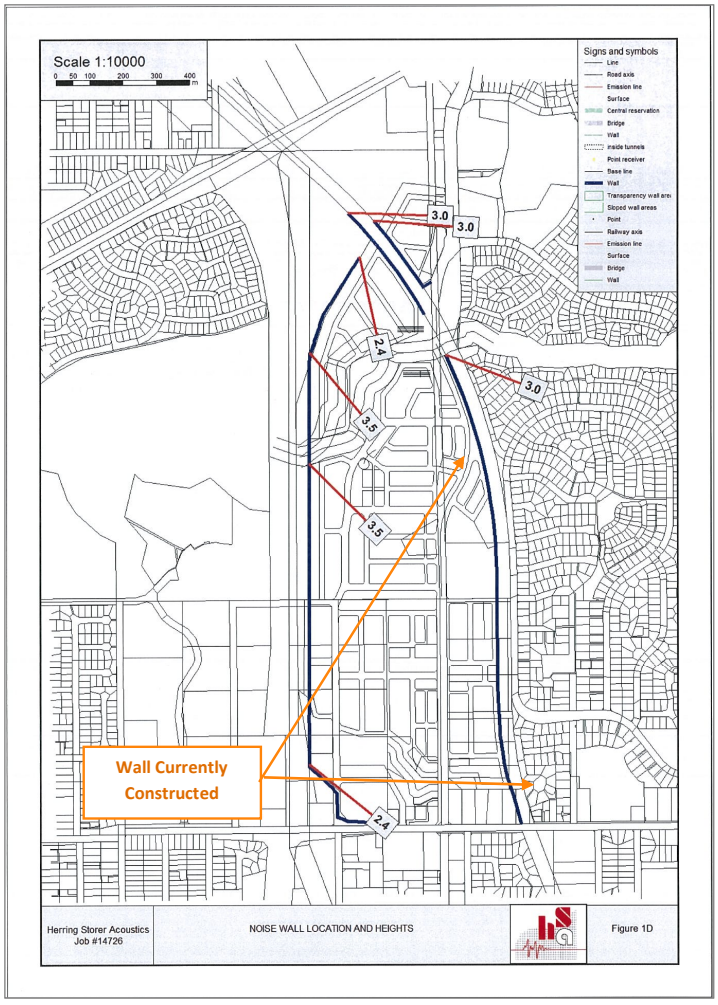


Figure 1-2: Recommended Noise Walls (Source: HSA Report)

2. CRITERIA

Criteria applicable to road and rail is provided in *State Planning Policy No. 5.4 Road and Rail Noise* (hereafter referred to as SPP 5.4) produced by the Western Australian Planning Commission (WAPC). SPP 5.4 is supported by the *Road and Rail Noise Guidelines* (the Guidelines) and the Department of Planning, Lands and Heritage mapping. The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise;
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- Ensure transport infrastructure and land-use can mutually exist within urban corridors;
- Ensure that noise impacts are addressed as early as possible in the planning process; and
- Encourage best practice noise mitigation design and construction standards.

Table 2-1 sets out noise targets that are to be achieved by proposals under which SPP 5.4 applies. Where the targets are exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

Table 2-1: Noise Targets for Noise Sensitive Land-Use

Scenario	Outdoor Noise Target		Indoor Noise Target	
Noise-sensitive land-use and/or development	55 dB $L_{Aeq(Day)}$	50 dB $L_{Aeq(Night)}$	40 dB $L_{Aeq(Day)}$ (Living and Work Areas)	35 dB $L_{Aeq(Night)}$ (Bedrooms)

Notes:

- Day period is from 6am to 10pm and night period from 10pm to 6am.
- The outdoor noise target is to be measured at 1-metre from the most exposed, habitable[2] facade of a noise sensitive building.
- For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (as amended) for each relevant time period.
- Outdoor targets are to be met at all outdoor areas as far as is reasonable and practicable to do so using the various noise mitigation measures outlined in the Guidelines.

The application of SPP 5.4 is to consider anticipated traffic volumes for the next 20 years from when the noise assessment has been undertaken.

HSA completed their assessment in March 2015 and as such, it was the previous version of SPP 5.4 that was applied. For this project, there is little difference to the 2015 Policy or the 2019 Policy. In both cases, the Policy is only applied to new residences or where there is a new or upgraded railway. As such, since the rail is unchanged, SPP 5.4 is not applicable to the existing residences.

[2] *A habitable room is defined in State Planning Policy 3.1 as a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully enclosed swimming pool or patio.*

3. METHODOLOGY

The noise modelling methodology is explained in Report 1 and remains unchanged with the exception that the model was rerun for this report, based on the as-constructed wall rather than the ultimate wall length as used in Report 1. The noise monitoring methodology is explained in the following sections.

3.1. Site Measurement Locations

Report 1 allowed locations to be identified that may experience an increase in noise as a result of the wall construction. On this basis, the following locations were selected (refer *Figure 3-1*):

1. #49 Burton Retreat, Stratton – this location is north of the wall that has currently been built and therefore not subject to significant reflected noise. It will be opposite a noise wall in the future and therefore there would be the ability to repeat the measurements to assess if change has occurred. The location will be affected by road traffic noise on Farrall Road.
2. #2 Kurrden Way, Swan View – this is a location where the Report 1 noise model shows a relatively high level of reflected noise.
3. #9 Northend Close, Swan View – this location is approximately midpoint of the existing wall but at a residence relatively far from the railway.
4. #72 Blackadder Road, Swan View – this is a location where the Report 1 noise model also shows a relatively high level of reflected noise.
5. #42 Blackadder Road, Swan View - this location is south of the wall that has currently been built and therefore not subject to significant reflected noise. It will be opposite a noise wall in the future and therefore there would be the ability to repeat the measurements to assess if change has occurred.



Figure 3-1: Monitoring Site Locations

3.2. Noise Monitoring Equipment

Noise monitoring was undertaken at each location using Ngara Noise Data Loggers, which have the ability to record audio as well as noise levels. The loggers were field calibrated before and after the measurement session and found to be accurate to within ± 1 dB. Lloyd George Acoustics holds current laboratory calibration certificates for the loggers. A photograph of each logger is provided in *Table 3-1*.

Monitoring occurred from 4 July 2023 to 13 July 2023, with these days being part days and the days in between being full 24-hour periods and the subject of the analysis.

Table 3-1: Noise Relationship Between Different Road Surfaces

1. #49 Burton Retreat Logger S/N: 8780F5 Pre Calibration: 93.9 dB Post Calibration: 93.2 dB	
2. #2 Kurrden Way Logger S/N: 878115 Pre Calibration: 93.8 dB Post Calibration: 94.8 dB	

3. #9 Northend Close Logger S/N: 8780F6 Pre Calibration: 94.0 dB Post Calibration: 94.3 dB	
4. #72 Blackadder Road Logger S/N: 8780F4 Pre Calibration: 93.8 dB Post Calibration: 93.9 dB	
5. #42 Blackadder Road Logger S/N: 87803E Pre Calibration: 94.0 dB Post Calibration: 93.9 dB	

3.3. Analysis Methodology

For each logger, the 1-minute L_{Aeq} and L_{Amax} values were downloaded. The location of #2 Kurrden Way (Location 2) was reviewed in detail by listening to the audio files for the monitoring period and identifying train events and the times these occurred. This location was chosen for the detailed analysis, given it is reasonably central to the study area. Once a train was identified, the $L_{Aeq,5min}$ value for each train passby was calculated. The reason for this is that the train passby generally affected 1-2 minutes of data and would take no longer than 5-minutes to pass all monitoring locations. The times of trains passing from Location 2 are then used to capture trains at all other logging locations. An example of this is shown below in *Table 3-2*. It should be noted that some trains sounded their horns and this has not been excluded from the data.

Table 3-2: Example Analysis of Passing Train, dB

Date / Time	Location 1 #49 Burton Retreat		Location 2 #2 Kurrden Way		Location 3 #9 Northend Close		Location 4 #72 Blackadder Road		Location 5 #42 Blackadder Road	
	$L_{Aeq,1min}$	L_{Amax}	$L_{Aeq,1min}$	L_{Amax}	$L_{Aeq,1min}$	L_{Amax}	$L_{Aeq,1min}$	L_{Amax}	$L_{Aeq,1min}$	L_{Amax}
5-Jul-23										
17:09	50.8	52.0	52.8	54.2	48.9	52.5	53.4	64.4	54.9	47.1
17:10	60.1	68.7	59.0	71.8	50.4	54.4	53.5	55.8	60.3	57.5
17:11	52.7	57.2	75.2	84.3	55.4	61.3	67.4	77.4	75.2	49.5
17:12	53.0	58.8	54.1	56.0	52.5	61.1	58.8	67.0	71.0	79.5
17:13	51.2	56.4	54.8	57.0	51.4	55.2	58.0	65.9	57.7	68.3
$L_{Aeq,5min}$ / L_{Amax}	**55.2**	**68.7**	**68.4**	**84.3**	**52.3**	**61.3**	**61.7**	**77.4**	**69.8**	**65.1**

Once the trains were identified, the $L_{Aeq(Day)}$ and $L_{Aeq(Night)}$ could be calculated for each day.

4. RESULTS

4.1. Location 1 - #49 Burton Retreat

The results of the noise monitoring are summarised in *Table 4-1* and shown graphically in *Figure 4-1* being the $L_{Aeq,5min}$ and L_{Amax} for the identified trains. As before, the $L_{Aeq(Night)}$ say for the 5 July 2023, is the $L_{Aeq(Night)}$ from 10.00pm on the 5 July 2023 through to 6.00am on the 6 July 2023.

Table 4-1: Summary of Measured Data: Location 1

Date	Parameter			
	No. of Trains Day	No. of Trains Night	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Wednesday, 5 July 2023	19	10	48.0	43.4
Thursday, 6 July 2023	22	10	48.6	45.8
Friday, 7 July 2023	17	11	47.1	43.8
Saturday, 8 July 2023	19	9	46.9	46.4
Sunday, 9 July 2023	18	9	47.5	46.0
Monday, 10 July 2023	25	12	49.7	47.3
Tuesday, 11 July 2023	23	12	51.0	47.1
Wednesday, 12 July 2023	15	-	51.0	-
Average	**20**	**10**	**48.7**	**45.7**

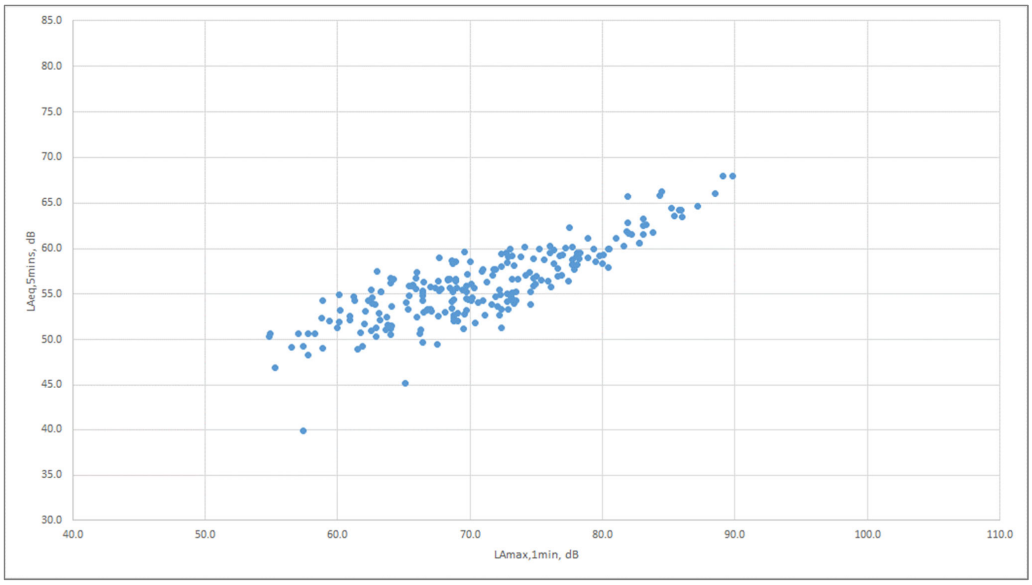


Figure 4-1: Noise Levels from Train Passby Events: Location 1

4.2. Location 2 - #2 Kurrden Way

The results of the noise monitoring are summarised in *Table 4-2* and shown graphically in *Figure 4-2* being the $L_{Aeq,5min}$ and L_{Amax} for the identified trains. As before, the $L_{Aeq(Night)}$ say for the 5 July 2023, is the $L_{Aeq(Night)}$ from 10.00pm on the 5 July 2023 through to 6.00am on the 6 July 2023.

Table 4-2: Summary of Measured Data: Location 2

Date	Parameter			
	No. of Trains Day	No. of Trains Night	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Wednesday, 5 July 2023	19	10	58.7	57.8
Thursday, 6 July 2023	22	10	57.6	59.3
Friday, 7 July 2023	17	11	57.3	59.0
Saturday, 8 July 2023	19	9	58.0	62.8
Sunday, 9 July 2023	18	9	57.9	57.3
Monday, 10 July 2023	25	12	57.8	59.1
Tuesday, 11 July 2023	23	12	61.2	58.4
Wednesday, 12 July 2023	15	-	59.5	-
Average	**20**	**10**	**58.5**	**59.1**

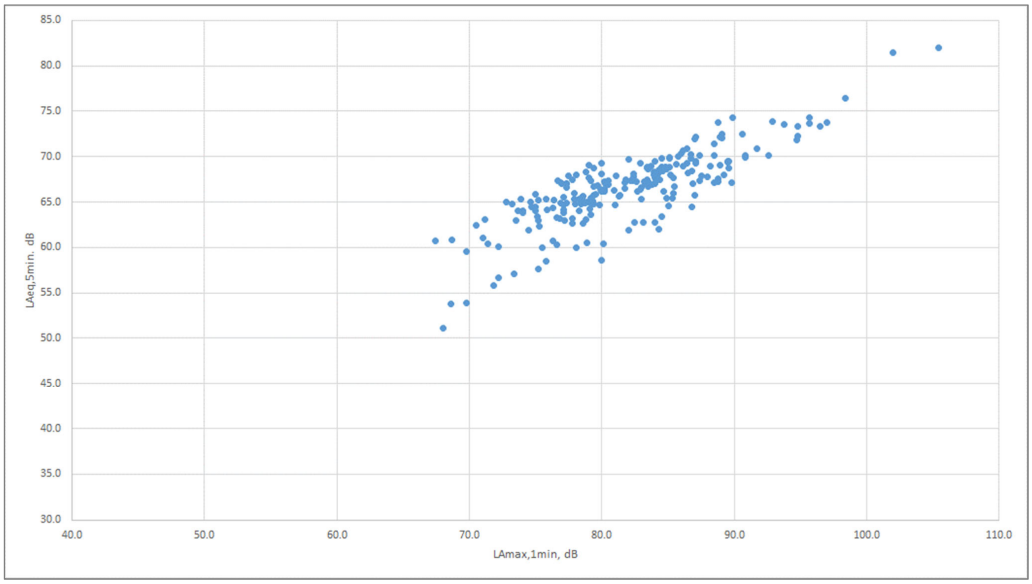


Figure 4-2: Noise Levels from Train Passby Events: Location 2

4.3. Location 3 - #9 Northend Close

The results of the noise monitoring are summarised in *Table 4-3* and shown graphically in *Figure 4-3* being the $L_{Aeq,5min}$ and L_{Amax} for the identified trains. As before, the $L_{Aeq(Night)}$ say for the 5 July 2023, is the $L_{Aeq(Night)}$ from 10.00pm on the 5 July 2023 through to 6.00am on the 6 July 2023.

Table 4-3: Summary of Measured Data: Location 3

Date	Parameter			
	No. of Trains Day	No. of Trains Night	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Wednesday, 5 July 2023	19	10	45.2	35.1
Thursday, 6 July 2023	22	10	41.8	37.6
Friday, 7 July 2023	17	11	43.0	32.3
Saturday, 8 July 2023	19	9	42.2	35.2
Sunday, 9 July 2023	18	9	40.3	36.2
Monday, 10 July 2023	25	12	42.4	38.5
Tuesday, 11 July 2023	23	12	42.2	38.1
Wednesday, 12 July 2023	15	-	42.3	-
Average	**20**	**10**	**42.4**	**36.1**

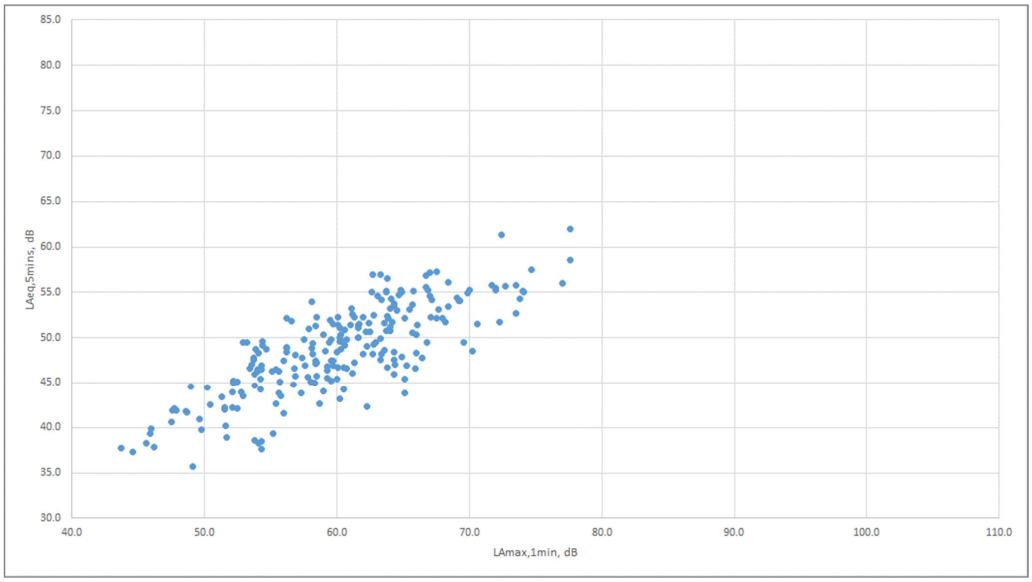


Figure 4-3: Noise Levels from Train Passby Events: Location 3

4.4. Location 4 - #72 Blackadder Road

The results of the noise monitoring are summarised in *Table 4-4* and shown graphically in *Figure 4-4* being the $L_{Aeq,5min}$ and L_{Amax} for the identified trains. Note the $L_{Aeq(Night)}$ say for the 5 July 2023, is the $L_{Aeq(Night)}$ from 10.00pm on the 5 July 2023 through to 6.00am on the 6 July 2023.

Table 4-4: Summary of Measured Data: Location 4

Date	Parameter			
	No. of Trains Day	No. of Trains Night	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Wednesday, 5 July 2023	19	10	50.4	48.9
Thursday, 6 July 2023	22	10	50.3	52.8
Friday, 7 July 2023	17	11	50.4	51.8
Saturday, 8 July 2023	19	9	51.8	49.2
Sunday, 9 July 2023	18	9	48.9	50.7
Monday, 10 July 2023	25	12	50.9	52.3
Tuesday, 11 July 2023	23	12	52.3	53.0
Wednesday, 12 July 2023	15	-	49.4	-
Average	**20**	**10**	**50.6**	**51.2**

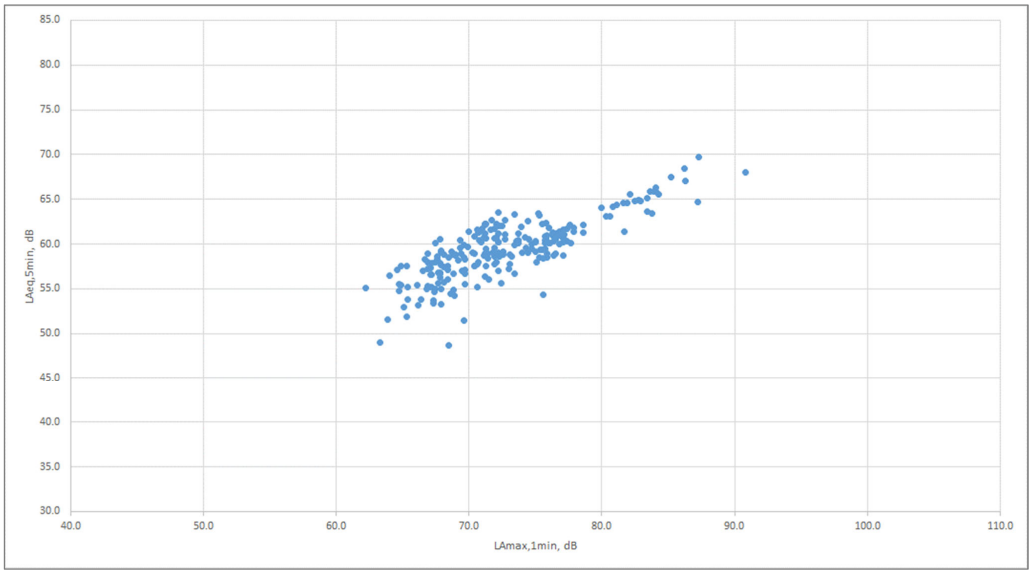


Figure 4-4: Noise Levels from Train Passby Events: Location 4

4.5. Location 5 - #42 Blackadder Road

The results of the noise monitoring are summarised in *Table 4-5* and shown graphically in *Figure 4-5* being the $L_{Aeq,5min}$ and L_{Amax} for the identified trains. As before, the $L_{Aeq(Night)}$ say for the 5 July 2023, is the $L_{Aeq(Night)}$ from 10.00pm on the 5 July 2023 through to 6.00am on the 6 July 2023.

Table 4-5: Summary of Measured Data: Location 5

Date	Parameter			
	No. of Trains Day	No. of Trains Night	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Wednesday, 5 July 2023	19	10	56.8	55.9
Thursday, 6 July 2023	22	10	60.3	60.1
Friday, 7 July 2023	17	11	57.0	59.9
Saturday, 8 July 2023	19	9	60.5	57.2
Sunday, 9 July 2023	18	9	59.7	59.1
Monday, 10 July 2023	25	12	61.2	61.5
Tuesday, 11 July 2023	23	12	61.4	60.8
Wednesday, 12 July 2023	15	-	59.5	-
Average	**20**	**10**	**59.6**	**59.2**

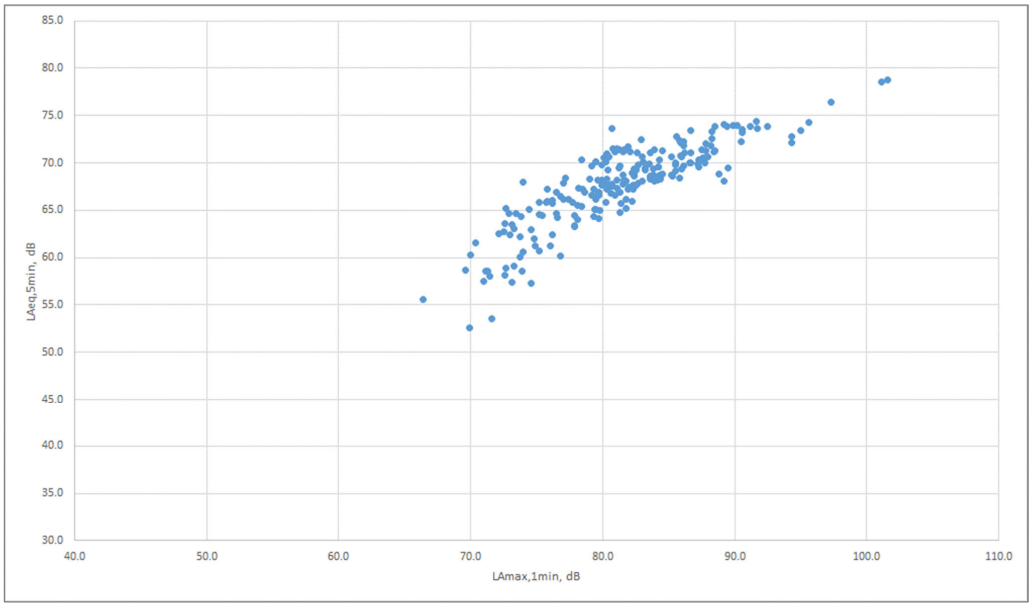


Figure 4-5: Noise Levels from Train Passby Events: Location 5

5. COMPARSION TO NOISE MODEL

From the monitoring data, it is evident that the $L_{Aeq(Night)}$ will be more critical in terms of comparison to the criteria than the $L_{Aeq(Day)}$, which was anticipated in Report 1. The exception is at Location 5, however this is likely due to other noises affecting the measured levels, since noise levels are relatively low due to the separation distance. What is also evident in the monitoring data is the amount of scatter in the data. This is not unusual for freight trains as each will vary in noise due to the load, the driver and other factors. Also, the noise of the same freight train along the track will vary depending on track conditions and the like such that drawing strong conclusions from the data can be difficult.

In Report 1, the model uses the ultimate wall as this would represent the potential worst-case for residences to the east. For comparison to the noise monitoring, the as-constructed noise wall has been used in the model. The noise contour plots of Report 1 have been updated as follows:

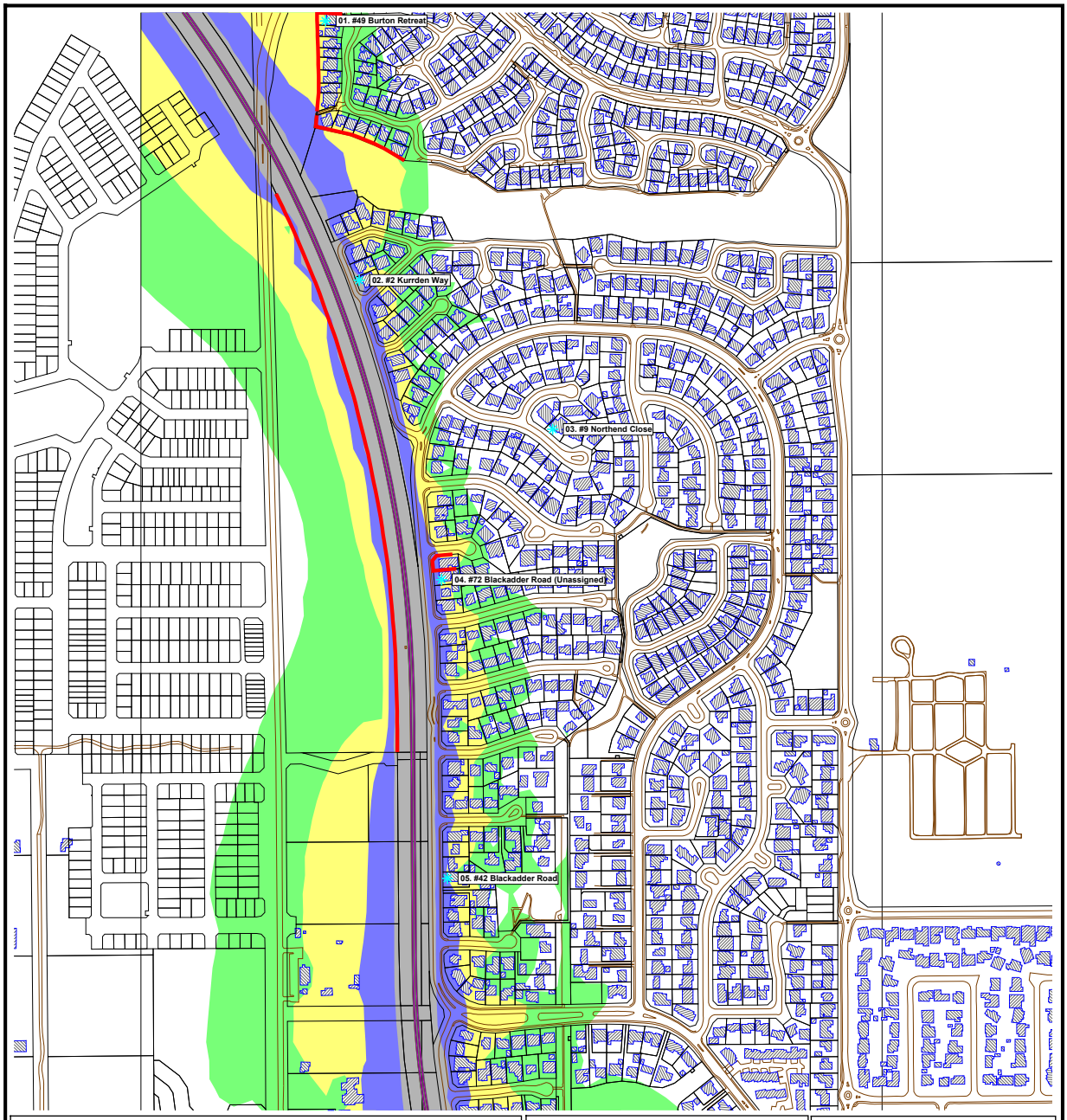
- *Figure 4-2* Kilde Algorithms Modified Settings is now *Figure 5-1*;
- *Figure 4-3* Kilde Algorithms Modified Settings Difference Between Wall and No Wall is now *Figure 5-2*;
- *Figure 4-5* Nord2000 Algorithms Modified Settings is now *Figure 5-3*;
- *Figure 4-6* Nord2000 Algorithms Modified Settings Difference Between Wall and No Wall is now *Figure 5-4*.

Table 5-1 provides a comparison between the noise monitoring results and the four models.

Table 5-1: Monitoring Data Compared to Noise Models, dB $L_{Aeq(Night)}$

Location	Measured	Kilde Default		Kilde Modified		NORD2000 Default		NORD2000 Modified	
		Predicted	Difference	Predicted	Difference	Predicted	Difference	Predicted	Difference
1. #49 Burton Retreat	45.7	52.6	+6.9	53.3	+7.6	53.3	+7.6	53.9	+8.2
2. #2 Kurrden Way	59.1	59.8	+0.7	60.2	+1.1	59.3	+0.2	61.4	+2.3
3. #9 Northend Close	36.1	43.6	+7.5	47.2	+11.1	46.4	+10.3	50.6	+14.5
4. #72 Blackadder Road	51.2	54.5	+3.3	55.6	+4.4	56.9	+5.7	60.8	+9.6
5. #42 Blackadder Road	59.2	58.9	-0.3	59.2	0.0	59.8	+0.6	59.8	+0.6
Average			**3.6**		**4.8**		**4.9**		**7.0**
Minimum			**-0.3**		**0.0**		**0.2**		**0.6**
Maximum			**7.5**		**11.1**		**10.3**		**14.5**

What the above shows is that on average, the noise model as previously set-up is generally over-predicting the noise levels and the over-prediction increases (becomes less accurate) with modified settings. The model with the least range in data (difference between maximum and minimum) is Kilde using the default settings.



Movida Noise Wall
Noise Level Contours - Freight Railway

Includes As Con (April 2023) 3.0m High Wall on Western Side Ground Floor Level

SoundPLAN v8.2
Kilde Algorithms: Modified Settings

8 May 2023

Signs and symbols
- Building
- Railway
- Receiver
- Wall

Noise levels
$L_{Aeq(Night)}$ dB

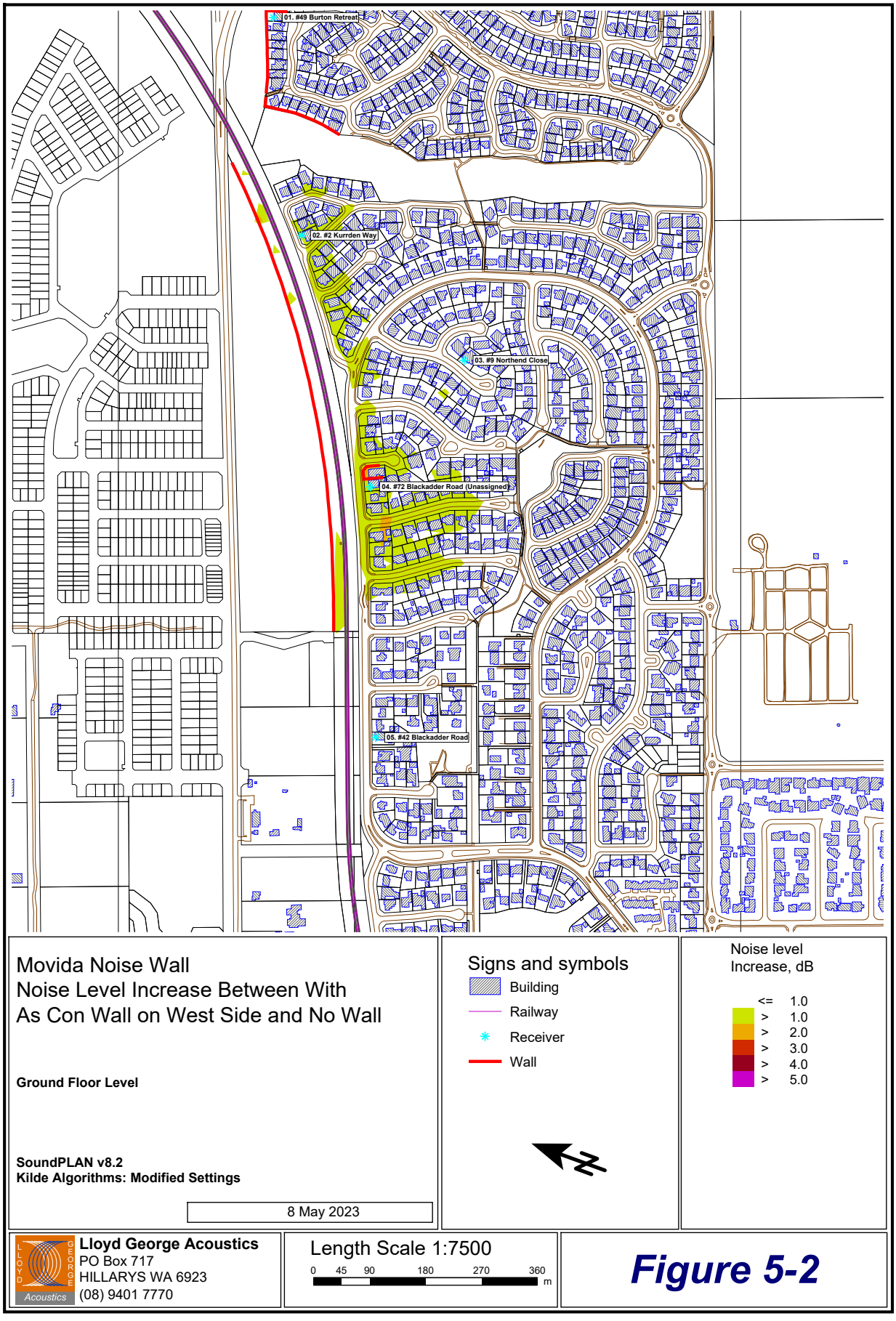
<= 50	
<= 51	Exposure A
<= 52	
<= 53	
<= 54	Exposure B
<= 55	
<= 56	
<= 57	
<= 58	Exposure C
<= 59	
<= 60	
<= 61	
> 61	Exposure D

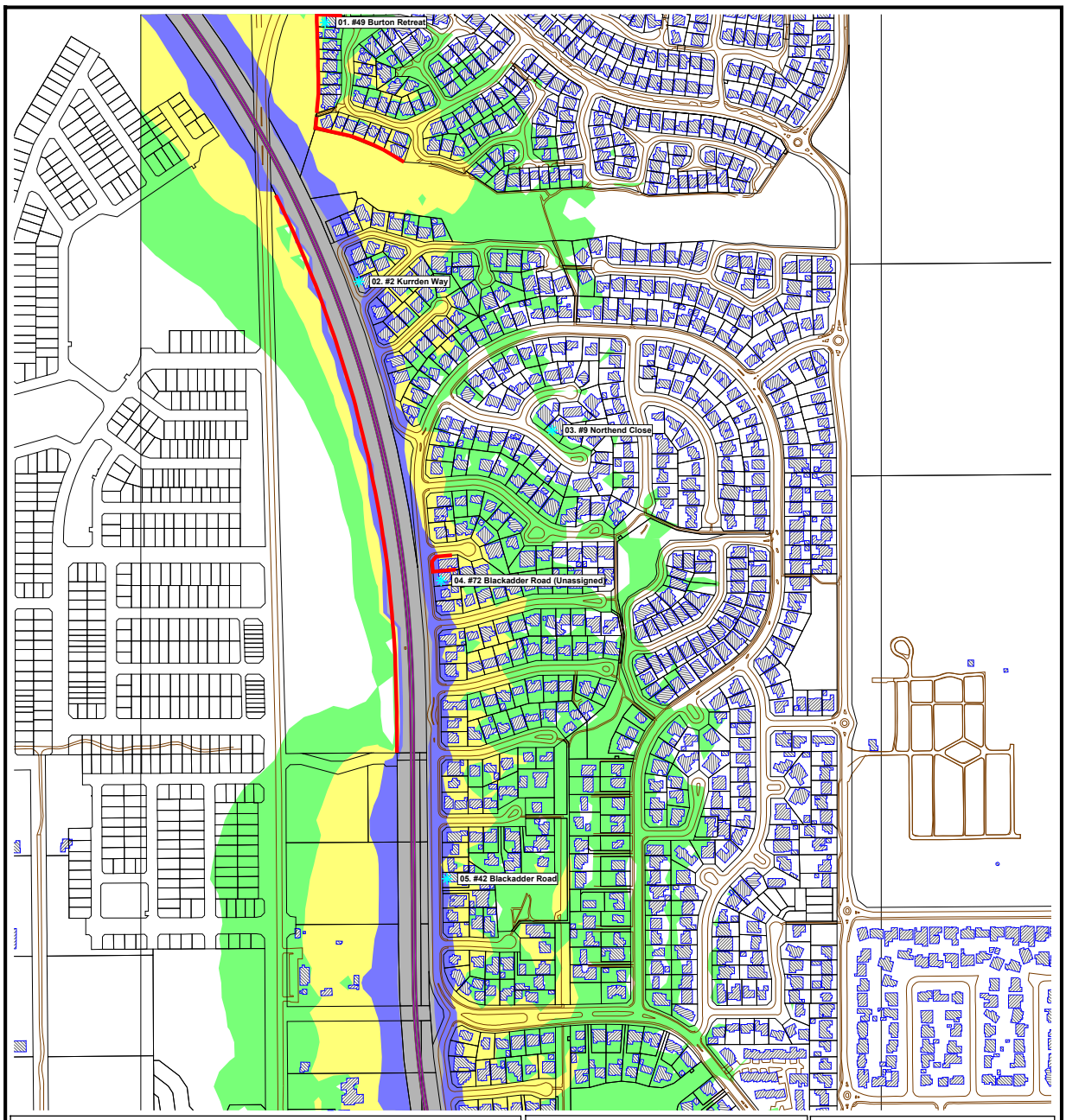
SPP 5.4 (Sep 2019)

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale 1:7500
0 45 90 180 270 360 m

Figure 5-1


01. #49 Burton Retreat
02. #2 Kurrden Way
03. #9 Northend Close
04. #72 Blackadder Road (Unassigned)
05. #42 Blackadder Road
Movida Noise Wall
Noise Level Increase Between With
As Con Wall on West Side and No Wall
Ground Floor Level
SoundPLAN v8.2
Kilde Algorithms: Modified Settings
8 May 2023
Signs and symbols
Building
Railway
Receiver
Wall
Noise level
Increase, dB
<= 1.0
> 1.0
> 2.0
> 3.0
> 4.0
> 5.0
Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770
Length Scale 1:7500
0 45 90 180 270 360 m
Figure 5-2



Movida Noise Wall
Noise Level Contours - Freight Railway

Includes As Con (April 2023) 3.0m High Wall on Western Side Ground Floor Level

SoundPLAN v8.2
NORD2000 Algorithms: Modified Settings

8 May 2023

Signs and symbols
- Building
- Railway
- Receiver
- Wall

Noise levels
$L_{Aeq(Night)}$ dB

<= 50	
<= 51	Exposure A
<= 52	
<= 53	
<= 54	Exposure B
<= 55	
<= 56	
<= 57	
<= 58	Exposure C
<= 59	
<= 60	
<= 61	
> 61	Exposure D

SPP 5.4 (Sep 2019)

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale 1:7500
0 45 90 180 270 360 m

Figure 5-3



Movida Noise Wall
Noise Level Increase Between With
As Con Wall on West Side and No Wall

Ground Floor Level

SoundPLAN v8.2
NORD2000 Algorithms: Modified Settings

8 May 2023

Signs and symbols
- Building
- Railway
- Receiver
- Wall

Noise level
Increase, dB

<=	1.0
>	1.0
>	2.0
>	3.0
>	4.0
>	5.0

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale 1:7500
0 45 90 180 270 360 m

Figure 5-4

All models over-predict significantly to the more distant residence of Location 3. The existing model assumes a nominal building height of 3.5 metres. In an attempt to improve the model accuracy all building heights were changed to 4.0 metres and the rear fence in the area of 49 Burton Retreat changed to 1.8 metres. This was previously modelled at only 1.5 metres since it is a timber lap fence rather than of a material normally associated with a noise wall. That is a lower height was used to reflect the wall potentially not providing the full attenuation of a concrete/brick etc noise wall. *Table 5-2* provides the results for all four algorithms to the monitoring locations on the basis of these changes and again compares to the measured levels.

Table 5-2: Monitoring Data Compared to Adjusted Noise Models, dB $L_{Aeq(Night)}$

Location	Measured	Kilde Default		Kilde Modified		NORD2000 Default		NORD2000 Modified	
		Predicted	Difference	Predicted	Difference	Predicted	Difference	Predicted	Difference
1. #49 Burton Retreat	45.7	52.1	+6.4	52.8	+7.1	53.1	+7.4	53.5	7.8
2. #2 Kurrden Way	59.1	59.8	+0.7	60.2	+1.1	59.3	+0.2	61.4	2.3
3. #9 Northend Close	36.1	42.6	+6.5	46.4	+10.3	45.7	+9.6	50.1	14.0
4. #72 Blackadder Road	51.2	54.4	+3.2	55.5	+4.3	56.9	+5.7	60.8	9.6
5. #42 Blackadder Road	59.2	58.8	-0.4	59.1	-0.1	59.8	+0.6	59.8	0.6
Average			**3.3**		**4.5**		**4.7**		**6.9**
Minimum			**-0.4**		**-0.1**		**0.2**		**0.6**
Maximum			**6.5**		**10.3**		**9.6**		**14.0**

By making the described changes, the accuracy has slightly improved, with the range in differences decreasing. The model with the smallest range is the Kilde algorithms with the default settings although even in this case, the results show that at the two locations where the wall exists (ignoring the distant Location 3), Location 2 is considered reasonably accurate whilst Location 4 is less accurate. Similarly, where the wall does not exist, Location 1 is not considered accurate whilst Location 5 is considered accurate.

These differences from location to location are likely because the sound level of the train in the noise model is consistent whereas in reality, each train varies and the same train along this section of track varies in sound with different speed, power settings, directions, drivers etc. It is therefore difficult to know how accurate this model is in determining the reflected noise, only that the results appear more consistent with the measurements than the other three models.

If it is accepted that the Kilde algorithms with the default settings are the most accurate, *Table 5-3* provides the change in noise level calculated by the model, without and with the wall.

Table 5-3: Adjusted Noise Model Using Kilde – Default Settings

Address	No Wall $L_{Aeq(Night)}$, dB	With Wall $L_{Aeq(Night)}$, dB	Increase, dB
1. #49 Burton Retreat	52.1	52.1	0.0
2. #2 Kurrden Way	59.0	59.8	0.8
3. #9 Northend Close	42.1	42.6	0.5
4. #72 Blackadder Road	52.4	54.4	2.0
5. #42 Blackadder Road	58.8	58.8	0.0

On the above basis, *Figure 5-2* reasonably represents the contribution of reflected noise (noting this does not include the adjusting building and fence height). At the measurement locations, the worst-case increase due to the wall is 2.0 dB. As noted in Report 1, any change less than 3.0 dB is described as not normally noticeable.

What may be useful is repeating monitoring at Locations 1 and 5 once the lengths of walls in these areas have been constructed as the subdivision to the west progresses. At this same time, noise levels would need to be repeated at Locations 2 and/or Location 4. The reason for this is that measurements at Locations 1 and 5 could show a change, but this could relate to the noise of the trains being so variable rather than potential reflected noise and therefore Locations 2 and 4 can be used to try and establish some relationship. To improve the results, a control train could be considered where the same driver of the same train passes Location 5 a number of times in a day just prior to the wall being extended. Once the wall is extended, the process is repeated. This approach would minimise the variation in the noise source that occurs in practice.

6. MITIGATION

At this stage, the results of the monitoring are inconclusive and the best fit noise model shows relatively low changes in noise level from the construction of the wall to the residences to the east such that mitigation is not considered necessary.

If mitigation were to occur, the following options could be considered:

- Vegetation in close proximity to the noise wall, on the railway side of the wall. This can act to break up the sound waves and disrupt the reflective surface of the concrete wall; or
- Absorption can be applied to the wall. Given the outdoor environment, a likely product would be Stratocell Stratocell (https://www.soundblock.com.au/sound-absorbers/stratocell-whisper).

If this were to be undertaken as a trial, as the model indicates Location 4 may experience the highest levels of reflected noise, the above could be undertaken 100 metres either side of this residence. Again, determining the effects of this treatment may be difficult given the variable noise source and a control train as described in *Section 5* would again be of benefit.

Appendix A – Terminology

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A, dB.

- **L_{eq}**

The L_{eq} level represents the average noise energy during a measurement period.

- **L_1**

The L_1 level represents the noise level exceeded for 1 percent of the measurement period and is considered to represent the average of the maximum noise levels measured.

- **L_{10}**

The L_{10} level represents the noise level exceeded for 10 percent of the measurement period and is considered to represent the “intrusive” noise level.

- **L_{90}**

The L_{90} level represents the noise level exceeded for 90 percent of the measurement period and is considered to represent the “background” noise level.

- **$L_{Aeq(Day)}$**

The $L_{Aeq(Day)}$ level is the logarithmic average of the L_{Aeq} levels from 6.00am to 10.00pm.

- **$L_{Aeq(Night)}$**

The $L_{Aeq(Night)}$ level is the logarithmic average of the L_{Aeq} levels from 10.00pm to 6.00am.

- **$L_{A10,18hour}$**

The $L_{A10,18hour}$ level is the arithmetic average of the hourly L_{A10} levels between 6.00am and midnight.

- **$L_{Aeq,24hour}$**

The $L_{Aeq,24hour}$ level is the logarithmic average of the L_{Aeq} levels from over an entire day.

- **Noise-sensitive land use and/or development**

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

- **R_w**

This is the weighted sound reduction index. It is a single number rating determined by moving a grading curve in integral steps against the laboratory measured transmission loss until the sum of the deficiencies at each one-third-octave band, between 100 Hz and 3.15 kHz, does not exceed 32 dB. The higher the R_w value, the better the acoustic performance.

- **C_{tr}**

This is a spectrum adaptation term for airborne noise and provides a correction to the R_w value to suit source sounds with significant low frequency content such as road traffic or home theatre systems. A wall that provides a relatively high level of low frequency attenuation (i.e. masonry) may have a value in the order of – 4 dB, whilst a wall with relatively poor attenuation at low frequencies (i.e. stud wall) may have a value in the order of -12 dB.

- **About the Term 'Reasonable'**

An assessment of reasonableness should demonstrate that efforts have been made to resolve conflicts without comprising on the need to protect noise-sensitive land-use activities. For example, have reasonable efforts been made to design, relocate or vegetate a proposed noise barrier to address community concerns about the noise barrier height? Whether a noise mitigation measure is reasonable might include consideration of:

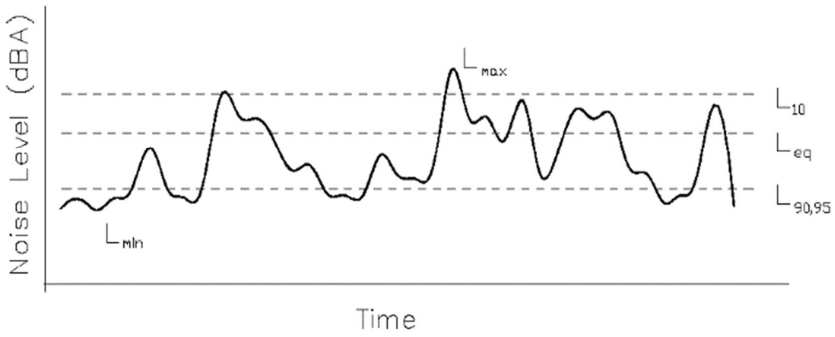
- The noise reduction benefit provided;
- The number of people protected;
- The relative cost vs benefit of mitigation;
- Road conditions (speed and road surface) significantly differ from noise forecast table assumptions;
- Existing and future noise levels, including changes in noise levels;
- Aesthetic amenity and visual impacts;
- Compatibility with other planning policies;
- Differences between metropolitan and regional situations and whether noise modelling requirements reflect the true nature of transport movements;
- Ability and cost for mobilisation and retrieval of noise monitoring equipment in regional areas;
- Differences between Greenfield and infill development;
- Differences between freight routes and public transport routes and urban corridors;
- The impact on the operational capacity of freight routes;
- The benefits arising from the proposed development;
- Existing or planned strategies to mitigate the noise at source.

- **About the Term 'Practicable'**

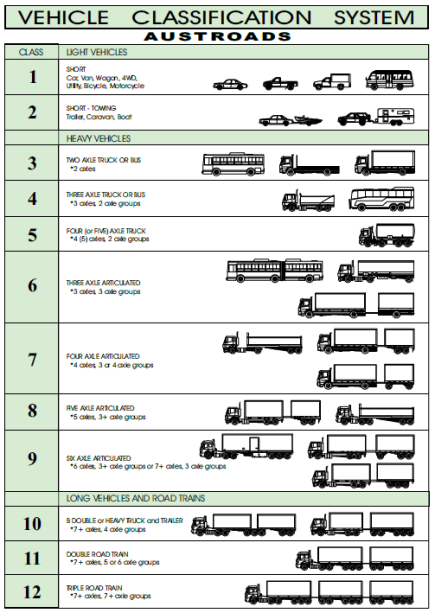
'Practicable' considerations for the purposes of the policy normally relate to the engineering aspects of the noise mitigation measures under evaluation. It is defined as "reasonably practicable having regard to, among other things, local conditions and circumstances (including costs) and to the current state of technical knowledge" (*Environmental Protection Act 1986*). These may include:

- Limitations of the different mitigation measures to reduce transport noise;
- Competing planning policies and strategies;
- Safety issues (such as impact on crash zones or restrictions on road vision);
- Topography and site constraints (such as space limitations);
- Engineering and drainage requirements;
- Access requirements (for driveways, pedestrian access and the like);
- Maintenance requirements;
- Bushfire resistance or BAL ratings;
- Suitability of the building for acoustic treatments.

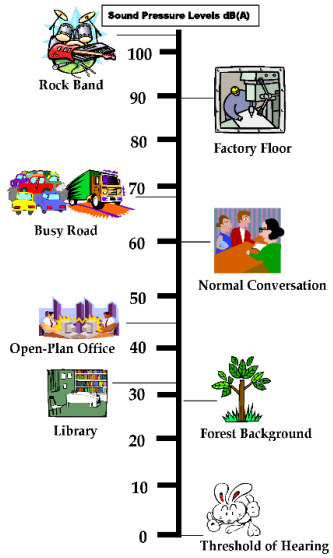
- **Chart of Noise Level Descriptors**



- **Austroads Vehicle Class**



- **Typical Noise Levels**



14.2.4 ECONOMIC DEVELOPMENT STRATEGY 2024/27

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Business and Tourism Services
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

KEY ISSUES

- A draft Economic Development Strategy (Draft EDS) has been prepared to achieve the economic Key Result Area (KRA) of the Strategic Community Plan (SCP).
- At the April 2024 Ordinary Council Meeting, Council approved the Draft EDS to be advertised for public feedback, subject to minor inclusions made to the Draft document.
- The EDS strategy was advertised between July and September 2024 via the City's website, social media and direct email.
- Feedback was sought from Peak and Industry Bodies, local businesses and the broader community.
- The majority of feedback was supportive of the Draft EDS. The consistent theme of feedback received was to include the Action Plans to be published when the Draft EDS is adopted to demonstrate how the intent of the Draft EDS will be achieved.

BACKGROUND

Strategy & Plan Framework

The City's Strategies and Plans work together to achieve the outcomes and objectives of the SCP.

The SCP is broken into five KRA's. One of the KRA's is "Economic" which has as its vision: "Thriving and Vibrant." The three Objectives of the Economic KRA are:

1. E1.1 - Actively support and develop thriving local businesses and centres
2. E2.1 - Advocate and attract business and investment opportunities
3. E3.1 - Strengthen the capacity and integration of the tourism industry.

The purpose of the Draft Economic Development Strategy (EDS) (see Attachment 1) is to define the City's approach to economic development and inform future decision-making by Council and the City.

Specifically, it describes and elaborates on:

- The link to the three economic objectives in the SCP
- The City’s economy in its seven main economic locations
- The City’s approach to economic development
- Key strategic directions for each approach
- How success will be measured.

The Draft EDS has been prepared with a refreshed strategic direction - aligning with the latest SCP (2021-2031).

The Draft EDS was endorsed by Council for public advertising at the April 2024 Ordinary Council Meeting.

DETAILS

The Draft EDS was prepared by Business and Tourism Services and Strategic Planning as part of a cross-functional and multi-disciplinary project aimed at drawing together economic development expertise with strategy preparation and implementation.

Document design and preliminary guidance on advertising and consultation was provided by the City’s engagement team.

Three Council Briefings were undertaken between September 2023 and March 2024, in which the concepts, principles, rationale and approaches to economic development were explained and discussed.

At the Ordinary Council Meeting in April 2024, Council approved the Draft EDS to be advertised subject to minor inclusions made to the Draft document.

Advertising of the Draft EDS sought to obtain feedback and to:

- Explain its link to the three economic objectives in the City's Strategic Community Plan.
- Provide a snapshot of the City's economy, including its seven main economic locations.
- Outline the City's approach to each economic objective.
- Identify key strategic directions for each approach.
- Identify key strategic directions for each approach.
- Identify how success will be measured.

CONSULTATION

The Draft EDS was advertised as a Public Notice on the City of Swan's website for 28 days from 30 July and to 31 August 2024. During this same time period, the document was also shared with key peak bodies, including the Chamber of Commerce and Industry WA (CCIWA); Small Business Development Corporation (SBDC); Swan Valley Tourism Alliance (SVTA), and the Swan Chamber of Commerce (SCOC).

Whilst each of the key peak bodies provided direct feedback to the City on the draft EDS (as outlined in Table 1 below), there were no other response to the Public Notice.

For this reason, the consultation period was extended from 31 August to 21 September. A Swan Engage page was developed detailing the draft EDS and inviting respondents to share their thoughts on the draft EDS approach, this was supported by a small social media campaign and direct promotion (via email) to local businesses, as well as targeted in person engagements.

Via Swan Engage there were 35 engaged stakeholders; 62 individuals who downloaded the draft EDS; and 1866 individuals who visited the Swan Engage page.

There were an additional four in-person business meetings conducted by City staff.

Review of responses through Swan Engage showed broad support to for the draft EDS approach and its objectives (74%). There was limited detail provided by those not supportive of the Strategy intent.

Local Businesses who were approached, appreciated the direct engagement, and were also supportive of the Strategy. There was a general desire to continue the conversation, and to understand future opportunities to directly contribute as the Strategy objectives are progressed.

Feedback from peak bodies and industry associations is detailed below:

	Entity	**Comments and Feedback**	**City of Swan Response**	**Suggested Action**
1	Small Business Development Corporation (SBDC)	Acknowledged that the Draft EDS was a high-level document and provided specific actions for consideration to be included.	All identified actions are already addressed within the supporting plans, reporting frameworks, or will be included in plans yet to be delivered.	Publish public facing version of the Action Plans along with Final EDS to demonstrate how the outcomes of the Economic Development Strategy will be achieved.
2	Chamber of Commerce and Industry WA (CCIWA)	Reviewed by their Policy and Economics team. Identified that the DRAFT EDS is great work but should identify the tangible	All identified actions are already addressed within the supporting plans, reporting frameworks, or	Publish public facing version of the Action Plans along with Final EDS to demonstrate

		actions to deliver on the Draft EDS Suggested restructuring the document for greater clarity.	will be included in plans yet to be delivered. Restructuring the document was not considered as it was not consistent with the other peak bodies who were supportive of the document.	how the outcomes of the Economic Development Strategy will be achieved.
3	Swan Valley Tourism Alliance (SVTA)	Complimented the DRAFT EDS and its consistent reference to Tourism. particularly “developing and supporting new tourism initiatives”. Stressed the importance of maintaining the current status where all the Tourism organisations such as Tourism WA, Destination Perth, the City of Swan, the Swan Valley Tourism Alliance, and the Minister are all working together. Identified the current project of the SVTA to get all parties to help to deliver a major art event to the Swan Valley in 2024/25.	Feedback will inform the development of the Tourism Development Plan.	Include in the scope for the Tourism Development plan.
4	Swan Chamber of Commerce (SCOC)	Welcomed the Draft EDS as a tool to keep the council and City focussed and aligned with delivering good outcomes for economic development in Swan. Verbally indicated that the Action plans will provide better clarity.	No action needed.	Publish public facing version of the Action Plans along with Final EDS to demonstrate how the outcomes of the Economic Development Strategy will be achieved.

Consideration has been given to all feedback, and there are no recommended changes to the Draft EDS itself, though City officers are supportive of making public supporting Action Plans to demonstrate how the outcomes of the EDS will be achieved.

Given the limited response to the Public Notice, future draft Strategy Engagements will be managed via Swan Engage and be supported by the City’s Engagement Team.

ATTACHMENTS

1. Draft Economic Development Strategy FINAL DRAFT [**14.2.4.1** - 30 pages]

STRATEGIC IMPLICATIONS

Economic

E1 Sustainable business growth
E1.1 Actively support and develop thriving local businesses and centres

Economic

E2 Accelerated economic and employment growth
E2.1 Advocate and attract business and investment opportunities

Economic

E3 A great place to visit
E3.1 Strengthen the capacity and integration of the tourism industry

STATUTORY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Approve the Draft Economic Development Strategy.

2. Publish the Draft Economic Development Strategy to the City's website with the supporting plans including the Business Support and Enhancement Plan, the New Business Attraction and Opportunities Plan, and the Tourism Development Plan when finalised.

MOTION TO ADOPT THE OFFICER'S RECOMMENDATION

(Cr Bowman - Cr Aringo)

MOTION WAS PUT TO THE VOTE AND CARRIED (10/3)

That Council resolve to:

1. Approve the Draft Economic Development Strategy.

2. Publish the Draft Economic Development Strategy to the City's website with the supporting plans including the Business Support and Enhancement Plan, the New Business Attraction and Opportunities Plan, and the Tourism Development Plan when finalised.

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Cr Catalano, Cr Howlett and Cr Knight

City of Swan



Draft Economic Development Strategy

2024-2027

Acknowledgement of Country

Ngalak Maali Boodja Kaditj

Wadjuk Moort Noongar Boodjara

Baalap Kalyagool Noyyang

Boodja Kep Moort

Ngalak Kwabaduk Wirn

Kabarli Bworan Kora Kora

Yeyi Ngoongoolong

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

About the City of Swan

The City of Swan, located north-east of Perth, is the largest local government by land size in the Perth metropolitan area and has one of the fastest growing populations.

The City covers an area of 1,042 square kilometres, equivalent to almost 20 per cent of the Perth metropolitan area.

A beautifully diverse expanse of land, the City is rich in natural assets, including the iconic Swan River and internationally renowned Swan Valley viticulture region established in 1829.

Our location, services and facilities make the City an attractive place to live. The population across our 42 suburbs stands at 168,334 in 2023, but is set to reach 300,000 by 2050.

The Whadjuk people of the Noongar Nation have been the traditional custodians of the land for more than 40,000 years. The Derbal Yerrigan (Swan River) holds enormous cultural significance for the Noongar people.

The City is also rich in European history, and our community is a melting pot of multiculturalism, with one in three people being born overseas and one in five speaking a language other than English at home.

Our ideal location, significant history, diverse community and strong economy ensures a positive future for the City of Swan, full of opportunity.

Contents

Executive summary 4
Purpose 6
Corporate Framework 7
Responsibility 11
Economic snapshots 12
Approaches to economic development 22
Business support and development 22
Business attraction 24
Tourism 26
Measures 28
Our partners 28
Legislative and policy context 29

Executive summary

What is economic development?

Economic development in the City is about attracting and supporting businesses to create jobs.

The wealth, created by jobs, allows businesses and the wider community to meet their needs and pursue their goals.

Economic development is therefore closely linked to our community's health, wellbeing and sustainability and is underpinned by three key principles:

1. attract and support businesses to increase employment
2. infrastructure attracts and supports businesses
3. employment is essential to community wellbeing.

Our future economy

Indicators show that the City will experience strong economic growth and change in the future across multiple sectors.

These changes will be led by significant population growth, development and shifts in the wider economy.

Change and innovation

The location of growth and change will be managed by the State Government's North-East Sub-regional Planning Framework, which is part of Perth and Peel @ 3.5 Million, and the City's Local Planning Strategy.

These strategic-level documents plan for major industrial expansion in Bullsbrook and residential growth north of Ellenbrook.

The State Government's Bullsbrook Freight and Industrial Land Use Strategy further refines how Bullsbrook will fulfil its employment growth potential, supported by a workforce drawn from the surrounding population.

Planning for population growth around Bullsbrook and Ellenbrook is well advanced with District Structure Plans in place for North Ellenbrook East, North Ellenbrook West and Bullsbrook townsite.

Population growth (2050+)

Bullsbrook		+25,326
North Ellenbrook		+35,643
Henley Brook		+9,415

The City's Local Planning Strategy also plans for further development of the City's other major employment centres.

Midland – the City's strategic centre – will strengthen its health, education, retail, transport and services core along with other centres including Ellenbrook (secondary centre), Perth Airport (specialised centre), Hazelmere, Malaga and the premier tourism destination of the Swan Valley.

The City's priorities in the short, medium and long-term are (1) redevelopment of Midland (short-term) (2) improvements in Hazelmere (medium-term) (3) industrial growth in Bullsbrook (long-term)

The growth and productivity of employment centres, underpinned by best-practice planning, will bring added vibrancy, attractiveness and safety, enhancing sustainability and community wellbeing while being a beacon for future investment in a positive upward spiral.

Infrastructure is key

Economic development requires infrastructure.

However, infrastructure means more than additional roads for trucks and cars. It relates to major utilities, telecommunications, services (including emergency and health services), and various other forms of transport, such as rail, air, walking and cycling.

All of these require proper funding, planning and coordination to create a flourishing economy and community.

Infrastructure supports business and jobs growth, and allows the community to access goods and services, so it is ultimately an investment in our community.

There has been significant government and private investment in the City's infrastructure, including:

- METRONET
- DevelopmentWA
- Eastlink
- Lloyd Street bridge
- Major connections in and around Midland
- Tonkin Highway
- Development Contribution Plans, demonstrating an ongoing commitment of the public and private sectors towards economic development.

However, more investment is needed in:

- Education
- Healthcare
- Technology infrastructure
- Community facilities.

The City will work with stakeholders and advocate strongly for infrastructure investment to maximise opportunities for economic development and the community benefits it delivers.

Community wellbeing

Businesses increase employment and investment, both of which are essential to community wellbeing.

Rising levels of employment, investment, community wellbeing and a thriving local economy are hallmarks of a healthy and sustainable community.

Therefore, the City aims to attract and support businesses.

Our strategy

The City focuses its economic development activities on the three economic objectives in the Strategic Community Plan (SCP):

1. Business support and development
2. New business attraction
3. Tourism.

The Economic Development Strategy is part of the City's Strategy and Plan Framework, and Integrated Planning and Reporting Framework. It will be continuously monitored and reviewed in line with the City's reporting processes and economic needs.



Purpose

The Economic Development Strategy guides the City, its partners and stakeholders in their efforts to support the growth and prosperity of the economy, and the wellbeing of the community.

It is based on the Western Australian Local Government Association's best practice model – the Economic Development Framework.

Structure of the Economic Development Strategy

The Economic Development Strategy is structured to:

- Explain its link to the three economic objectives in the City's Strategic Community Plan
- Provide a snapshot of the City's economy, including its seven main economic locations
- Outline the City's approach to each economic objective
- Identify key strategic directions for each approach
- Identify how success will be measured.



Corporate Framework

The Strategic Community Plan outlines the community's vision for the City over the next 10 years.

It is divided into five Key Result Areas:

1. Natural Environment
2. Economic
3. Social
4. Built Environment
5. Governance.

The Strategic Community Plan's vision for the economy is: "Thriving and Vibrant":

- The City will be nationally and globally recognised as a great place and strategic location to invest, visit and establish local business centres
- Our local businesses will provide job and employment opportunities for our growing population and community, who will have access to local services, shopping, health and education
- The City will have developed partnerships with government and business to ensure local businesses are supported and sustainable.

While the City's Strategic Community Plan is divided into five key result areas, it is important to note that these five areas are not mutually exclusive – they interact with each other and therefore must be aligned. In creating the Economic Development Strategy, consideration has been given to how the strategy aligns with the other key result areas.

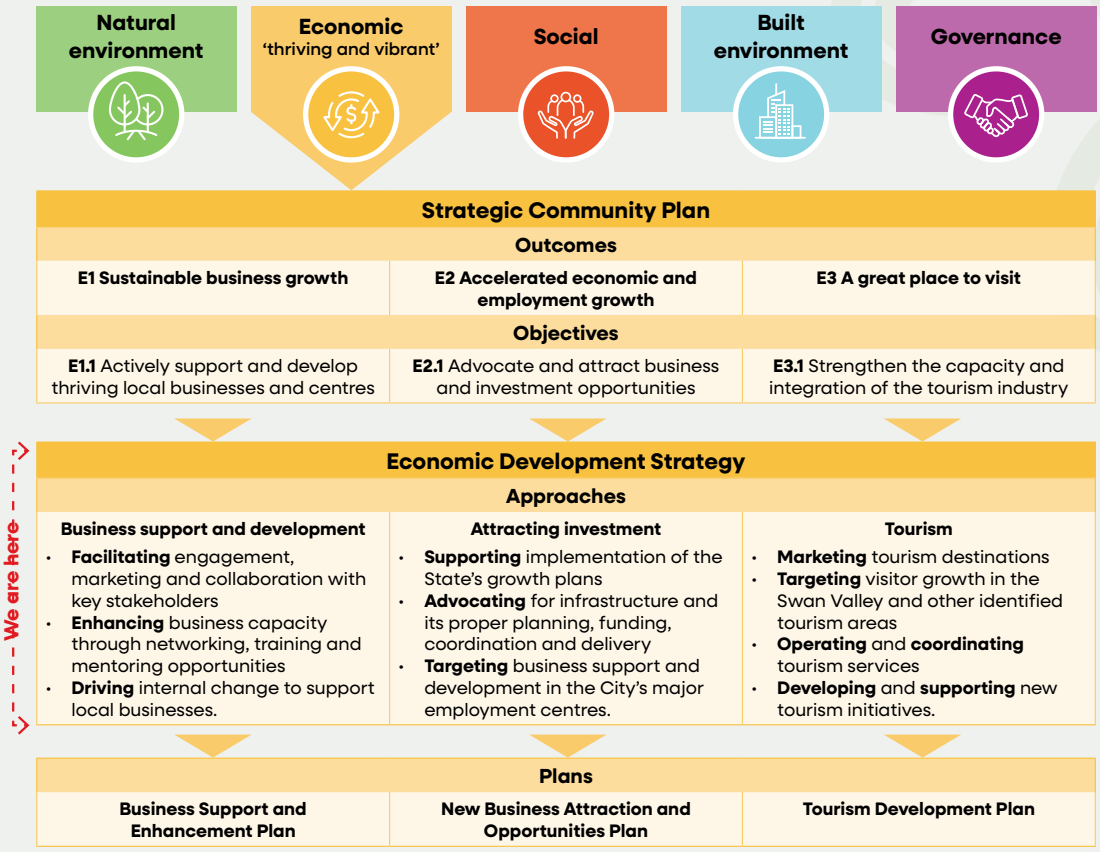


Figure 1: Relationship between the Strategic Community Plan, Economic Development Strategy and Plans.

Economic Development Strategy links to Strategic Community Plan Outcomes

SCP Key Result Area	SCP Outcome
Economic	E1 Sustainable business growth
	E2 Accelerated economic and employment growth
	E3 A great place to visit
Natural Environment	N1 Sustainable natural environment
Social	S1 Safe and healthy community
Built Environment	B1 Planned and facilitated growth
	B2 Infrastructure that meets community need
	B3 Community access
Governance	G1 Aligned leadership and direction



The Integrated Planning and Reporting Framework ensures that the Economic Development Strategy and other strategies are used to inform the City's key planning and resourcing functions, as well as being informed by them (refer to Figure 2).



Figure 2: The City's Integrated Planning and Reporting Framework.



The Economic Development Strategy contributes towards global goals set out by the United Nations.

The UN's 17 Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all.

The Economic Development Strategy contributes to nine of these sustainable development goals as shown in Figure 3.



Figure 3: United Nations Sustainable Development Goals

Responsibility

All business units within the City have a shared responsibility to implement the Economic Development Strategy.

Implementation of the associated plans will primarily be overseen by Business and Tourism Services.

Economic snapshots

The City's economic profile is set to change over the next few years.

Digital transformation, upskilling and reskilling, environmental factors and land supply will all be highly influential. This will come with challenges and opportunities for businesses.

The City will help businesses maximise opportunities and overcome challenges mainly through marketing, advocacy, business support and urban planning. This is aligned with local government best practice:

> **"The greater size of the business community in larger regional local governments and in the more populous metropolitan areas mean that local governments in these areas have less direct impact on the economy through service provision and are better placed to be catalysts and enablers for growth and diversification."**
> (Economic Development Framework, WA Local Government Association).

Our activities as "catalyst and enabler" will be targeted at the City's seven main employment centres:

1. Midland
2. Bullsbrook
3. Ellenbrook
4. Hazelmere
5. Perth Airport
6. Malaga
7. Swan Valley.

Urban planning will play a significant role in making sure growth associated with economic development is sustainable by ensuring there is a high ratio of jobs to residents, that jobs are close to homes, and that all necessary infrastructure is properly planned, funded, coordinated and delivered to facilitate development.

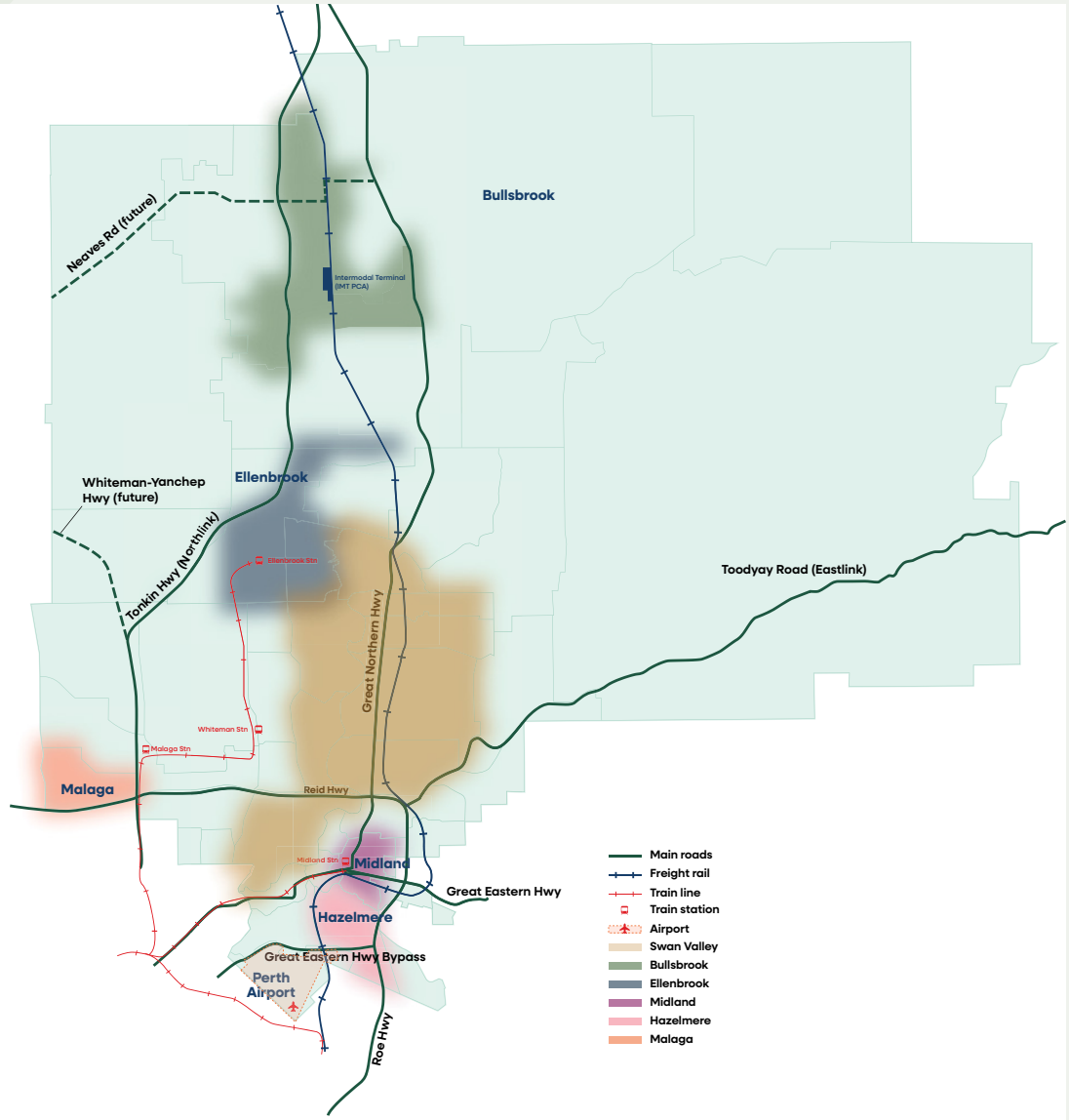
Benefits of having jobs close to homes include:

- Reduced travel demand and cost
- Increasing leisure time
- Community resilience.

A correct mix, type and location of jobs and houses – led by well-coordinated infrastructure that is designed and built to fit in with the natural environment – is key to the City's future and community wellbeing.

This will require close and ongoing collaboration with government, businesses, residents and the development industry.

Major employment centres



City of Swan



Land area
1,042km²



Population
158,639
2051 forecst
298,965



Unemployment rate
3.8 per cent



Local jobs
63,447
(+17% since 2016)

- Healthcare and social assistance (12.1%)
- Retail trade (11.1%)
- Construction (9.7%)
- Manufacturing (7.9%)
- Education and training (7.8%)



Gross Regional Product
$11.37 billion
(+5.89% from 2021)



Competitive effect since 2017

- Retail trade
- Health care and social assistance
- Transport, postal and warehousing
- Manufacturing
- Other services
- Mining



Proximity

- to Perth CBD
- to Perth Airport
- gateway to regions

Midland

The City's strategic centre.

Located only 16km from Perth CBD and 6km from the domestic and international airports, Midland's population is projected to grow to 20,974 by 2036 – an increase of 45 per cent since 2016.

Midland contains passenger and freight rail services and is the gateway to the Swan Valley, Avon Valley, Wheatbelt and Eastern States of Australia.

The combined value of recent, committed and potential projects (public and private) exceeds $5b and includes the transformation of the regional hospital, health campus, Railway Square, Midland Saleyards, New Junction and Midland Gate shopping centre.

Midland's strategic location, investment profile, competitive land values, diversity of services, anticipated population growth and land availability make it ripe for redevelopment and investment.

Priority: continue to grow jobs and support redevelopment (short-term).



Land area
11.7km²
(Midland-Guildford)



Population
11,520



Unemployment rate
7.6 per cent



Local jobs
16,867



Healthcare and social assistance (29.4%)

Retail trade (17.5%)

Public administration and safety (15.4%)

Accommodation and food services (7.0%)

Education and training (4.9%)

Opportunities	Constraints
• Affordable and developable land • Renewal and refurbishment of underutilised land • Higher density residential • Growth in education , healthcare and enterprise • Strong retail core • Public transportation and investment • Wide consumer catchment	• Perception of safety • Fragmented land ownership

Bullsbrook

The City's future northern gateway.

Bullsbrook is located along Great Northern Highway, a major freight route that services the Wheatbelt, Geraldton and northern regions of WA.

Endorsed in 2018, the Bullsbrook Townsite District Structure Plan paves the way for the town to diversify its economic base and operate as a key strategic centre in Perth's north-east corridor.

The recent extension of Tonkin Highway (Northlink) to Muchea and the construction of Stock Road to Bullsbrook, has significantly reduced journey times. It has enabled Bullsbrook to be a part of Greater Perth's freight network and alleviate truck movement through Perth's suburban roads.

The State's long-term plans for Bullsbrook include an intermodal hub and industrial growth areas to boost the efficiency and capacity of the rail freight system, reduce truck movements on metropolitan roads, and increase job creation and economic development in Perth's north-eastern corridor, which is one of the fastest growing residential areas of Perth.

Priority: advocate for infrastructure provision and detailed planning (medium to long term).



Land area
253.9km²



Population
6,029
(+4.2% since 2021)



Unemployment rate
2.8 per cent



Local jobs
2,248



Public administration and safety (21.4%)



Construction (13.4%)



Agriculture, forestry and fishing (13.2%)



Manufacturing (9.4%)



Education and training (7.3%)



Transport, postal and warehousing (4.8%)

Opportunities	Constraints
• Major planned employment and residential growth • Affordable "greenfield" land • Transport infrastructure	• Current lack of services/utilities

Ellenbrook

The City's secondary centre.

Ellenbrook is a vibrant hub for residents with a range of facilities and services, including entertainment precincts, vast nature reserves, sporting fields, 33,000sqm of retail floor space, and an abundance of community services.

Ellenbrook represents a great opportunity for businesses as the town centre is planned to service a regional catchment of 143,000 people in the long term with an estimated 150ha of unimproved land, and the future provision of a passenger train line (METRONET) to enhance connectivity.

Priority: support local job growth.



Land area
14km²



Population
20,068



Unemployment rate
2.9 per cent



Local jobs
4,434



Retail trade (24.2%)



Education and training (20.0%)



Healthcare and social assistance (16.1%)



Accommodation and food services (11.7%)



Other services (5.8%)

Opportunities	Constraints
• Demand for commercial development • Major employment centre • Public transport and connectivity • Wide consumer catchment	• Consumer spending leaking into surrounding local government areas • Current ratio of jobs to homes

Hazelmere

The City's logistics and wholesaling centre.

The Hazelmere industrial precinct rose to prominence during the 2006-07 resource investment boom when there was a spike in the demand for industrial facilities.

Its central location and strong infrastructure attributes have turned it into a key industrial precinct in the Perth metropolitan area. An estimated 415,000sqm of major industrial warehouse space has been added to the precinct since 2006-07.

Endorsed in October 2011, the Hazelmere Enterprise Area Structure Plan rezoned 190ha of rural land to light industrial, general industrial, residential and institutional uses.

A significant proportion of this area remains undeveloped or under-developed due to infrastructure constraints. This provides significant development opportunities to capitalise or benefit from an emerging premier transport and logistics hub within 15km of the Perth CBD and adjacent to Perth Airport.

In addition, proposed freight rail and development of the Great Eastern Highway bypass and Lloyd Street Bridge would provide another boost for connectivity to Hazelmere.

Priority: undertake road construction using existing, collected funds from Special Area Rate (short-medium term).



Land area
16.9km²
(Hazelmere-Guildford)



Population
5,917
(+6.5% since 2021)



Unemployment rate
2.6 per cent



Local jobs
7,762



Transport, postal and warehousing (26.8%)



Wholesale trade (23.7%)



Mining (2.3%)



Construction (9.5%)



Manufacturing (9%)

Opportunities	Constraints
• NBN Business Fibre Zone • Major transport networks • Proximity to Perth Airport • Available land	• Unconstructed Lloyd Street Bridge • Substandard road infrastructure

Malaga

The City's construction and manufacturing centre.

Malaga is the City's major industrial area, largest employment centre and a strategic industrial area in WA.

It has emerged as the premier "bulky goods" retail and service commercial precinct for Perth's north-eastern corridor. It is now home to over 2070 businesses, employing approximately 17,148 workers, many of whom are City residents.

Bordered by Reid Highway and Tonkin Highway, Malaga is located only 15 minutes from Perth CBD and Perth Airport, 18km from Kewdale freight terminal and 33km from Fremantle Port. It is strategically positioned in the Perth metropolitan area to capitalise on its excellent transport connections and development potential, which includes land availability and plans for future industrial expansion.

Malaga will soon have its own train station as part of the METRONET Morley-Ellenbrook passenger rail line. NBN Co have included Malaga in their Business Fibre Zone initiative, providing an opportunity for businesses to access enterprise ethernet.

The growth of nearby residential areas is supporting a strong "homemaker" sector and the availability of high-speed internet has prompted recent investment by data warehousing and technology industries.

Priority: ensure landuse and zoning remains relevant (short to medium term).



Land area
6.4km²



Population
N/A



Unemployment rate
N/A



Local jobs
17,146



Construction (17.7%)



Manufacturing (17.0%)



Wholesale trade (7.2%)



Retail trade (6.9%)



Other services (6.7%)

Opportunities	Constraints
• Major transport connectivity • Land-use transformation • Bulky goods and large-format retailing • Established catchment population • Emerging film and television industry • Business Fibre Zone	• Limited vacant land

Swan Valley

The City's premier tourism destination.

With a rich history, great wine and picturesque scenery, the Swan Valley is popular with domestic and international visitors.

The continued expansion of the tourism sector in the region has contributed to the number of accommodation and food services sector businesses growing to 342 and generating $339.2m in direct sales (Open for Investment, 2020).

Synergies between microbreweries, distilleries, arts and crafts galleries, and food manufacturers have diversified and expanded the sector and its offering to national and international visitors.

Tourist accommodation is limited in the Swan Valley and there is an opportunity for this sector to capitalise on the region's growing tourism, foods, arts and craft industries.

It is important to diversify the market and create synergies in the region to generate more jobs and boost the local economy. This will require collaboration with Tourism WA, Tourism Australia, Destination Perth, Swan Valley Planning Committee, WA Planning Commission, and key stakeholders such as Swan Valley Tourism Alliance, Swan Valley Winemakers Association and Grape Growers Association of WA.

Priority: support and grow tourism.



Land area
32.2km²



Population
5,931
(+1% since 2021)



Unemployment rate
5.7 per cent



Local jobs
2,531



Education and training (26.9%)



Manufacturing (13.29%)



Healthcare and social assistance (8.79%)



Public administration and safety (7.99%)



Other services (7.69%)

Opportunities	Constraints
• Primary production and value-add tourism • Land-use mix • Established catchment population • International market • Events • Existing brand	• Land price • Water availability • Limited tourist accommodation



Perth Airport

WA's main airport.

Perth Airport is owned by the Federal Government and operated/managed by Perth Airport Pty Ltd.

Perth Airport Masterplan documents state:

> **Perth Airport is Australia's Western Hub, providing the people of WA with a critical link to the rest of Australia and the world.**
>
> **As the fourth-largest domestic and international airport in Australia, Perth Airport is currently serviced by more than 30 international, intrastate and interstate airlines that operate to more than 50 destinations. In 2018 there were 130,115 aircraft movements and 14.3 million passengers travelling through Perth Airport. By 2045 it's expected this will grow to 241,000 aircraft movements and 35 million passengers.**
>
> **Perth Airport provides economic, social and cultural benefits by connecting people and communities. This not only strengthens cultural, family and social bonds, but also supports business, tourism and leisure travel.**

The northern part of Perth Airport is located within the City's municipal area. Perth Airport Masterplan documents state:

> **The Airport North Precinct will continue to be developed as an integrated mix of industrial, commercial, aviation service and logistics land uses. Kalamunda Road is planned to be realigned through the precinct after 2020 with new internal roads constructed to support future aviation and commercial developments within the precinct. Airport North's strategic location and potential for major road and freight rail access support plans for a future aviation fuel storage facility and intermodal development.**

As a major investment attractor, Perth Airport is a catalyst for business and employment growth in Hazelmere and the wider City. Therefore, the City will continue to advocate for the development of Perth Airport.

Approaches to economic development

The City has three main approaches to economic development:

1. **Business support and development**
2. **Business attraction**
3. **Tourism.**

These directly align with the economic objectives of the Strategic Community Plan (see Figure 1).

The following section describes each of the three approaches and provides a summary of the activities the City will undertake to implement them.

Business support and development

Established businesses supply the goods, services and employment opportunities needed to make the City and State a prosperous, sustainable, efficient and enjoyable place to live and work.

These businesses cultivate professional expertise, attract investment, boost employment and contribute towards the creation of great destinations with a strong sense-of-place, where commerce and leisure go hand-in-hand.

The City provides close and ongoing support to help established local businesses reach their potential.

In the future, businesses and business support will need to adapt to rapid – and in some cases, unexpected – changes:

- Population growth will lead to the emergence of new business opportunities and require employment areas to evolve
- New infrastructure will change customer behaviour and modify the supply chain
- COVID-19 rapidly brought forward what was anticipated to be a gradual shift from traditional “bricks and mortar” retailing to online and “direct-to-consumer” formats.

To capture opportunities offered by this environment, businesses will:

- Rely on good quality infrastructure – footpaths and bike paths, roads and street lighting, utilities, green energy, car parks, well-maintained open spaces and street trees, appropriately located community facilities, modern telecommunications, and efficient waste disposal and security measures
- Need to unlock the potential new technologies and data to establish competitive advantage – for example, social media platforms and Smart Cities initiatives to share data and raise their profile in the open market
- Require closer collaboration within the business community to ensure there is a strong and unified voice when undertaking lobbying and advocacy activities.

A skills gap analysis was prepared to consider future workforce training, education and business needs. The analysis is supplementary to the Business Support Plan, as is the Agribusiness Study.

Showcase: supporting business

In partnership with Business Station, the City delivered to a group of Ellenbrook-based business women a program to develop a fledgling business or idea.

The workshop series delivered the following outcomes:

- clarifying their business/idea
- adopting a business mindset
- improvement to business skills
- inspiring personal growth
- and networking with other likeminded business women to support each other.

Participant feedback for the five workshops recorded a satisfaction rating of over 90 per cent. The City will continue to offer programs to support its businesses continued growth.

Strategic directions

The Business Support and Enhancement Plan focuses the City's activities on:

- **Facilitating** engagement, marketing and collaboration with key stakeholders
- **Enhancing** business capacity through networking, training and mentoring opportunities
- **Driving** internal change to support local businesses.

Plan	Progress review
Business support and enhancement plan (operational)	Annual



Business attraction

Businesses are attracted by:

- Population growth
- Available and appropriately sized and zoned land for development
- Infrastructure and services.

Population

The City's population is rapidly growing and is expected to reach 298,965 people by 2051.

The future population will likely have a higher level of education, training and income.

Businesses and industry will be attracted by an increasingly localised and skilled workforce with a higher proportion of disposal income.

Land

Perth and Peel @ 3.5 Million and the Bullsbrook Freight and Industrial Land Use Strategy envisage the City being a major employment hub in the metropolitan region.

Provision is made in these strategies to significantly increase land available for employment and housing, particularly around Bullsbrook and north of Ellenbrook.

The Hazelmere Enterprise Area Structure Plan and Perth Airport's Major Development Plan provide for more industrial growth and diversification.

Midland is set to mature in its role as the City's strategic centre with a focus on health and education, building on its retail core and the new Midland Station.

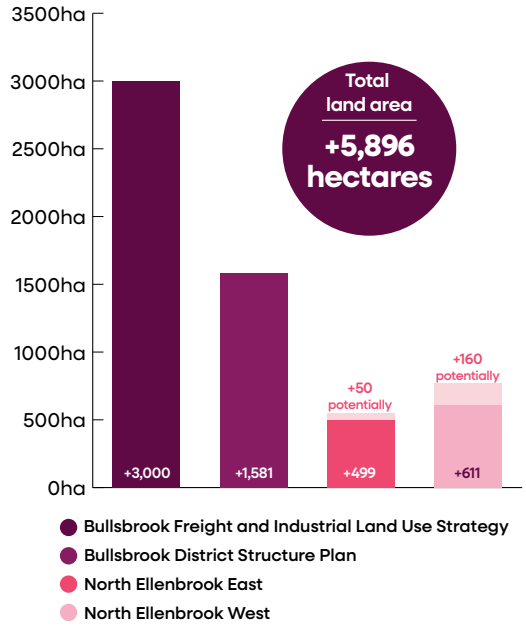
Ellenbrook will grow as a secondary centre with a strong civic, recreational and residential focus around the new Ellenbrook Station.

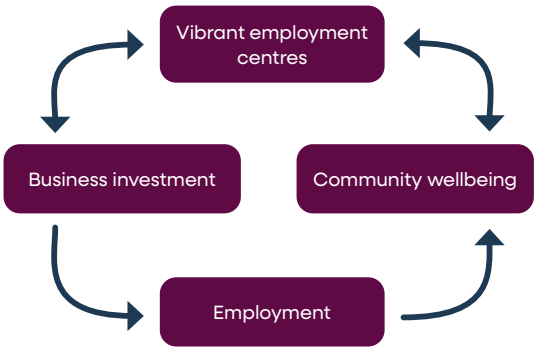
New and specialised centres will emerge around the Morley-Ellenbrook passenger rail Line.

The City will facilitate implementation of these high-level strategies and plans.

In both existing and new growth areas, the City is committed to creating integrated and sustainable communities.

Best-practice planning will be used to create attractive, leafy, liveable and sustainable communities which are inviting for residents, workers, visitors, investors and businesses. This will create a positive upward spiral.







Showcase: Investing in infrastructure

The City has formed an alliance with three local governments to develop, support and promote the inland freight and logistics corridor that traverse our boundaries.

The alliance – Known as Link WA – contains six industrial areas, the Perth Airport, two freight rail intermodals and access to Fremantle harbour. It has State Government commitment to improve road, rail and port infrastructure. Link WA is working on standardised planning rules related to zoning, definitions and permissibility to improve business investment decisions in Link precinct.

Infrastructure and Services

Infrastructure is needed to move the people, goods, services and information necessary for economic development.

The City's infrastructure and services are a major competitive advantage in the wider economy.

The City will continue to lobby government and industry for funding for critical infrastructure and services to support the businesses and industries that bring employment and inject investment into our community.

Strategic directions

The New Business Attraction and Opportunities Plan focuses the City's activities on:

- **Supporting** implementation of the State's growth plans
- **Advocating** for infrastructure and its proper planning, funding, coordination and delivery
- **Targeting** business support and development in the City's major employment centres.

Plan	Progress review
New business opportunities plan (operational)	Annual



Tourism

Tourism is a major economic catalyst and multiplier.

In 2021/22, tourism-related sales in the City were valued at $787m (3.1 per cent of WA's total) and a further $410.5m was added to the wider economy in incidental sales.

$787m sales revenue total (2021/22)

These sales are generated by substantial visitor numbers which reached 5.4m in 2019/2020 in the Swan Valley alone.

5.4m

visitors to the Swan Valley in 2019/20

A total of 5,011 people are employed in the tourism sector in the City (approximately 6.4 per cent of the total workforce) and are strongly represented by those born overseas, aged under 44 years and working in a part-time capacity in food and hospitality.

2,704

directly employed in tourism, 2,307 indirectly employed in tourism (2021/22)

Tourism was significantly impacted by travel restrictions associated with the COVID pandemic. However, indicators show a strong recovery to pre-COVID conditions.

State Government legislation – the Swan Valley Planning Act 2020 – recognises and protects the unique characteristics of the Swan Valley region and its tourism value.

$430m

visitor expenditure in the Swan Valley in 2019/20

$530

spent per average visitor trip

$136

spent daily per visitor (2019-2022)

84%

of visitors to the Swan Valley who rated their experience as positive overall in 2022/23

However, tourism in the City is not just confined to the Swan Valley. Other major tourism destinations include:

- Swan River
- Whiteman Park
- Outdoor recreation and leisure in Bullsbrook and Gidgegannup
- Historic Guildford
- Shopping in Midland



These and other locations are characterised by their mixture of scenic vistas, historic buildings, natural environment, unique urban design, architecture and other amenity values – each of which are essential to tourism and the community's sense of identity.

The City's planning framework will continue to protect and enhance these elements. A recent example of this is the Guildford Heritage Area Policy and Guidelines.

As the City's population grows, the City will expand its tourism market share and boost jobs growth by partnering with businesses and other stakeholders to:

- Market the City's competitive advantages
- Supply additional visitor accommodation
- Attract international visitors
- Identify opportunities for new tourism initiatives
- Offer award-winning support services, including modern digital services, from the Swan Valley Visitor Centre.

Being able to live in suburbs close to nationally and internationally recognised tourism destinations with high amenity and historic value will drive housing supply and increase workforce stability for businesses operating or "prospecting" in the City.

Strategic directions

The City's Tourism Development Plan focuses activities on:

- **Marketing** tourism destinations
- **Targeting** visitor growth in the Swan Valley and other identified tourism areas
- **Operating** and **coordinating** tourism services
- **Developing** and **supporting** new tourism initiatives.

Plan	Progress review
Tourism Development Plan	Annual

Showcase: Tourism Trail development

The City partnered with the State Government, Destination Perth and our local tourism industry organisations and businesses to develop a series of trails that highlight the breadth of experiences on offer in the Swan Valley and Perth Hills (Gidgegannup).

The trails developed – such as Bush Tucker and Beyond, Wine and Art Off the Beaten Track, Fine Wine, Distillery, Fortified Wine, and Sweet Temptations – have been the focus of tourism marketing, featuring the destination's signature experiences and tourism businesses. This work is ongoing, with trails being refreshed and new trails to be released.



Measures

The implementation of actions within the plans will be monitored and reviewed in line with the City's regular reporting processes, Strategic Community Plan and annual Key Result Area reviews.

Our partners

Partnerships with external stakeholders are critical for successful economic development.

Partnerships and collaborative projects facilitates knowledge sharing, clarity of understanding, motivation and a potential for cost and resource sharing.

Our partners and stakeholders include (but are not limited to):

- Our business communities
- Our resident communities
- Chamber of Commerce and Industry WA
- Committee for Economic Development Australia
- Chambers of commerce (Swan Chamber of Commerce, Eastern Hills Chamber of Commerce, Chamber of Commerce and Community)
- Commerce/Business and community Friends Groups
- Department of Jobs, Tourism, Science and Innovation
- Department of Primary Industry and Regional Development
- Small Business Development Corporation
- Tourism WA
- Destination Perth
- Department of Planning
- WA Planning Commission
- Department of Transport
- Water Corporation
- Main Roads WA
- Eastern Metropolitan Regional Council
- Neighbouring local governments
- Integrated catchment groups
- Local Indigenous communities
- WA Local Government Association





Legislative and policy context

The City aligns with and responds to State policy settings as and when they change.

The City continually works with the State Government to achieve the various initiatives it puts forward.

For more information regarding economic policies and initiatives by the State, refer to the State Government's website at **www.wa.gov.au**.



City of Swan

2 Midland Square, Midland
PO Box 196 Midland DC WA 6936
9267 9267
www.swan.wa.gov.au

0032STRP - 2023

14.2.5 NON-FINANCIAL ADVOCACY PRIORITIES 2024/25

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Organisational Planning and Development
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

KEY ISSUES

- Council endorsed the City's Financial Priority List in April 2024.
- The City's Non-Financial Advocacy Priorities list seeks to compliment the Financial Advocacy Priority list with projects for which the City has no direct control but are of strategic importance to the City and the Swan community.
- The list includes projects that are of strategic importance to the City's community as detailed in the City's Strategic Community Plan and are aligned with Local Area and Ward priorities.
- Once the final list has been endorsed by Council, relevant communications will be developed for each project.

BACKGROUND

The City's advocacy priority list guides pursuing and progressing non-funded and partially funded projects and addressing specific infrastructure and social change issues within our community.

Distinct from the list of Financial Advocacy Priorities, as endorsed by Council in April 2024, Non-Financial Advocacy Priorities clarify the City's list and the "Ask" for those community priorities which do not necessarily seek capital investment.

Where funding opportunities arise, the City can and does pursue grant funding for projects outside of the list as part of its normal business practice.

Endorsing this list allows City staff to concentrate efforts on specific projects over a longer period, aiming to avoid ad-hoc requests which may distract from the strategic agenda or confuse existing messaging. This process also seeks to clarify the City's position on a clear and consistent 'ask' for each priority.

In addition to the City's Financial Advocacy priorities, the City has the ability to pursue a select number of non-financial advocacy items. It is recommended however that the list of non-financial advocacy items be capped at seven to ensure adequate resourcing to support requisite advocacy activities.

DETAILS

In April 2024 Council endorsed the list of Financial Advocacy Priorities, providing a robust and strategic list of projects to guide financial advocacy activities. These projects, except for Gidgegannup Showgrounds Pavilion, are identified in the City's Corporate Business Plan and Long-Term Financial Plans.

Aligned to the City's Strategic Community Plan, the City has a role to play in advocating for services and facilities that are outside the City's sphere of provision. To this end a list of non-financial advocacy projects has been developed.

Transcending the capital investment for City infrastructure sought by the Financial Advocacy Priorities, Non-Financial Advocacy Priorities (NFAP) may be defined as those which:

- Span financial asks - NFAP may seek support other than financial, such as seeking government commitment to bring forward an implementation schedule.
- Span tangibility - may be operationally strategic or socially important issues not necessarily involving a direct capital cost spend by the City.
- Span City as principal - City may not be the ultimate beneficiary of funding or support sought.
- Span jurisdictions - Might span ward and electorate boundaries; tiers of government, involve collaboration; partners; advocacy targets and amplifiers.

Six priority areas were initially identified for inclusion on the Non-Financial Advocacy Priorities List. These items were determined by considering the key priority issues within the City of Swan which are outside of the City's direct control but are of strategic importance and may have long term significance, while ensuring alignment with the City's SCP, Local Area and Ward priorities.

The draft list of non-financial advocacy priorities was presented to a Council Briefing on 21 August 2024 for consideration and feedback. At this meeting two further items were identified for consideration: Attracting Government Services to Ellenbrook and Diversion of the Midland Freight Line.

The City of Swan's Ellenbrook Local Area Plan 2023 identifies attracting local support services to Ellenbrook as one of the key community priorities.

The City is already actively engaging with State Government Agencies on the future provision of government services within Ellenbrook, as such this item has been included in the priority list.

With regard to the diversion of the Midland freight line, the City acknowledges that the existing freight alignment through Midland impacts on the amenity of the area and likely future development opportunities in the Midland Strategic Metropolitan Centre, however, the City has previously advocated to State Ministers on the issue, as have other State agencies, including the WA Planning Commission. To date, there has been no appetite at a State level to pursue the realignment of the Freight Line, which has initial cost estimates of between $500m to $1 billion, based on comparison with other rail realignment projects. For this reason, the diversion of the Midland freight line has not been included on the draft Non-Financial Advocacy Priority list, and it is recommended that City resources be focused on other priority transport and infrastructure projects which are likely to have greater State Government support.

Details of each of the following seven priority areas, including the "ask" are outlined within the attached 2024/25 Non-Financial Advocacy Priorities List.

Proposed Non-Financial Advocacy Priorities:

1. Homelessness
2. Swan Valley NBN
3. Whiteman Regional Open Space
4. Swan Valley Equestrian Centre
5. Swan Valley Enhancement
6. Midland Railway Workshop Precinct
7. Attracting Government Services to Ellenbrook.

CONSULTATION

The proposed list of Non-Financial Advocacy Priorities was presented to Council for feedback at a Council Briefing session on 21 August 2024.

During this briefing session Council members raised two further priorities for consideration: Diversion of the Midland Freight Line (a carry forward from the City's previous Advocacy list) and attracting government services to Ellenbrook. As outlined above, City officers have considered both, and recommended including only one additional item: Attracting government services to Ellenbrook.

Each of the seven identified priority areas reflect matters that have been identified as of significant impact and importance for the City through various ward meetings, engagements with local businesses and the community, and in City discussions with varying State and Federal Members.

ATTACHMENTS

1. 2024 - Non- Financial Advocacy Priority Plan DRAFT [**14.2.5.1** - 11 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.3 Promote and advocate on behalf of the City of Swan

Governance

G2 Sustainable and optimal use of City resources
G2.1 Improve capability and capacity.

STATUTORY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Following Council endorsement of the final Non-Financial Advocacy Priority List, work will start to further develop the narrative around the projects and create relevant communications for each, which may include videos, fact sheets, storyboards, and so forth. There are currently sufficient funds within the Advocacy budget to undertake this work.

RECOMMENDATION

That Council resolve to:

1. Endorse the draft 2024/25 Non-Financial Advocacy Priority List comprising the seven recommended priorities.

MOTION that Council resolve to:

1. Endorse the draft 2024/25 non-financial advocacy priority list with the following addition

    - Diversion of the Midland freight line.

Reason for Motion (provided by Cr Bowman)

The diversion of the Midland freight line is critical to enable solutions to the traffic issues in Midland and as such needs to be on the advocacy list.

(Cr Bowman – Cr Zannino)

Cr Jones left the chambers at 7.43pm returning at 7.46pm

AMENDMENT TO THE MOTION

That Council resolve to

1. Endorse the draft 2024/25 non-financial advocacy priority list with the following addition

    - Diversion of the Midland freight line, to the WAPC approved realignment.

(Deputy Mayor Johnson - Cr Catalano)

THE MOVER AND SECONDER DID NOT AGREE TO THE AMENDMENT

THE AMENDMENT TO THE MOTION WAS PUT TO THE VOTE AND LOST (4/9)

For: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Predovnik
Against: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr Knight, Cr McCullough, Cr Miles and Cr Zannino

MOTION WAS PUT TO THE VOTE AND CARRIED (10/3)

That Council resolve to:

1. Endorse the draft 2024/25 non-financial advocacy priority list with the following addition

   - Diversion of the Midland freight line.

For: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles and Cr Zannino
Against: Deputy Mayor Johnson, Cr Catalano and Cr Predovnik

The Mayor declared a short 10 minute break at 8.21pm

The meeting resumed at 8.32pm

2024 – 2025

Non-Financial Advocacy Priority List

Proposal for Council consideration

Executive Summary

On Wednesday 21 August 2024 the City held a Council Briefing to provide an update on the Non-Financial Advocacy Priorities planning.

The briefing provided Council Members with a list of six proposed Non-Financial Advocacy Priorities. A status update and recommended Advocacy Ask was presented on each proposed priority.

The proposed list comprised projects that were identified through existing City planning, ideas put forward by Council at advocacy workshops and those priorities that were already part of the 2022 – 2023 Advocacy Priority list. Each priority aligns with one or more Key Result Areas within the Strategic Community Plan.

Council members raised two new priorities at this session as suggestions to be explored for inclusion on the list: Midland Freight Line Diversion and Attracting Government Services to Ellenbrook. Following investigation of these issues, it is recommended Attracting Government Services to Ellenbrook be added to the priority list, while Midland Freight Line Diversion is not listed as one of the City's Non-Financial Advocacy Priorities.

The seven recommended Non-Financial Advocacy Priorities 2024 – 2025 are:

Non-Financial Advocacy Priority	**Key Result Area**
Homelessness	Social
Whiteman Land ROS	Built Environment, Social
State Equestrian Centre	Built Environment, Economic
Swan Valley Enhancement	Built Environment, Economic, Natural Environment
Swan Valley NBN	Economic
Midland Railway Workshop Precinct	Economic
Government Services in Ellenbrook	Social, Built Environment

Economic					
Priority	Ward	Background	Project and operating costs	Federal	State
Advocating for NBN Business Fibre zone in the Swan Valley Planning Act area to facilitate the regional significant tourism and viticulture activities	Swan Valley/ Gidgegannup	Businesses in the Swan Valley do not have NBN Business Fibre Nodes, resulting in challenges to operate payment systems and other internet-reliant services. Processing EFTPOS transactions, receiving orders by QR code, and operating cloud-based software rely on upload capacity and this insufficiency impacts daily business operations. Reliable internet and upload capacity is vital to support visitor experience in this popular and strategic tourism area. The City also seeks to work with Federal and State Government and private telecommunication providers to improve mobile coverage and arrangements for backup power at telecommunication towers in fire prone areas in emergency incidents. **OUR ASK: The City asks the Federal Government, NBN Co and private telecommunication providers to install a Business Fibre Zone in the Swan Valley Planning Act area. The City may consider investigating a tripartite funding arrangement, with the City seeking reimbursement from businesses over a 10-year interest free loan arrangement, and asks the State and Federal Governments to contribute to funding this investment.**	Unknown – latest quote was approximately $3 million	Hasluck	Swan Hills

State Equestrian Centre	Swan Valley/ Gidgegannup	The State Equestrian Centre was opened in 1985. When completed, the SEC was gifted to the City of Swan. The deed of gift requires the SEC be leased to Equestrian WA. EWA pay a peppercorn lease, and is responsible for all maintenance, repairs, and renewals. SEC estimates the current replacement value of the SEC at over $40 million. In 2020, EWA notified DLGSC it is unable to continue operations as a membership organisation and manager of the SEC without substantial financial support. In January 2021, Council resolved to assist with advocating for funding for refurbishment of the facilities. The City has pursued financial advocacy, but this was unsuccessful. Council accepts the cost of maintaining the facility cannot be sustained by the sport and the City's budget. **OUR ASK: The City asks proposed Lot 43 and Lot 31 Cathedral Avenue, Brigadoon, be ceded to the Crown and vested in the State Government for ongoing management.**	Non-Financial Ask	Hasluck	Swan Hills
Midland Railway Workshop Precinct	Midland/ Guildford	Midland is a Strategic Metropolitan Centre as defined by the State Government, providing a range of housing, services, facilities, and activities supporting the community to reduce the requirement for travel outside the catchment. Development WA has planning control over the area which includes the Railway Workshop Precinct. Development WA retains control and ownership of 2 of the 3 railway workshops.	Unknown	Hasluck	Midland

		One of the three railway workshops is in use. It is home to GP SuperClinic and other allied health services. The two remaining railway workshops present opportunity for development and activation in the heart of Midland. The City seeks to undertake an economic analysis of the assets to develop an appropriate proposition, and advocate and attract business and investment opportunities, pending the result of this analysis. **OUR ASK: The City asks Development WA for clarity on these assets regarding ownership, management and strategy, and for Development WA to commit to developing/activating the railway workshops.**			
Swan Valley Enhancement	Swan Valley/ Gidgegannup	The Swan Valley has State-wide significance as a key tourism destination in WA. Focus and actions are needed to protect the Swan Valley's distinctive character while enhancing tourism opportunities through beautification, functionality, and resolving strategic issues. The scope of this advocacy has been expanded from previously focusing on efforts to beautify the region, to also consider more strategic aspects, including accommodation, sewerage, and destination attractions. The City is also aware of the groundwater requirements of the viticulture industry in the Swan Valley and the potential for growing groundwater demand to impact on this community. **OUR ASK: The City asks DWER to integrate information from its recent work to model a sustainable groundwater yield in the Gnangara basin into the land development process, such that groundwater availability**	Unknown	Hasluck	Swan Hills

		becomes a critical determinant of land capability assessment and the requirement of the viticulture industry in the Swan Valley is not adversely impacted. **The City also asks to work alongside entities with influence over the Swan Valley, including Tourism WA and DPLH to provide input from the City's LAP consultation into State strategies and to work together on matters such as promotions and marketing which seek to establish, communicate and influence a shared vision for the Swan Valley.**			

Built Environment					
Priority	Ward	Background	Project and operating costs	Federal	State
Whiteman Regional Open Space	Whiteman	The City seeks to develop a Regional Open Space (ROS) for sport and recreation. The City is working with the State Government who are looking at establishing an integrated sporting hub. This will enable a dual use facility at the same location, co-locating sport and cultural infrastructure. The City was awarded a grant in February 2020 by Department of Health for $500,000 to prepare feasibility study for staged development, including Aboriginal heritage study, geotechnical and environmental investigations, feature survey, economic impact assessment and preparing a preliminary cost estimate. This work is underway. Ultimately the City will ask the State or Federal government to fund the substantial project cost (expected value to be well over $100 million) and seeks to find a way to deliver the project through leveraging economies of scale of State Government capital works. Greater clarity on the project is required before the City begins advocating for funding. **OUR ASK: DLGSC finalised a business case in 2023. The City asks the State to progress a Project Definition Plan and provide greater clarity to the facility's purpose.**	$350 million (not final costs, just an order of magnitude) Final cost will depend on final location and design – an updated estimate should be available upon completion of DLGSC's business case. Operating costs are unknown as these would be dependent on the operating model and the City's partnership arrangement with the State Government.	Hasluck	West Swan

Social					
Priority	Ward	Background	Project and operating costs	Federal	State
Homelessness	Midland/ Guildford Pearce	2021 ABS census data identified the City of Swan had the highest number of people experiencing homelessness in WA. At 977 people, this is a significant increase from 2016 census figures. At the Ordinary Council Meeting on 11 March 2020 a Council motion was passed resolving to Declare a homelessness crisis in the City of Swan. With the opening of Ellenbrook Train Station, it is likely Ellenbrook will see an increase in the number of people requiring support and wrap-around services. While local government is not the responsible level of government for addressing homelessness, this is a significant issue impacting our community. The City works closely with local service providers and local governments to connect community with services and promote local outreach services and programs. The City's current position is funding these types of service is the responsibility of the State Government, but the City may work in partnership with providers to submit joint funding proposals to the State Government. As part of this partnership, the City may provide a limited financial contribution and in-kind support.	Unknown	Hasluck	Swan Hills West Swan Midland

		The City does not intend to redirect any services or funding away from existing areas and locations, rather it seeks to increase the overall investment in the issue across the areas of City of Swan which are most affected by this issue to help all community members. **OUR ASK: The City advocates to State and Federal Governments to reduce homelessness and rough sleeping through both Preventing homelessness and Responding to current need. The City asks for greater funding and support to be provided to the existing network of homelessness services providers, and for the State to consider establishing appropriate wrap-around services in Midland, and eventually Ellenbrook.**			
Attracting Government Services to Ellenbrook	Pearce	Development of Ellenbrook commenced in 1992 and since then it has been one of the fastest-growing residential development areas in WA. In 2018/19, ABS named Ellenbrook statistical area as the largest population growth in Western Australia. The 2024 population forecast for Ellenbrook is 52,508, and this is forecast to grow to 68,346 by 2051. Eventually the area is expected be home to almost 100,000 people. Despite a large and growing population, Ellenbrook lacks government services in the area. There is no hospital or urgent care facility in this town centre. The closest facilities are in Midland, located approximately 20kms away, or a 25-minute drive. People in neighbouring LGAs also currently travel vast distances to Midland or Joondalup to access urgent health care.	Unknown	Hasluck	Swan Hills West Swan

		The City of Swan's Ellenbrook Local Area Plan 2023 identifies attracting local support services to Ellenbrook as one of the key community priorities. The WA Government responded to *Foundation for a stronger tomorrow* in February 2023. Recommendation 78, Reduce demand on hospitals by increasing investment in community-based services, was fully supported by the State. Some of the methods identified by the State Government to achieve this vision include working to prioritise and expand the role of primary health care in providing more integrated, community-based health services that leverage capacity and support early intervention, and working with the Australian Government to investigate and invest in innovative models of community-based primary health services and facilities, such as urgent-care clinics and co-located primary and allied healthcare hubs. Land to build such a facility may still currently be available in the Ellenbrook town centre, close to the Ellenbrook METRONET Train Station which will open in December 2024, but is expected to be absorbed in the private market very soon. The City has sought opportunities to discuss attracting Government services to Ellenbrook, including with Department of Health and FESA. As well as providing greater access to necessary health and social services for the people of Ellenbrook, attracting State departments to the area could help mitigate some of the anticipated employment 'leakage' which will occur when the Ellenbrook train line opens in December 2024 by increasing local employment opportunities.			

		OUR ASK: The City asks the State to consider the current and future population of Ellenbrook alongside the clear gap in health and other government services in the area, and clarify if it currently has a proposal to address this important community need. If not, the City asks for clarity on the thresholds which trigger the Department to consider such facilities and to work with the Departments to ensure this community need is considered and addressed.			

Conclusion

Western Australia is in a unique position where our State and the next Federal Election will fall in the same year, 2025. This will provide a prime opportunity for the City to advocate for large projects where we want to see State and Federal contributions. The City is and continues to advocate for its endorsed list of Financial Advocacy Priorities.

The City's advocacy plan, once endorsed by Council, will look to harness these and other opportunities to further enhance the future for our residents and ratepayers.

14.3 STATUTORY PLANNING

14.3.1 PROPOSED AMENDMENT TO DA-316/2017 - TO MODIFY CONDITION 16 OF DEVELOPMENT APPROVAL - LOT 23 (NO.1) LAKEFARM RETREAT, BALLAJURA (DA-316/2017/B)

Ward	Whiteman Ward
Disclosure of interest	Nil
Business Unit	Statutory Planning
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- Akeel Al-Boraich has applied to modify Condition 16, requiring connection to reticulated sewer, that was imposed by the State Administrative Tribunal (SAT) in its issue of planning approval for a 'Club Premises' and 'Caretaker's Dwelling' at Lot 23 (No.1) Lakefarm Retreat, Ballajura.

- The subject land is within a Priority No.2 water source protection area under State Planning Policy 2.2 – Gnangara Groundwater Protection Policy. Connection of this type of development to pressurised sewerage infrastructure is a condition for compatibility within a Priority No.2 water source protection area consistent with the policy intent to minimise risk of pollution of groundwater.

- The SAT, in its decision of 23 December 2020 found that:

  "…the Proposed Development does result in an overall reduction in the water quality risk profile for the Land. This is because of the benefits that result from removal of the existing septic tanks and the proposal to include pressurised sewerage infrastructure."

- The Applicant's request to delete the condition requiring connection to pressurized sewerage infrastructure and instead install an Aerobic Treatment Unit is understood to be based on their contention that they cannot engage contractors to undertake the work. The application is not accompanied by any documentation to suggest that installation of an ATU instead of pressurised sewerage infrastructure is consistent with the principle of risk minimisation outlined in State Planning Policy 2.2 and as applied by the SAT in its decision.

- For the reasons above it is recommended that Council refuse to modify Condition 16 of the existing approval as requested by the Applicant.

AUTHORITY/DISCRETION

Pursuant to Clause 77 of the Planning and Development (Local Planning Schemes) Regulations 2015 an owner of land may make an application to amend a development approval. Any such request for amendment is to be dealt with as if it were an application for development approval and Council may approve the application without conditions, approve it with conditions or refuse it.

RIGHT OF APPEAL

An affected person (meaning the Applicant of the subject development application or the owner of the subject land) has a right of appeal in accordance with Part 3 of the *State Administrative Tribunal Act 2004* and Part 14 of the *Planning and Development Act 2005.*

PROPERTY DETAILS

Applicant:		Akeel Al-Boraich
Owner:		Mohamed Latif Al-Boraich & Ahmad Al-Boraich
Zoning:	LPS17 –	General Rural
	MRS -	Rural-Water Protection
Strategy/Policy:		State Planning Policy 2.2 - Gnangara Groundwater Protection, Local Planning Policy POL-TP-126 Building and Development Standards - Rural Zones
Development Scheme:		Local Planning Scheme No.17
Subject Land Description:		Rural Property
Subject Land Area:		3.9631ha
Land Use Class:		Club Premises & Caretakers Dwelling
Land Use Permissibility:		Discretionary ‘D’
Existing Land Use:		Single House and Outbuilding
Surrounding Area:		General Rural and Residential zoned lots
Relevant Site History/Previous Approvals:		DA-316/2017 - SAT Appeal Upheld - for the Applicant - State Administrative Tribunal Approval: Club Premises and Change of Use of Existing Single House to Caretaker's Dwelling

OVERVIEW OF THE PROPOSAL

The City has received an application to modify Condition 16 of the Development Approval for ‘Club Premises’ and Change of Use of Existing Single House to ‘Caretakers Dwelling’ at Lot 23 (No.1) Lakefarm Retreat, Ballajura.

Condition 16 states:

> *'The development is not to be undertaken unless the owner/applicant has submitted an application to the Water Corporation, and obtained the Water Corporation's approval, to connect to the Water Corporation's wastewater system south of Hepburn Avenue for the approved 'Club Premises' and 'Caretaker's Dwelling'. The use of the 'Club Premises' must not commence until such time as the connection to the waste-water system has been made to the satisfaction of the Water Corporation.'*

The Applicant contends that their builder had *"..approached a number of contractors to undertake the above connection but none were prepared to undertaken the works".* As an alternative they are seeking approval to instead install an approved Aerobic Treatment Unit to dispose of wastewater.

CONSULTATION

Consultation with Other Agencies and/or Consultants

Department of Water and Environmental Regulation (DWER)

The application was referred to the DWER for their advice and comments. DWER objected to the proposal as it is considered an incompatible land use in a Priority No.2 water source protection area and the intensification of land use would pose an unacceptable contamination risk to water quality as a result of increased potential sources of contamination associated with the operations.

Department of Health (DoH)

The application was referred to the DoH for advice and comments. The DoH has considered the proposal and do not support the modification of Condition 16 to allow for the installation and connection to an onsite Aerobic Treatment Unit system. A reticulated sewer connection to the development is therefore required, to the satisfaction of the Water Corporation.

Water Corporation

The application was referred to the Water Corporation for their advice and comments. The Water Corporation have advised they would be opposed to additional on-site effluent disposal systems in close proximity to active groundwater abstraction bores.

APPLICANTS SUBMISSION

The applicant's submission is attached to this report.

MATTERS FOR CONSIDERATION

The issue for consideration is whether or not, having regard to State Planning Policy 2.2 – Gnangara Groundwater Protection Policy and the State Administrative Tribunal's deliberations on this in *Al-Boraich & Anor v City of Swan,* the modification to the condition is consistent with orderly and proper planning.

The subject land is within a Priority No.2 water source protection area under State Planning Policy 2.2 - Gnangara Groundwater Protection Policy. In considering the application of this Policy to the proposed development, the SAT noted that a 'Club Premises' is conditionally compatible in a Priority No.2 water source protection area, where the intent is to *minimise* the risk of pollution of groundwater. The SAT found (at 134) in its decision of 23 December 2020 that:

> *"…the Proposed Development does result in an overall reduction in the water quality risk profile for the Land. This is because of the benefits that result from removal of the existing septic tanks and the proposal to include pressurised sewerage infrastructure."*

The Applicant's request to modify the condition requiring connection to pressurised sewerage infrastructure and instead install an Aerobic Treatment Unit has not been based on any technical justification of the merits of such a system and the extent to which, if at all, it would minimise risk of groundwater pollution. Nonetheless the provision of anything less than pressurised sewerage infrastructure would fail to render the proposed development conditionally compatible in the Priority No.2 water source protection area under State Planning Policy 2.2.

For these reasons it is recommended that Council refuse to modify Condition 16 of the existing approval as requested by the Applicant.

ATTACHMENTS

1. Location Plan [**14.3.1.1** - 1 page]
2. Site Plan [**14.3.1.2** - 1 page]
3. Aerobic Treatment Unit Details [**14.3.1.3** - 5 pages]
4. Applicant's Submission [**14.3.1.4** - 2 pages]

STRATEGIC IMPLICATIONS

Built Environment

B1 Planned and facilitated growth
B1.1 Create community places to live, relax and work

STATUTORY IMPLICATIONS

Planning and Development (Local Planning Schemes) Regulations 2015
Local Planning Scheme No.17

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Refuse to grant approval to modify Condition 16 of the Development Approval for Club Premises and Change of Use from Single House to Caretaker's Dwelling at Lot 23 (No.1) Lakefarm Retreat, Ballajura for the following reason:

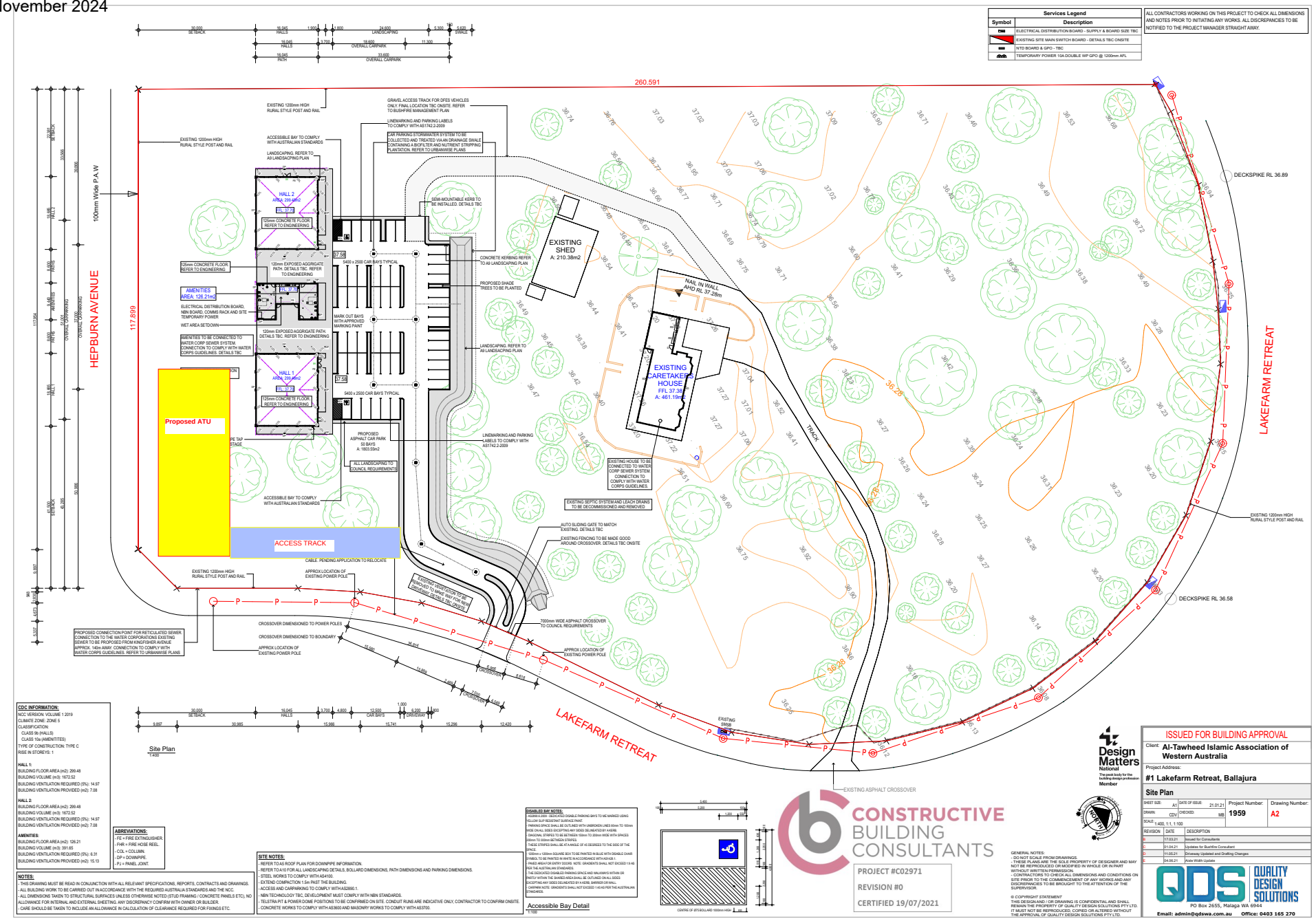
    a) The application has not demonstrated that removal of a requirement for the proposed development to be provided with a connection to pressurised sewerage infrastructure is consistent with the intent for development within Priority No.2 water source protection areas under State Planning Policy 2.2 - Gnangara Groundwater Protection Policy to minimise the risk of pollution of groundwater.

2. Advise the Applicant of Council's decision accordingly.

CARRIED EN BLOC



city of swan	**DISCLAIMER**: Information shown hereon is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.		9 October 2024 1:1500	


Services Legend
Symbol
Description
ELECTRICAL DISTRIBUTION BOARD - SUPPLY & BOARD SIZE TBC
EXISTING SITE MAIN SWITCH BOARD - DETAILS TBC ONSITE
NTD BOARD & GPO - TBC
TEMPORARY POWER 10A DOUBLE WP GPO @ 1200mm AFL
ALL CONTRACTORS WORKING ON THIS PROJECT TO CHECK ALL DIMENSIONS AND NOTES PRIOR TO INITIATING ANY WORKS. ALL DISCREPANCIES TO BE NOTIFIED TO THE PROJECT MANAGER STRAIGHT AWAY.
HEPBURN AVENUE
LAKEFARM RETREAT
260.591
117.899
EXISTING SHED
A: 210.38m2
EXISTING CARETAKERS HOUSE
FFL 37.38
A: 461.19m2
NAIL IN WALL AHD RL 37.28m
DECKSPIKE RL 36.89
DECKSPIKE RL 36.58
Proposed ATU
ACCESS TRACK
HALL 1
HALL 2
AMENITIES
PROPOSED ASPHALT CAR PARK
50 BAYS
A: 1803.55m2
EXISTING CROSSOVER
Site Plan
Accessible Bay Detail
ISSUED FOR BUILDING APPROVAL
Client: Al-Tawheed Islamic Association of Western Australia
Project Address:
#1 Lakefarm Retreat, Ballajura
Site Plan
Project Number: 1959
Drawing Number: A2
PROJECT #C02971
REVISION #0
CERTIFIED 19/07/2021
CONSTRUCTIVE BUILDING CONSULTANTS
Design Matters National
QDS QUALITY DESIGN SOLUTIONS
PO Box 2655, Malaga WA 6944
Email: admin@qdswa.com.au Office: 0403 165 270

CONSTRUCTIVE BUILDING CONSULTANTS

27 June 2024

Project Number: **C02971 - SCL - 1**

Project reference: Lot 23 (#1) Lakefarm Retreat, Ballajura

Quality Design Solutions
57 Weir Road, Malaga WA 6090

SITE CLASSIFICATION REPORT

Lot 23 (#1) Lakefarm Retreat, Ballajura

Following your request, a representative from this office visited the above-mentioned site on 26th June 2024, for the purpose of classifying the above-mentioned site in accordance with AS2870.

Site Classification: **A** (in accordance with AS2870)

Soil Profile: Borehole locations are indicated on the borehole location sketch (Appendix A). Soil profile as follows:

BH1:	**0 – 100mm:**	TOPSOIL.
	100 – 1800mm:	SAND – well graded, dry, grey, loose.
BH2:	**0 – 100mm:**	TOPSOIL.
	100 – 1800mm:	SAND – well graded, dry, grey, loose.

Wind Classification: **N2** (in accordance with AS4055)

Wind Region:	**A**
Terrain Category:	**TC2**
Topography:	**T0**
Shielding:	**PS**

Durability Classification: **R1** (in accordance with AS3700)

Water Table: Not encountered.

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

CONSTRUCTIVE BUILDING CONSULTANTS

27 June 2024

Project Number: **C02971 - SCL - 1**

Project reference: Lot 23 (#1) Lakefarm Retreat, Ballajura

Standard Perth Penetrometer Test: PSP results, as presented in the table below, indicate relative density of near-surface sand.

Depth (mm)	Blow count for each 300mm depth interval	
	PSP1	**PSP2**
150-450	5	5
450-750	6	6
750-1050	6	6

Compaction: Refer to notes included in this report and on the structural drawings.

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

CONSTRUCTIVE BUILDING CONSULTANTS

27 June 2024

Project Number: **C02971 - SCL - 1**

Project reference: Lot 23 (#1) Lakefarm Retreat, Ballajura

SITE PREPARATION

1. Remove all vegetation and topsoil from the building area.
2. Remove trees or shrubs within 2.5m or a distance equal to the anticipated maximum height of the trees to the building (whichever is greater).
3. Where limestone bedrock is encountered, over-excavate rock by 300mm and replace with clean, well-graded sand fill. Compact fill over rock to achieve PSP readings of at least 10 blows per 300mm.
4. Sand fill (not placed over rock) should be placed in layers not greater than 300mm in loose condition and compacted to achieve Perth Sand Penetrometer (PSP) readings of at least 8 blows over 150 – 450mm, 9 blows over 450 – 750mm, and 10 blows over 750 – 1050mm.
5. Natural sand should be compacted to achieve Perth Sand Penetrometer (PSP) readings of at least 8 blows over 150 – 450mm, 9 blows over 450 – 750mm, and 10 blows over 750 – 1050mm.
6. Proper site drainage is very important. It is recommended that the ground surface immediately next to the perimeter footings be graded away and any site drainage issues be addressed. Should detailed design for drainage be required, please do not hesitate to contact Constructive Building Consultants.
7. The site classification is provided subject to site preparation being in accordance with the provisions of AS3798 – "Guidelines on earthworks for commercial and residential developments".
8. The recommendations are based on performance as defined in AS2870. Minor foundation movement is to be expected. This can result in cracking up to level 2 damage criteria. This is non-structural cracking.
9. Care will need to be taken when compacting in the vicinity of existing structures to avoid any damage that may occur due to excessive vibrations.

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

CONSTRUCTIVE BUILDING CONSULTANTS

27 June 2024

Project Number: **C02971 - SCL - 1**

Project reference: Lot 23 (#1) Lakefarm Retreat, Ballajura

LIMITATIONS

1. The field investigation works only concentrated on the planned building area suggested by the client in lieu of the entire lot.
2. Generally, the site investigation involves gathering and assimilating limited facts about the site on a particular location under certain conditions, which are directly related to the test locations only. The ground is a product of continuing natural and synthetic processes. Due to the inherent nature of "natural ground" it is possible that sub-surface conditions will vary over short distances within the site. Achieving full coverage of the site to ensure all variations are investigated is not practical and is seldom done due to cost and time constraints. Any interpretation or recommendation given in this report is based on judgement and experience.
3. This office should be contacted if the site conditions encountered during construction differ from those noted in this report.
4. The recommendations made in this report may need to be reviewed should any site works disturb any soil greater than 200mm below the proposed founding depth.
5. Constructive Building Consultants do not guarantee that this site is free from the risks of flooding or bushfires as further, specific investigation may be required.
6. This report does not assess the potential for landslide, undermining, or aggressive soils.
7. Subject to the limitations of this report as expressed above, Constructive Building Consultants will not accept liability for loss or damage, consequential or otherwise, based on the recommendations of this report, other than for the cost of re-assessment. This site classification assessment should not be considered a comprehensive analysis of the subject site. Should a more detailed geotechnical assessment be required, we can provide such a report.

Should you have any questions regarding this report, please do not hesitate to contact Constructive Building Consultants.

Regards,



Josh Parker
BEng (Civil/Structural) MIEAust
Senior Engineer
Ph: (08) 6146 6290

CONSTRUCTIVE BUILDING CONSULTANTS

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

CONSTRUCTIVE BUILDING CONSULTANTS

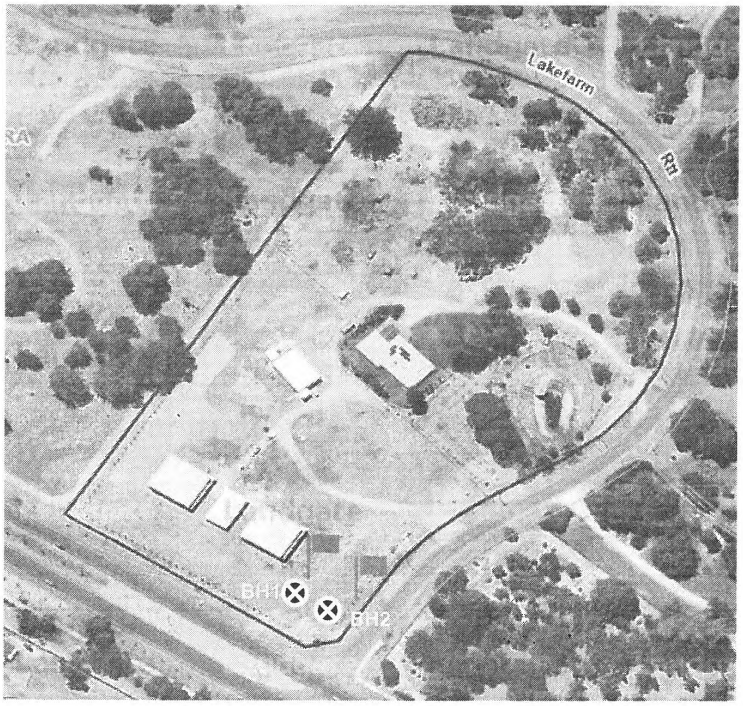
27 June 2024

Project Number: **C02971 - SCL - 1**

Project reference: Lot 23 (#1) Lakefarm Retreat, Ballajura

APPENDIX A

Borehole location sketch:



BOREHOLE LOCATION

PSP LOCATION

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

Mr Mohammed Latif Al-Boraich
Mr Ahmad Al Boraich
(atf the Al-Tawheed Islamic Association of Western Australia Charitable Trust)
8 BaileyPlace
BEECHBORO WA 6063

Date: 28 June 2024

City Of Swan
P O Box 196
MIDLAND WA 6936

Dear Sir,

RE: **1 Lakefarm Retreat, Ballajura WA 6066 - Application for Development Approval**

We refer to the above "Club Premises and Caretaker's Dwelling Dvelopment" on 1 Lakefarm Retreat, Ballajura ("the Development").

The Development is subject to conditions, one of which requires obtaining Water Corporation's approval to connect to the Water Corporation's wastewater system south of Hepburn Avenue (SAT Order No. 16).

Proposed sewer plans were submitted and approved by Water Corporation in 2021.

By letter, dated 11 June 2024, Mr Ahmed Latif of Distinct Homes, informed us that he had approached a number of contractors to undertake the above connection but none were prepared to undertake the works.

In the circumstances, Mr Latif approached Mr Sissay Degeffa of EHMS, who recommended the installation of an approved ATU system in satisfaction of SAT Order No. 16.

RECEIVED
28 JUN 2024
CITY OF SWAN - CONTACT CENTRE

We shall be most obliged if the City of Swan will approve the installation of an approved ATU system in satisfaction of SAT Order No. 16 and attached herewith the following documents in respect to our Application for Development Approval at 1 Lakefarm Retreat, Ballajura WA 6066:

1. Application for Development Approval, date 28 June 2024.
2. Record of Certificate of Title, dated 28 June 2024.
3. Site Classification Report by Josh Parker, Constructive Building Consultants, dated 27 June 2024.
4. Letter from Ahmed Latif, Distinct Homes, dated 11 June 2024.
5. Letter from Sissay Degeffa, EHMS, dated 11 June 2024.

Yours sincerely,

Mohammed Latif Al-Boraich

Ahmad Al Boraich

RECEIVED
2 8 JUN 2024
CITY OF SWAN - CONTACT CENTRE

14.3.2 PROPOSED AMENDMENT NO.230 TO LOCAL PLANNING SCHEME NO.17 - TO REZONE LOT 600 (NO.499) BEECHBORO ROAD NORTH, BEECHBORO FROM 'RESIDENTIAL' TO 'GENERAL COMMERCIAL' (LPS17-230)

Ward	Altone Ward
Disclosure of interest	Nil
Business Unit	Statutory Planning
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- Dynamic Planning and Developments, on behalf of Eagle Eye Holdings Pty Ltd, have submitted a proposed Amendment to the City of Swan Local Planning Scheme No.17 to rezone Lot 600 (No.499) Beechboro Road North, Beechboro from 'Residential' to 'General Commercial'.

- The subject land is part of what constitutes the Timberlane Shopping Centre and contains a commercial building currently operating as "The Bottle-O" (a 'Shop' for the purposes of Local Planning Scheme No.17).

- The shop building was approved in 1994 on appeal to the then Minister for Planning who overturned the Council's refusal despite the land being zoned for Residential and not commercial use. Subsequent to that decision, the relevant Structure Plan applicable to the land being Outline Development Plan No.8, was amended to reflect the approved and constructed shop building.

- In 2008 when Town Planning Scheme No.9 was replaced with Local Planning Scheme No.17 the subject land was zoned Residential. The two (2) other land parcels that comprise the Timberlane Shopping Centre were zoned General Commercial. It is not clear whether this was deliberate or inadvertent but it is clear that land behind the current shop building was subdivided to create residential lots so the Residential zoning may have been applied to facilitate this.

- The proposed Scheme Amendment will render the zoning of the land consistent with the zoning for the balance of the Timberlane Shopping Centre and is considered to provide for a broader range of commercial uses to the benefit of the West Beechboro community, consistent with the current commercial amenity of this location.

- The proposed Amendment is considered to constitute a "standard amendment" as defined by Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015. The proposed amendment will not result in any significant environmental, social, economic, or governance impact on land in the scheme area. The impact of the proposed Amendment would, therefore, be minimal. Should Council decide to proceed with the initiation of Amendment No.230 to Local Planning Scheme No.17, the process stipulated in Division No.3 Section 47 to Section 55

of the Planning and Development (Local Planning Scheme) Regulations 2015 will be followed, including the advertising of the standard amendment.

AUTHORITY/DISCRETION

Section 75 of the *Planning and Development Act 2005* allows a local government authority to amend its local planning scheme with the approval of the Minister for Planning.

Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 requires the resolution from the local government to determine if the amendment is a "basic amendment", "standard amendment", or "complex amendment", which informs how the scheme amendment is processed.

PROPERTY DETAILS

Applicant:		Dynamic Planning and Developments
Owner:		Eagle Eye Holdings Pty Ltd
Zoning:	LPS17 -	Residential R30/50
	MRS -	Urban
Strategy/Policy:		State Planning Policy 4.2 – Activity Centres; City of Swan Local Commercial Centres Strategy
Development Scheme:		Local Planning Scheme No.17
Subject Land Description:		Lot 600 (No.499) Beechboro Road North, Beechboro
Subject Land Area:		1,674m²
Existing Land Use:		Shops (groceries and bottle store)
Surrounding Area:		General Commercial to the south and Residential to the north of the site.

OVERVIEW OF THE PROPOSAL

Proposed Amendment No 230 is an Applicant-driven request submitted by Dynamic Planning and Developments on behalf of Eagle Eye Holdings Pty Ltd. It seeks to amend the zoning of the land - Lot 600 (No 499) Beechboro Road North, Beechboro from ‘Residential’ to ‘General Commercial.’

CONSULTATION

The mandatory referral of scheme amendments to the Environmental Protection Authority (EPA) and the Minister for Planning will occur if the Council resolves to proceed with this “standard“ Scheme Amendment. Once the necessary consents are in place, the proposed amendment will be advertised for a period of 42 days in accordance with the requirements for a ‘standard amendment’ under the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended).

MATTERS FOR CONSIDERATION

Background

The subject land forms part of the Timberlane Shopping Centre located on Beechboro Road North in Beechboro which originally comprised Lot 56, Lot 57 (now Lot 600 and Lot 601), and Lot 234 Beechboro Road North, Beechboro. It encompasses an approximately 400m^2 single storey commercial building that is tenanted as “The Bottle-O”. The development was approved in 1994 when the then Minister for Planning, on appeal of a refusal by Council, approved an application for a 400m² shop building. At the time of the decision, the land was zoned “Residential 2 - R30” under the City of Swan Town Planning Scheme No.9.

In 2006, the City received a development application for additions and modifications to the existing shopping centre. To reconcile the 1994 Ministerial decision and the existing Outline Development Plan (ODP) No.8 which applied to the land, the Council modified the ODP to designate a “Shop” use over the land.

Local Planning Scheme No.17 came into operation in 2008 and did away with ODP No.8. For the subject site and Lot 234, it did away with the ‘Shop’ designation. It replaced it with the “Residential” zone and an R-Code of R30 applicable to the subject site. It is not clear whether this was deliberate or inadvertent.

In 2013 the property was transferred to new owners, Eagle Eye Holdings Pty Ltd, who applied for the subdivision of Lot 57 into two (2) lots - creating the subject land as Lot 600 and Lot 601 to the rear which has been subdivided in accordance with the Residential zoning.

Compliance with State Planning Policy 4.2 - Activity Centres (2023) and local planning framework

The subject site abuts, but is not within, an existing commercial zone. As such, the proposed rezoning needs to be scrutinised as an out-of-centre development, a term to label proposals that should be located within an existing or planned activity centre but are not. State Planning Policy 4.2 and the Local Planning Strategy discourage this type of rezoning but do enable decision-makers to consider out-of-centre proposals on a rare, exceptional basis. State Planning Policy 4.2 requires decision makers to assess the impact a scheme amendment may have on the established and planned hierarchy of activity centres and if the proposal may result in a deterioration in the level of service to the local community and/or if the proposal would unreasonably affect the amenity of the locality through traffic or other impacts.

Notwithstanding its zoning, the subject land has formed part of the Timberlane Shopping Centre since 1994. This centre is categorised as a local activity centre in the City of Swan hierarchy of local commercial and activity centres. The primary role and typical attributes of a local activity centre, as described in the more recent State Planning Policy 4.2 is to *“provide for the convenience and incidental needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities”.*

The Applicant has submitted a Retail Market Assessment with the proposed amendment which contends that providing for a broader range of commercial land uses, the site will improve service offering and amenity to the benefit of the local Beechboro community.

City staff acknowledge that the proposed amendment to the zoning of Lot 600 is largely reflective of the existing situation where a shop use has operated from the site for over 30 years. Staff also acknowledge that the zoning will provide for a broader range of commercial uses within the building footprint that can enhance the amenity and service delivery to the local community consistent with both state and local planning policy.

ATTACHMENTS

1. Locality Plan [**14.3.2.1** - 1 page]
2. Proposed Scheme Amendment Map [**14.3.2.2** - 1 page]
3. Applicant s Scheme Amendment Report - Justification [**14.3.2.3** - 14 pages]
4. Market Retail Assessment [**14.3.2.4** - 10 pages]
5. History of the Site - Aerial 2006 and 2024 [**14.3.2.5** - 1 page]
6. Curent Land Use - Streetview [**14.3.2.6** - 1 page]

STRATEGIC IMPLICATIONS

Built Environment
B1 Planned and facilitated growth
B1.1 Create community places to live, relax and work

STATUTORY IMPLICATIONS

Local Planning Scheme No.17

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Initiate Amendment No.230 to the City of Swan Local Planning Scheme No.17 to:

    a. Amend the scheme maps to rezone Lot 600 (No.499) Beechboro Road North, Beechboro from ‘Residential’ with a density code of R30/50 to ‘General Commercial’.

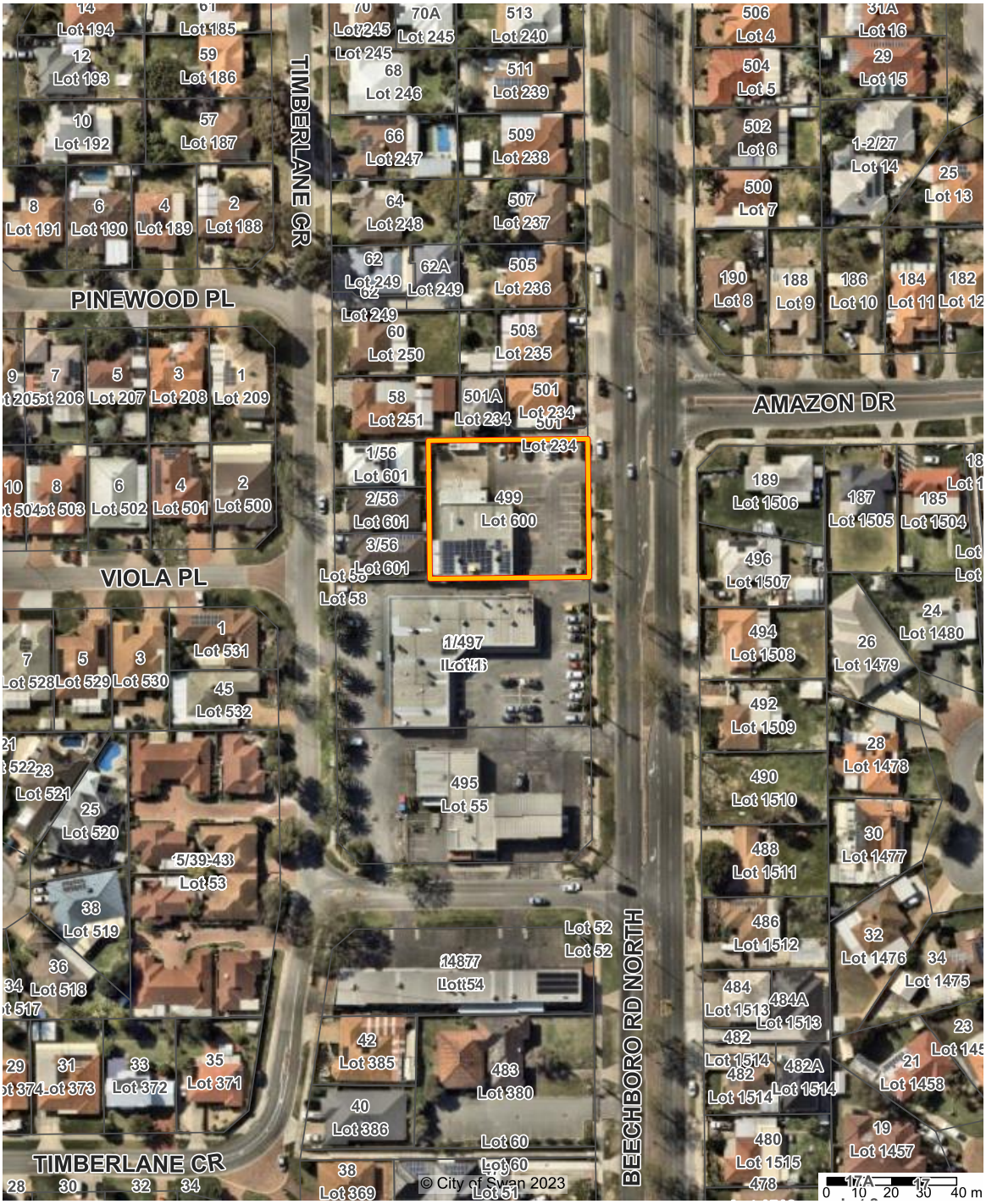
2. Inform the Western Australian Planning Commission and the Minister for Planning that the Council considers the proposed amendment a ‘standard amendment’ because:

a. It is an amendment that does not result in any significant environmental, social, economic or governance impacts of land use.

b. It is not considered to be a basic amendment because it is an amendment to the scheme that is not considered a purely administrative correction exercise.

3. Refer the proposed amendment to the Environmental Protection Authority for consent to advertise and once consent is given, commence advertising in accordance with the procedures set out in the Planning and Development (Local Planning Schemes Regulations 2015.

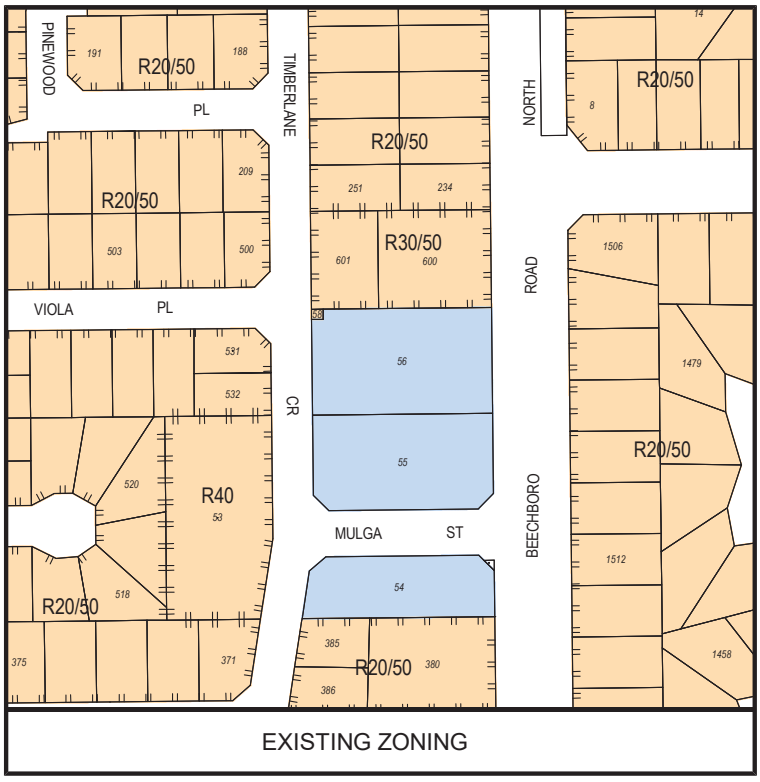
CARRIED EN BLOC



city of swan	**DISCLAIMER**: Information shown hereon is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.		4 October 2024 1:1500	

CITY OF SWAN
LOCAL PLANNING SCHEME No. 17

Planning and Development Act 2005



EXISTING ZONING

LEGEND

LOCAL SCHEME RESERVES

LOCAL ROAD

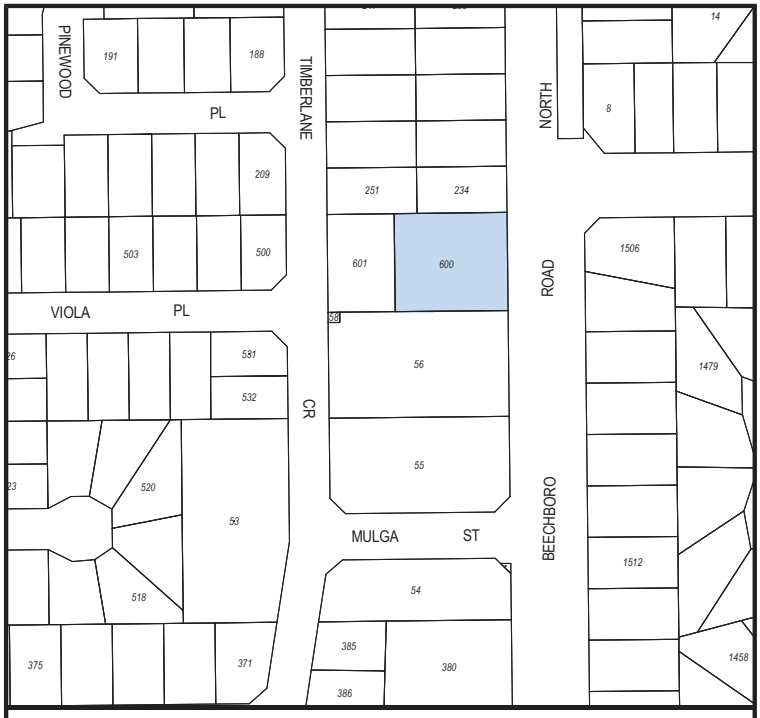
LOCAL SCHEME ZONES

GENERAL COMMERCIAL

RESIDENTIAL

OTHER CATEGORIES

R20 — R CODES



SCHEME (AMENDMENT) MAP

N
SCALE: 1:2500
DATE: 13.03.2024

Amendment No. 230

DYNAMIC PLANNING AND DEVELOPMENTS

LOT 600 (NO.499) BEECHBORO ROAD NORTH, BEECHBORO

AMENDMENT TO CITY OF SWAN LOCAL PLANNING SCHEME NO. 17

MARCH 2024 | PROJECT NO 1891

TABLE OF CONTENTS

1.0 INTRODUCTION 4
2.0 BACKGROUND AND SITE DESCRIPTION 5
2.1 Legal Description and Land Ownership 5
2.2 Land Description 5
3.0 PLANNING FRAMEWORK 7
3.1 Metropolitan Region Scheme 7
3.2 City of Swan Town Planning Scheme No. 17 7
3.3 City of Swan Local Planning Strategy 9
3.4 State Planning Policy 4.2 – Activity Centres 9
3.5 Local Commercial and Activity Centres Strategy 10
4.0 PROPOSED AMENDMENT 11
5.0 OTHER CONSIDERATIONS 12
5.1 Acoustic 12
5.2 Traffic 12
5.3 Servicing 12
5.4 Heritage 12
5.5 Bushfire 13
5.6 Aircraft Noise 13
6.0 JUSTIFICATION 14
7.0 CONCLUSION 15

FIGURES
Figure 1 – Local Context of Subject Site
Figure 2 – Regional Context of Subject Site
Figure 3 – Scheme Amendment Plan

1.0 INTRODUCTION

Dynamic Planning and Developments (DPD) act on behalf of the registered proprietor of Lot 600 (No. 499) Beechboro Road North, Beechboro (herein referred to as the 'subject site'). DPD has prepared this report in order to seek support from the City of Swan to initiate an amendment to its Local Planning Scheme No. 17 (LPS17) that will rezone the subject site from 'Residential' to 'General Commercial' in order to ensure a consistent zoning across the local centre with land to the south of the subject site already zoned 'General Commercial'. This will ensure consistent land use and development outcomes across the local centre.

This report will address, in detail, various issues pertinent to the proposal, these being:

- The relevant site context.
- An overview of the proposed amendment.
- Relevant justification in support of the proposed amendment.

The proposed LPS amendment is considered to be 'standard' as defined under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* since the amendment:

a) Is not a complex or basic amendment.

2.0 BACKGROUND AND SITE DESCRIPTION

2.1 Legal Description and Land Ownership

The subject site is described as Lot 600 (No. 499) Beechboro Road North, Beechboro, and covers an area of 1674sqm.

The registered proprietor of the subject site is Eagle Eye Holdings Pty Ltd.

A copy of the Certificate of Title pertaining to the subject site is contained within the **Attachment 1.**

2.2 Land Description

The subject site is located within the suburb of Beechboro and within the municipality of the City of Swan. The site is situated on Beechboro Road North and abuts residential housing to the north and west. To the south of the development is an existing Local Centre development that is subject to a 'General Commercial' zoning. At present the subject site, together with the land to the south function holistically as a Local Centre development with shared access and parking. Both the subject site and the property to the south – Lot 56 (No. 497) Beechboro Road North are owned by Eagle Eye Holdings Pty Ltd.

2.3 Site History

Since the City of Swan Local Planning Scheme 17 came into operation in February 2008, the subject site has been zoned 'Residential' with a Density code of R30/50. As the existing development is commercial in nature with an approved 'Shop' land use in place currently, non-conforming use rights exist at the subject site.

The origins of the approved commercial operation at the subject site date back to the Beechboro Outline Development Plan No. 8 (ODP) which was superseded by LPS17. This ODP referred to the subject site as having a designated land use as 'Shop'. This additional or restricted use right was not reflected in LPS17 when it was gazetted.

As the subject site has operated as a non-conforming use for in excess of 15 years (since the gazettal of LPS17) and together with the 'General Commercial' zoned land to the south, there is a desire to have a consistent zoning applicable across both landholdings.

Figure 1 and 2 below illustrates the subject site within its local and regional context, respectively.



Figure 1 – Local Context

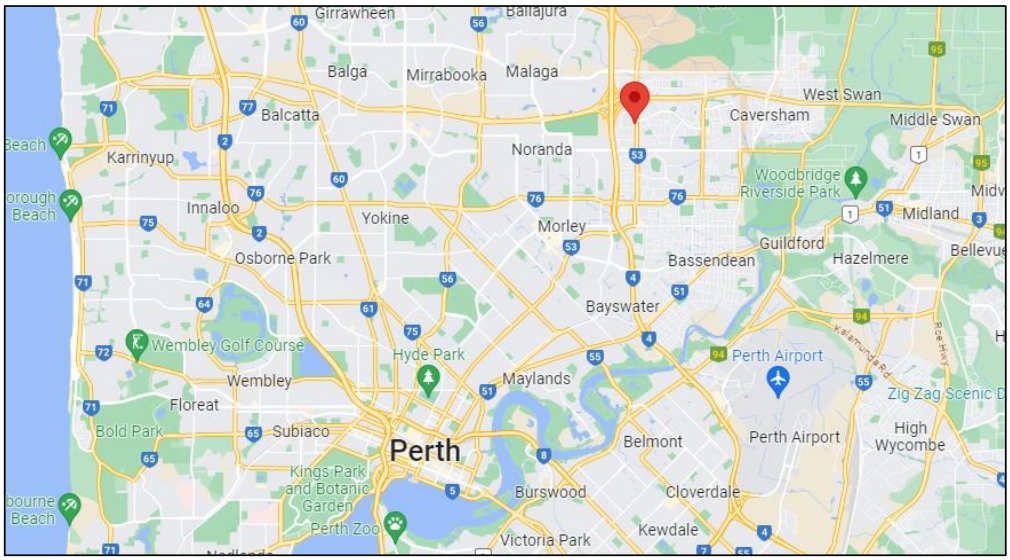


Figure 2 – Regional Context

3.0 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). Commercial development in accordance with what is proposed through this amendment is considered to be entirely consistent with the applicable MRS zoning.

3.2 City of Swan Town Planning Scheme No. 17

Under the provisions of the City of Swan Local Planning Scheme No. 17 (LPS17), the subject site is currently zoned 'Residential' with the proposed zoning to be 'General Commercial'. A comparison between the two zonings has been provided in the table below.

Residential Zone	General Commercial Zone
Objectives: a) *provide for a range of forms and densities of residential development to meet the needs of the wide variety of households which make up the community.* b) *promote a residential environment in each locality consistent with the form and density of residential development permissible in the locality, so as to enhance a sense of place and community identity.* c) *preserve and enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the potential to prejudice the development of a safe and attractive residential environment.* d) *provide for a limited range of ancillary development compatible with the form and density of residential development, and complementary to the needs of local communities, but which will not compromise residential amenity.* e) *avoid development of land for any purpose or in any manner that would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones.*	**Objectives:** a) *To encourage those uses necessary to provide convenience shopping of the lower order outside the Strategic Regional Centre.* b) *To avoid development of land for any purposes or in any manner likely to compromise development of the Strategic Regional Centre or the efficient distribution of commercial services within the district.* c) *To ensure development provides a high level of visual attraction at street level and does not unduly detract from the visual amenities of adjacent residential areas.* d) *To ensure any on-site advertising is integrated with the overall site development and does not detract from the amenities of the adjacent area.* e) *To promote the development of continuous commercial frontages and the integration of adjacent commercial development to facilitate pedestrian access to and within commercial areas.* f) *To enhance the amenities of the area and the development of a more sustainable environment via complementary landscaping, including shade trees and stormwater recharge facilities.*

Land Uses Capable of Approval:	Land Uses Capable of Approval
• Aged or Dependent Person Dwelling • Ancillary Accommodation • Bed and Breakfast • Caretakers Dwelling • Child Care Premises • Civic Use • Community Purpose • Consulting Rooms • Educational Establishment • Family Day Care • Grouped Dwelling • Home Business • Home Occupation • Home Office • Home Store • Multiple Dwelling • Place of Worship • Radio & TV Installation • Recreation – Public • Residential Building • Single Bedroom Dwelling • Single House	• Amusement Parlous • Betting Agency • Car Park • Caretakers Dwelling • Child Care Premises • Cinema/Theatre • Club Premises • Community Purpose • Consulting Rooms • Convenience Store • Educational Establishment • Exhibition centre • Fast Food Outlet • Food and Beverage Production • Funeral Parlour • Garden Centre • Hotel • Lunch Bar • Market • Medical Centre • Motor Vehicle Wash • Motor Vehicle Sales • Night Club • Office • Place of Assembly • Radio & TV Installation • Reception Centre • Recreation – Private • Recreation – Public • Restaurant • Restricted Premises • Service Station • Shop • Showroom • Storage • Tavern • Telecommunications Infrastructure • Tourist Facilities • Trade Display • Transport Depot • Veterinary Centre • Warehouse

As is evident from the above, the objectives and land uses capable of approval vary and as will be detailed in subsequent sections of this report, the proposed 'General Commercial' zoning will ensure consistent development outcomes across the Local Centre without negatively impacting the amenity of the adjoining residential properties.

3.3 City of Swan Local Planning Strategy

The City of Swan Local Planning Strategy sets out the medium to long term planning direction for the Town over the next 10 years and provides a rationale for the zones and provisions of LPS 17. The objectives of the City of Swan Local Planning Strategy include:

- To set out a long-term strategic planning framework for the City of Swan that will guide future decisions for economic, social, and environmentally sustainable development.
- To provide direction to the City, Department of Planning, Lands and Heritage, the Western Australian Planning Commission (WAPC) and the Minister for Planning on assessments of future Local Planning Schemes and Policies, Scheme amendments, structure plans, and subdivision and development applications.
- To provide the context for coordinated planning and delivery of physical and social infrastructure for the City.
- To provide the basis for coordinated decision making on future servicing of the City by local and State governments and servicing agencies; and
- To provide a rationale for the City's strategic land use decision making

There are specific objectives for ten (10) themed areas listed in the strategy. The themed area applicable to the subject site is 'Retail and Activity Centres' which has the following objective:

- To develop a viable and sustainable network of activity centres to provide for the community's social and economic needs.

As the subject site has been operating as an approved 'Shop' land use within an identified Local Centre, the proposed amendment to rezone the subject site to 'General Commercial' will assist the Local Centre in achieving the objectives of the City's Local Planning Strategy by ensuring the centre is able to offer a broader range of goods and services to the local community.

3.4 State Planning Policy 4.2 – Activity Centres

State Planning Policy 4.2 – Activity Centres (SPP4.2) is applicable to the development of land within identified activity centres. Under the SPP 4.2 Activity Centre Hierarchy, the subject site would be identified as a 'Local Centre'. The main role and typical attributes of Local Centres as identified in SPP4.2 are:

> *"Local centres provide for the convenience and incidental needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities."*

SPP4.2 also assesses and determines retail need and provide a framework for a net benefit test to ensure that changes to the planning framework do not impact or undermine existing planned and developing activity centres.

The proposed amendment to rezone the subject site to the 'General Commercial' zone will improve the potential offering available at the existing Local Centre an assist residents in obtaining their convenience and incidental needs. Further, as the site has long operated as a retail land use, there will be no impact on other existing or planned activity centres in the area, through an increase in retail floor space as this is not proposed. This was demonstrated in the Retail Market Assessment contained in **Attachment 3** which confirmed that the amendment would result in a net benefit for the local community.

In light of the above, it is evident that the proposed amendment will demonstrate compliance with SPP4.2.

3.5 Local Commercial and Activity Centres Strategy

The City of Swan Local Commercial and Activities Centres Strategy identifies the subject site as being Local Centre 10 – Timberland Crescent. Local Centres under the strategy are described as:

> *"Consisting of a small group of shops that typically serve a local, walkable catchment, and provide for the daily convenience and 'top up' needs of local residents and passing motorists."*
>
> *"Some of these small centres contain a limited number of community facilities and other uses. Numerous Local Centres are located throughout City of Swan, mainly in the urban region."*

The proposed rezoning of the subject site from 'Residential' to 'General Commercial' would serve to support the existing local centre and provide an improved offering to the local community. It has also been demonstrated in the Retail Market Assessment provided as part of the amendment that there will be no detrimental impact to other activity centres in the area.

4.0 PROPOSED AMENDMENT

The proposed scheme amendment seeks approval to amend the City of Swan Local Planning Scheme No. 17 by rezoning Lot 600 (No. 499) Beechboro Road North, Beechboro from 'Residential' to 'General Commercial'. A copy of the scheme amendment plan is included in **Attachment 2** with an extract below in Figure 3.

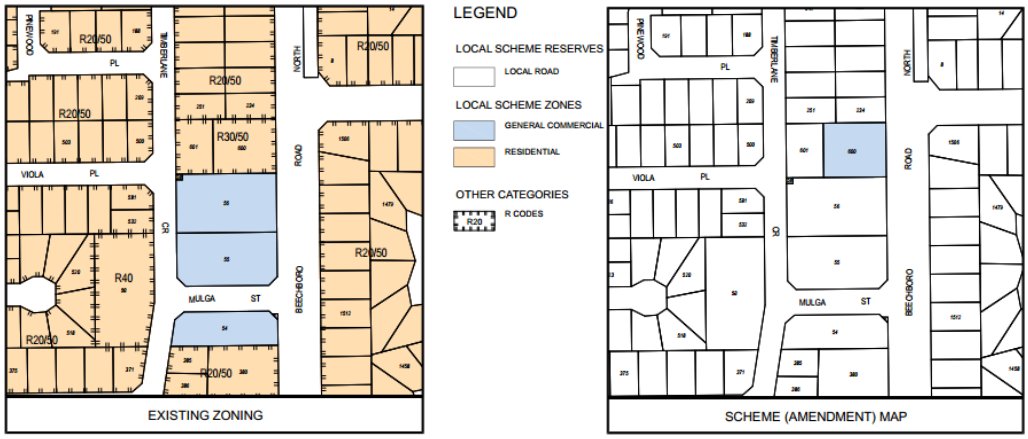


Figure 3 – Scheme Amendment Plan

The intent of the scheme amendment is to allow reuse of the existing building for a broader range of commercial land uses. There is no redevelopment planned for the subject site as the age and usability of the existing buildings has not reached expiry. Preliminary market interest for a recent leasing campaign indicates that the likely commercial land uses that will occupy the subject site include:

- Restaurant.
- Fast Food Outlet.
- Showroom.

It is considered that any amenity impacts associated with these uses can be appropriately mitigated and addressed through a development application process which will be required following approval of the proposed scheme amendment.

5.0 OTHER CONSIDERATIONS

5.1 Acoustic

As the proposed scheme amendment is not proposing a particular development or land use, we are unable to assess compliance with the *Environmental Protection (Noise) Regulations*. Any noise associated from a development or land use will be assessed as part of a development application that will follow the scheme amendment.

5.2 Traffic

The subject site abuts Beechboro Road North which is a dual lane local distributor road. At present there is an existing left in left out crossover at the subject site permitting access to Beechboro Road North. The subject site also has access to the adjoining property to the south which also has a left in left out crossover to Beechboro Road North as well as an access to the rear toward Timberland Crescent. There are no changes to any of the proposed access points as part of the proposed scheme amendment and as such they are appropriate to continue to provide access as approved.

The subject site has an existing provision of 32 car bays to support an approved 'Shop' land use which has a parking rate of 8 spaces per 100sqm of GLA. With this in mind, the existing provision of parking will be sufficient to support a range of other commercial land uses that might occupy the existing building following approval of the amendment as other commercial land use typically have a lesser parking demand than the approved 'Shop' land use.

Traffic analysis in the form of a Traffic Impact Statement or Assessment is not required as part of the scheme amendment as:

- There will be no changes to the existing access points.
- There is no land use or development proposed and as such there is no increase in trips that will occur from the site as a result of the scheme amendment.
- Traffic impact will be considered in greater detail as part of a development application.

5.3 Servicing

The subject site has existing access to water, sewer and power. These services support the existing development at the site which is not proposed to change as a result of the proposed amendment. In this regard the existing provision of services is appropriate to support the proposed scheme amendment.

5.4 Heritage

The subject site is not identified as having any heritage value and as such this is not a relevant planning consideration in the assessment of the proposed amendment.

5.5 Bushfire

The subject site is not identified as being bushfire prone and as such there is no requirement for a Bushfire Management Plan to be provided as part of the proposed Scheme Amendment.

5.6 Aircraft Noise

The subject site is not located in any ANEF Contours associated with aircraft noise and as such consideration of the impact of aircraft noise on the amendment is not relevant.

6.0 JUSTIFICATION

The proposed amendment to the City of Swan Local Planning Scheme No.17, as described above, is considered to be entirely appropriate for approval as:

1. It will enable a broader range of commercial land uses to be considered at the subject site which will improve the offering at an existing approved local centre, benefiting the local community with regard to accessing services and amenities.
2. It has been demonstrated that the rezoning will not impact the viability of surrounding activity centres and there will be a net benefit to the community that will result from the proposed scheme amendment.
3. The amendment is not intended to enable redevelopment of the site, rather it will support a broader range of land uses operating from and utilising the existing built form at the subject site. In this regard there will be no changes to access and parking at the subject site.
4. There will be no amenity impacts resulting from the proposed scheme amendment as the site has historically operated as an approved commercial land use (Shop). Further, to modify the approved land use will require the consideration of a development application which will ultimately allow further analysis of potential amenity impacts.

Ultimately, we consider the proposed amendment appropriate for initiation and ultimately approval.

7.0 CONCLUSION

In light of the above, the proposed scheme amendment is considered appropriate and justified given the comprehensive assessment above demonstrating the suitability against the prevailing context of the site. The proposed rezoning of the subject site from 'Residential' to 'General Commercial' is considered to bring benefit to the established local centre and surrounding residential community by increasing access to services and amenities.

As a result, we are of the view that the proposed amendment to the *City of Swan Local Planning Scheme* warrants favourable consideration and subsequent approval by the City of Swan and the Western Australian Planning Commission.

Memorandum

To:	Reegan Cake, Aiko Syafari - Dynamic Planning & Development
From:	Ian Churchill, Macroplan
Date:	Monday, 22 January 2024
Subject:	Timberland Crescent Local Centre Lot 600 (No. 499) Beechboro Road North, Beechboro WA– Retail market assessment

This memorandum presents the key findings of a retail assessment undertaken under instructions from Dynamic Planning & Development.

We understand Dynamic Planning are acting on behalf of their client who are seeking a rezoning for Lot 600 (No. 499) Beechboro Road North, Beechboro WA (the subject site) from 'Residential' use to 'General Commercial'. The subject site consists of around 1,600 sq.m of land area and is currently operating as retail premises (namely an Indian grocery store and liquor shop, each of around 200 sq.m) within the Timberland Crescent local centre. In support of this rezoning, a Retail Needs Assessment is required.

This memorandum provides a Net Benefit Test (NBT) adhering to the latest State Planning Policy 4.2 (SPP4.2) in relation to the subject site, to consider alternate potential uses/developments that might result post the scheme amendment, specifically the impacts that a food catering provision (restaurant/café or fast food) or showroom (household goods) at the current Indian grocery store could potentially have. Additionally, the potential for a non-retail shop front use is also considered.

The memorandum has regard to the small scale of potential future provision at the subject site, and the prescription under SPP4.2 that *"The scale and detail of the assessment should be commensurate with the planning process or proposal being considered"*.

Key assumptions and methodology

- The catchment area that is likely to be served by the subject site is bordered by Tonkin Highway/Reid Highway to the northwest and Altone Road/Benara Road to the southeast.
- Population estimates are based on the Australian Bureau of Statistics (ABS) Census of Population and Housing 2021, dwelling approvals data, and population projection derived from the State Government, Forecast.id and other investigations of future residential development undertaken by this office.

Macroplan Holdings Pty Ltd
ABN 61 572 298 520
www.macroplan.com.au

Level 16
330 Collins Street
Melbourne VIC 3000

Tel: 03 9600 0500
Fax: 03 9600 1477
info@macroplan.com.au

macroplan

- Given its' provision of liquor, grocery, café and service station, Timberland Crescent Local Centre provides a local convenience function to residents living in the immediate surrounds.
- The subject site (along Beechboro Road North) has an average of 17,650 vehicles passing by per day (Mainroads Western Australia). This, and the subject site's proximity to major arterial roads (Tonkin Highway and Reid Highway) are expected to provide an additional boost to trading from out of catchment customers.
- Expenditure forecasts are presented inclusive of GST and in constant 2022/23 dollars.
- The adopted Retail Turnover Density (RTD) level, used for calculating food catering and household goods floorspace demand are estimated at $6,850 and $4,350 per sq.m in 2023 respectively. These reflect our view of typical levels seen in these categories and those likely to be achieved at the subject site.
- In determining ongoing employment (Full Time Equivalent – FTE) generated by the proposed uses the following benchmarks have been used, derived from relevant employment density surveys:
    - Small food store 5 - 6.7 FTE per 100 sq.m
    - Café/restaurant 5 - 6.7 FTE per 100 sq.m
    - Food court/fast-food 7.7 FTE per 100 sq.m
    - Showroom 3.0 FTE per 100 sq.m
    - Non-retail shop 4.5 FTE per 100 sq.m

Key findings

Catchment (Table 1, Chart 1)

- The catchment population is estimated at 7,234 in 2023, growing to 7,379 by 2036.
- Compared with Greater Perth the catchment is generally characterised by residents of average age (38.0), with an above average household size (2.7) and proportion of families owning their homes (71.8%), with a below average proportion Australian born (57.3%).

Retail expenditure (Table 2, Chart 2 - 3)

- Total retail expenditure per household, estimated at $39,896 per annum, is 11.2% below the Greater Perth benchmark.
- The retail expenditure capacity of the catchment is forecast to increase from around $106.4 million in 2023 to $119.0 million by 2036 at an average annual growth rate of 0.9%.

- Food, liquor and groceries (FLG) expenditure (take-home food, groceries and packaged liquor) is estimated to increase from $53 million in 2023 to $60 million by 2036 for the catchment.
- Food catering expenditure is estimated to increase from $12 million in 2023, to $14 million by 2036

Competition (Table 4)

- There are no major retail facilities located within the catchment, with Beechboro Shopping Centre (approximately 1,800 sq.m GLA) located 0.6 km from the subject site. Beyond the catchment, retail facilities include Beechboro Central (5,300 sq.m), Altone Park Shopping Centre (8,500 sq.m) and Springs Shopping Centre (6,000 sq.m).
- There are currently no other known retail developments of relevance planned in the area.

Retail floorspace analysis (Table 5 - 7)

- In 2023 it is estimated that the catchment generates demand for 15,230 sq.m of retail floorspace compared with the current provision of 1,800 sq.m (Table 4). This suggests that a significant portion of expenditure is directed to centres beyond the catchment. While this does not definitively identify an undersupply within the catchment, it does suggest that that catchment residents may benefit from additional convenience-oriented uses at the subject site.
- In 2023 it is estimated that the catchment population generates demand for 1,735 sq.m of food catering and 3,871 sq.m of household goods floorspace. By 2036, these figures are projected to 1,888 sq.m and 3,883 sq.m respectively.
- The proportion of available expenditure retained by food catering and household goods provision at the subject site are estimated at 13.5% and 3.9% respectively, with an additional 29.7% expected to be generated beyond the catchment. This level of beyond catchment expenditure is moderately higher than a typical local centre however as noted above there is an elevated level of passing traffic along Beechboro Road.
- It is estimated that in 2023 and ongoing the subject site could support an offering of up to 304 sq.m of food catering or 196 sq.m of household goods. This could take the form of a restaurant/café, fast-food offering or retail showroom.

Loss/gain to the community

- Being a relatively niche offering, the current Indian grocery likely caters to a small share of resident demand. A food catering or showroom offering is expected to support a wider catchment, more passing traffic and higher share of expenditure, representing a higher level of service to the local community.

Impacts on surrounding centres

- Given the small provision being assessed and the nature of a small food catering or showroom provision (i.e. catering primarily to local residents) it follows that the impacts on surrounding centres are expected to be very minor and not threaten their viability.

Ongoing employment

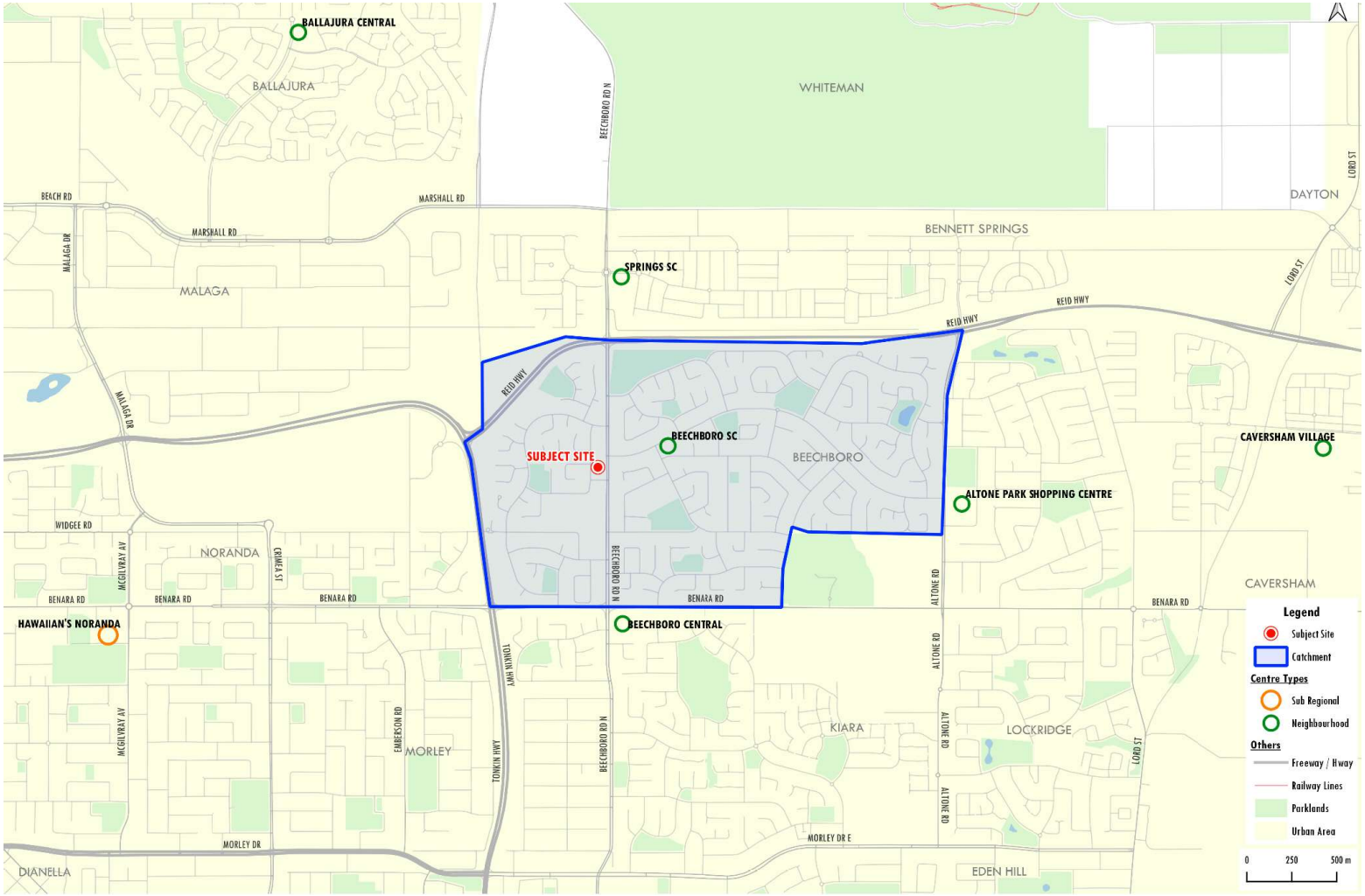
- Employment density benchmarks suggest that potential ongoing employment at the subject site will not be impacted by a change in use from food store to café/restaurant. However, and as above, we note that a café/restaurant would likely cater to a wider market, necessitating a larger number of employees than the current food store. Fast-food offerings have higher employment densities; hence we conclude that any food catering offering would support a higher number of employees than the current offering.
- Showroom employment densities are comparatively lower than food catering, however as noted the current Indian restaurant likely has a lower than benchmark employment density, possibly comparable to a showroom use.

Non-retail uses

- Considered complimentary to retail centres, these typically take the form of professional services, fitness studios and the like. There is no non-retail provision at the Timberland Crescent Local Centre currently, with limited and mostly home-based supply throughout the catchment. There may be the potential for this to be provided if comprehensive investigation shows support.

Maps, charts & tables

Timberland Crescent Local Centre, Beechboro – Catchment and competition



Population

Table 1
Lot 600 (No. 499) Beechboro Road North catchment population, 2016-2036*

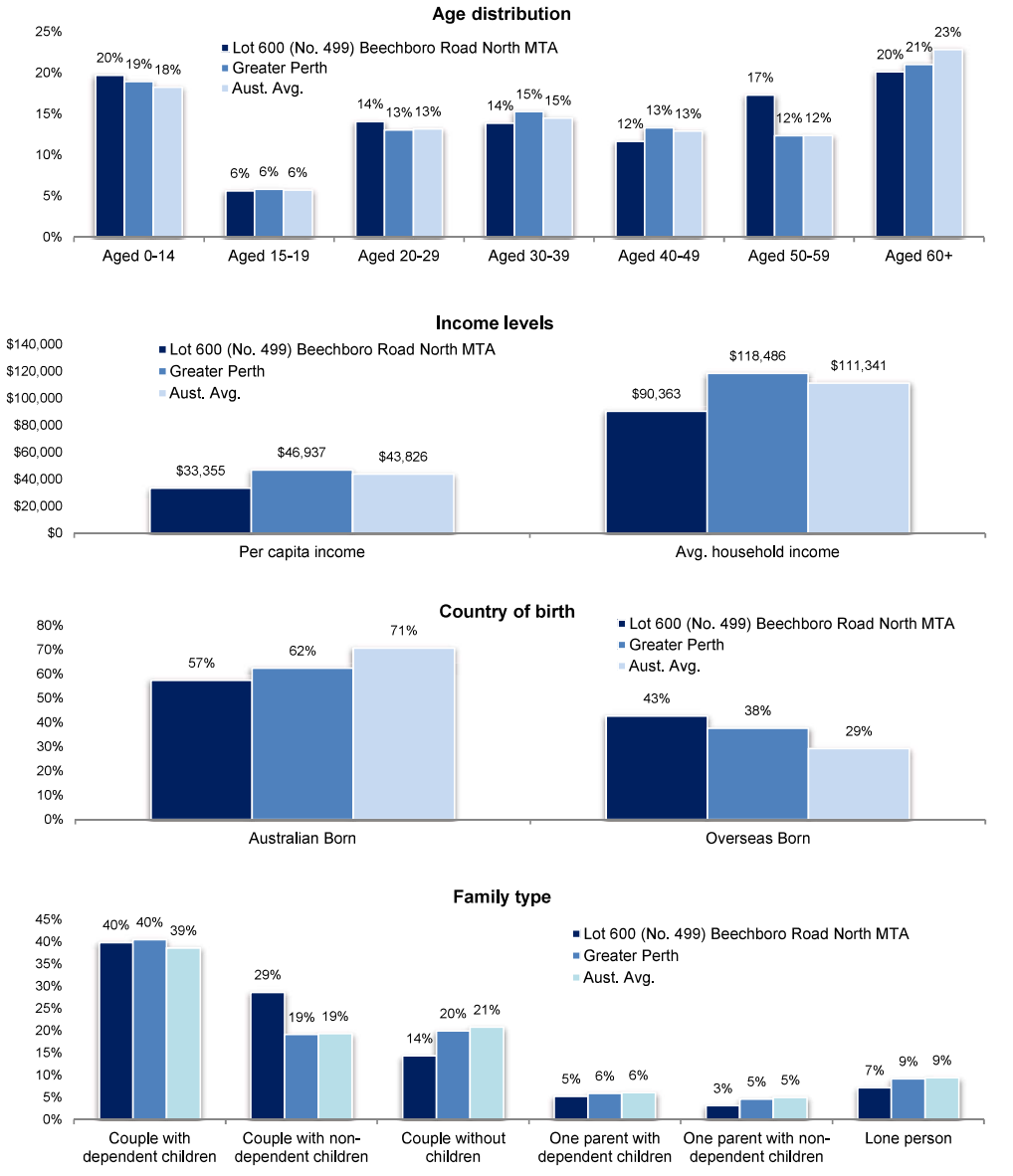
	Estimated population			Projected population		
	2016	2021	2023	2026	2031	2036
Population	7,283	7,204	7,234	7,279	7,329	7,379
Average annual growth (%)		-0.2%	0.2%	0.2%	0.1%	0.1%

**As at June*
Source: ABS Census 2021; Victoria In Future 2023; Macroplan

Socio-demographic profile table

Chart 1

Lot 600 (No. 499) Beechboro Road North catchment - socio-demographic profile, 2021

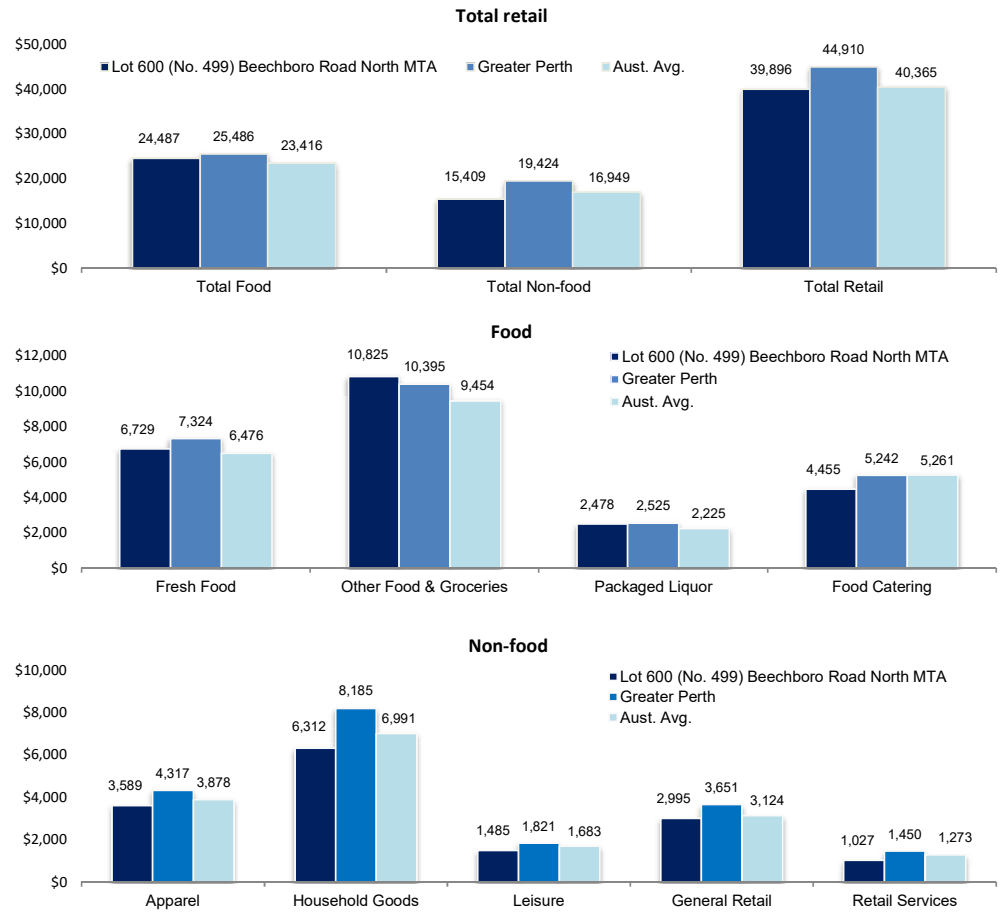


Source: ABS Census of Population & Housing 2021; Macroplan

Retail expenditure chart

Chart 2

Lot 600 (No. 499) Beechboro Road North catchment - retail expenditure per household, 2022/2023*



*Including GST

Source: MarketInfo; Macroplan

Retail expenditure generated by catchment

Table 2
Lot 600 (No. 499) Beechboro Road North catchment - retail expenditure ($M), 2023-2036*

	Forecast retail spend ($M)				Avg. ann. growth	
Trade area	2023	2026	2031	2036	($M)	(%)
Catchment	106.4	109.4	114.1	119.0	1.0	0.9%

**Constant 2022/23 dollars & including GST*
Source: MarketInfo; Macroplan

Table 3
Lot 600 (No. 499) Beechboro Road North catchment - retail expenditure by category ($M), 2023-2036*

Year ending June	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	**Total retail**
2023	53	12	10	17	4	8	3	106
2026	55	12	10	17	4	8	3	109
2031	58	13	10	18	4	8	3	114
2036	60	14	10	18	4	9	3	119
Average annual growth ($M)								
2023-2036	0.5	0.2	0.0	0.1	0.0	0.1	0.0	1.0
Average annual growth (%)								
2023-2036	1.0%	1.3%	0.5%	0.7%	0.6%	0.7%	0.9%	0.9%

**Constant 2022/23 dollars & including GST*
Source: MarketInfo; Macroplan

Competition

Table 4
Lot 600 (No. 499) Beechboro Road North - schedule of major retail facilities

Centre	Retail GLA (sq.m)	Major traders	Dist. by road from Subject site (km)
Within catchment			
• Beechboro SC	1,800	IGA	0.6
Beyond catchment			
• Springs SC	6,000	Woolworths	1.2
• Beechboro Central	5,300	Coles	1.3
• Altone Park SC	8,500	Woolworths, Aldi	2.3

Source: Property Council of Australia; Cordells; Macroplan

Retail floorspace analysis – supportable floorspace

Table 5
Lot 600 (No. 499) Beechboro Road North catchment - Est. retail floorspace demand (sq.m)

Year ending June	FLG	Food catering	**Total food**	Apparel	H'hold goods	Leisure	General retail	Retail services	**Total non-food**	**Total retail**
2023	5,344	1,735	**7,080**	2,015	3,871	624	1,141	498	**8,150**	**15,230**
2026	5,409	1,772	**7,180**	2,010	3,883	624	1,145	503	**8,170**	**15,350**
2031	5,502	1,830	**7,330**	1,994	3,892	622	1,148	509	**8,170**	**15,500**
2036	5,595	1,888	**7,480**	1,978	3,899	621	1,150	515	**8,160**	**15,640**
2023-2036	252	153	**400**	-37	28	**-4**	8	17	**10**	**410**
RTD*	10,000	6,850	**9,200**	4,750	4,350	6,350	7,000	5,500	**5,000**	**7,000**

**Retail Turnover Density - Turnover ($) per sq.m in 2021, growth assumed at 0.6% p.a*
Source: MarketInfo; Macroplan

Table 6
Lot 600 (No. 499) Beechboro Road North catchment - Est. food catering floorspace demand, 2023-2036

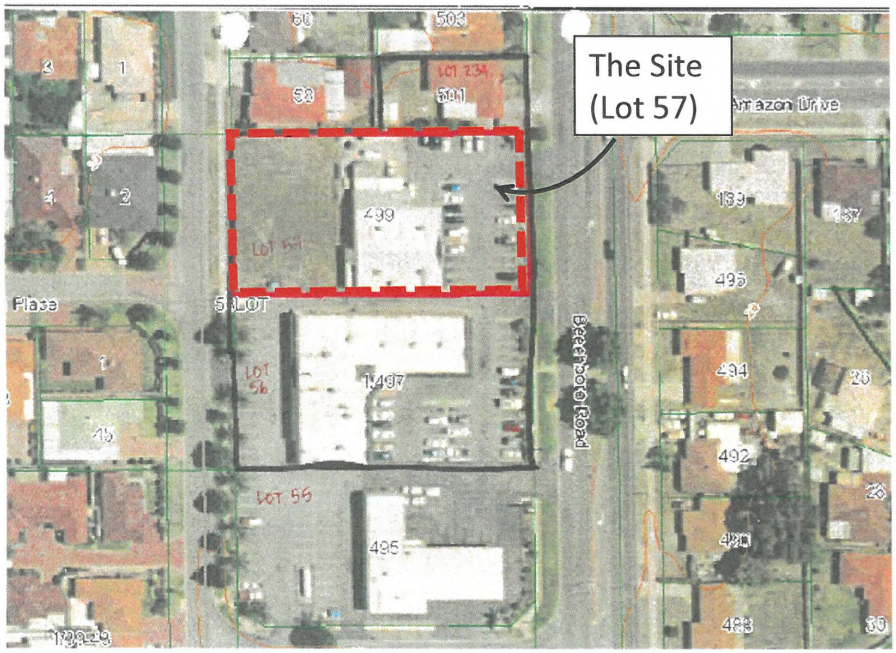
	2023	2026	2031	2036
RTD ($ per sq.m)*	6,850	6,974	7,186	7,404
Est. food catering floorspace demand (sq.m)	1,735	1,772	1,830	1,888
Indicative supportable floorspace @13.5%	304	310	320	331

**Retail Turnover Density - Turnover ($) per sq.m in 2023, growth assumed at 0.6% p.a*
Source: Macroplan

Table 7
Lot 600 (No. 499) Beechboro Road North catchment - Est. showroom floorspace demand, 2023-2036

	2023	2026	2031	2036
RTD ($ per sq.m)*	4,350	4,429	4,563	4,702
Est. food catering floorspace demand (sq.m)	3,871	3,883	3,892	3,899
Indicative supportable floorspace @3.9%	196	196	196	196

**Retail Turnover Density - Turnover ($) per sq.m in 2023, growth assumed at 0.6% p.a*
Source: Macroplan



January 2006



September 2024


499 State Route 53
Beechboro, Western Australia
Bottlemart
QUALITY
INDIAN GROCERIES
J-HAUL
Bottlemart
Google

14.3.3 ROE ESTATE STRUCTURE PLAN - LOT 24 (NO.463) BEECHBORO ROAD NORTH AND LOT 385 (NO.18) BLACKBOY WAY, BEECHBORO (SWAN-SP/2024/3)

Ward	Altone Ward
Disclosure of Interest	Nil
Business Unit	Statutory Planning
Authorised Officer	Executive Director Planning and Development
Voting Requirements	Simple Majority

KEY ISSUES

- This report relates to Council's recommendation to the Western Australian Planning Commission (WAPC) on the proposed Roe Estate Structure Plan.
- The proposed Structure Plan has been submitted and prepared by CLE Town Planning and Design on behalf of the developer Tomahawk Property and the landowner Anglican Schools Commission.
- The proposed Structure Plan is to guide the infill subdivision and development of two (2) properties in Beechboro (approximately 5.02ha combined) that was formerly the John Septimus Roe Primary School. It proposes residential development with densities between R30 and R40, along with a park of approximatley 2,000m^2 and a purpose designated drainage area. The Applicant estimates the subject site could achieve a 105 residential lot/dwelling yield. The development of the land will also seek to utilise an existing reserve within Bayswater to dedicate and construct the extension of Blackboy Way.
- The proposed Structure Plan was advertised for a period of 42 days. In addition to agencies and service providers, 39 public submissions were received comprising 18 objections citing concern with potential traffic congestion on local roads, the proposed residential density being out of character with the area, and insufficient public open space.
- The City of Bayswater, whose municipal boundary abuts the subject land, is broadly supportive of the proposed Structure Plan but subject to: increased residential density, increased provision of public open space, avoidance of the installation of a noise wall along the Structure Plan area's frontage to Beechboro Road North, and an alternative to the use of the name of Roe for the estate name.
- City staff consider that the proposed Structure Plan provides an appropriate residential density consistent with the requirements of the State Planning Framework and existing surrounding residential densities. Public Open Space (POS) has been designated on the plan consistent with an earlier Council resolution to protect an existing stand of Marri trees. Whilst this POS area is less than 10% of the Structure Plan area, City staff support the provision of cash-in-lieu for the shortfall for the upgrade and embellishment of existing POS in the Beechboro locality. City staff concur with the submission from the City of Bayswater to require alternatives to the installation of a noise wall along Beechboro Road North for noise attenuation.

- Traffic estimated to be generated by the proposed Structure Plan has been satisfactorily demonstrated by the Applicant's Traffic Impact Assessment to be within the capacity of the existing local road network.

- Drainage and water management for the proposed Structure Plan area will be subject to an Urban Water Management Plan.

AUTHORITY/DISCRETION

The processes and determination powers with respect to structure plans are governed by the Deemed Provisions of Schedule No.2 of the Planning and Development (Local Planning Schemes) Regulations 2015. Under these regulations the WAPC is the sole authority responsible for making determinations on structure plans.

Pursuant to Regulation 20 (1), Part.No.4, Schedule No.2 of the Planning and Development (Local Planning Schemes) Regulations 2015, the responsible authority must prepare a report to the WAPC on that Structure Plan, inclusive of a recommendation as to whether or not it should be approved, within 60 days of the date of closure of the public advertising period, or alternatively by a date agreed to by the WAPC.

PROPERTY DETAILS

Applicant:		CLE Town Planning and Design
Proponent (developer):		Tomahawk Property
Owner:		Anglican Schools Commission
Zoning:	LPS17 -	Residential Development
	MRS -	Urban
Strategy/Policy:		Liveable Neighbourhoods; Local Planning Policy POL-LP-1-12 Public Open Space and Community Buildings; Operating Policy 2.4 Planning for School Sites; and State Planning Policy 5.4 – Road and Rail Noise.
Development Scheme:		Local Planning Scheme No.17
Structure Plan Land Description:		Lot 24 (No.463) Beechboro Road North and Lot 385 (No.18) Blackboy Way, Beechboro
Structure Plan Land Area:		Approx. 5.02ha (combined)
Existing Land Use:		Mostly cleared with some trees retained at the north-east portion of the site
Surrounding Area:		Predominately Residential with the Timberlake Centre approx. 80m north of the site, and a Western Power sub-station south of the site.

Relevant Site History.	The land was formerly a Private Primary School that was closed at the end of the 2022 school year.

OVERVIEW OF THE PROPOSAL

A Structure Plan is a requirement of the 'Residential Development' zoning of the land, which first came into place in November 2023 via approved Scheme Amendment No.211. This Structure Plan represents the next stage of planning for this site and proposes residential development of densities between R30 and R40, along with a park and drainage area. The Applicant, CLE Town Planning and Design, estimates that the subject site could achieve a 105 residential lot/dwelling yield.

The Structure Plan is divided into two (2) parts. Part One is the Implementation Section of the Structure Plan. It sets out the requirements that will be applied when assessing subdivision and development applications. Part One includes the Structure Plan map, which shows the proposed zones, densities as well as the general layout of park(s) and indicatively where future local streets may connect to the surrounding road network. Part Two is the Explanatory Section of the Structure Plan, which sets out the background, methodology and detailed investigations that inform its design. Part One and Part Two are attached to this Council report.

Technical Reports are appendices to the Structure Plan, which verify the suitability of the land for development and make recommendations that inform Part One and Part Two. These appendices include an Acoustic Assessment, Engineering and Services Report, Environmental Technical Note, Landscape Masterplan, and a Transport Impact Assessment (which is to be read as a more detailed assessment of the Traffic Impact Statement and was made available for the public to inspect during the advertising period). These technical appendices are not attached to this Council report.

CONSULTATION

In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 the proposed Structure Plan was advertised as follows:

Duration:

42 days from 19 June 2024 to 31 July 2024.

Method:

- Notice placed on the City's website
- Notification letters posted to landowners adjoining/in the subject site and other nearby landowners in Beechboro and Morley with properties in close proximity to the proposal
- Four (4) signs on site for the duration of the advertising period
- Notice placed in the 19 June 2024 edition of the West Australian

Public Submissions Received:

39 public submissions were received, comprising of 18 objections (46%), 10 supports (26%), eight conditional supports (20%), and three offering neutral comments (8%). The key issues raised in the objections received were:

- 10 public objections cited concern with traffic congestion on the surrounding local road network
- Five public objections contended that the proposed residential densities of R30 to R40 are too high and out of character with the surrounding area
- Four public objections contended that the proposed public open space is insufficient.

A Schedule of Submissions is attached, with the key issues discussed within this report.

Consultation with Other Agencies:

The proposed Structure Plan was referred to the following agencies for comment:

1. Department of Biodiversity, Conservation and Attractions (DBCA) – No comment
2. ATCO Gas – Support
3. Department of Planning, Lands and Heritage (DPLH - Aboriginal Heritage Directorate) - Neutral comments
4. Water Corporation - Neutral comments
5. Department of Water and Environmental Regulations (DWER) - Neutral comments
6. Main Roads WA (MRWA) - Neutral comments
7. Department of Transport (DoT) – Support
8. Department of Education (DoE) – Support
9. City of Bayswater – Conditionally support
10. Department of Planning, Lands and Heritage (DPLH - Land Asset Management Services) - No response
11. Public Transport Authority (PTA) – No response
12. Western Power – No response
13. Telstra – No response
14. NBN Co. – No response
15. Department of Communities (DoC) – No response.

At the close of advertising, nine submissions were received from agencies, of which none rejected the proposal. Instead, three supported, one offered support or conditional support, four offered neutral comments and one gave no comment. The position of each agency that made a submission is described in the list above with the Schedule of Submissions giving a detailed summary.

Six agencies did not make a submission or provide any comments on the proposal within the advertising period. Those agencies that did not respond were: DPLH - Land Asset Management Services, Public Transport Authority, Western Power, Telstra, NBN Co., and the Department of Communities.

MATTERS FOR CONSIDERATION

Proposed zoning and residential density coding

The proposed Structure Plan allocates the vast majority of the land (3.58ha) to be zoned 'Residential' with an assigned Residential Density Coding range of R30/R40.

Five public submissions contended the proposed residential density codings to be too high and would facilitate the creation of residential lots smaller than within the surrounding locality. One public submission contended that the proposed residential densities were not high enough. That also was the position of the City of Bayswater and the Department of Transport, both of whom contended that the proximity of the subject land to the Noranda train station should support higher residential densities.

The Western Australian Planning Commission's strategic guidance documents Liveable Neighbourhoods and Directions 2031 set minimum average density targets for new residential areas, being 22 dwellings per residential site hectare and 15 dwellings per gross urban hectare respectively. Where development is occurring within 800m of a train station, Liveable Neighbourhoods recommends the application of density codings of 20-30 dwellings per site hectare and where within 400m of a station 30-40 dwellings per site hectare. The subject land is situated between 400m and 800m from the Noranda train station so the proposed Residential Density Coding range accords with Liveable Neighbourhoods and in the opinion of City staff is broadly consistent with the density codings of surrounding residential land.

Proposed Public Open Space

The proposed Structure Plan indicates a single local park with a gross area of 2,500m^2 part of which will perform a drainage detention function. The proposed location of this park is in response to a Council resolution of 10 May 2023. Council, in consideration of a concept plan in support of the proposal to rezone the land for residential purposes, resolved to:

> *'4) Advise the Applicant that Council wishes to see the existing mature Marri trees onsite (in particular those at the north-west corner of the site) retained as part of any subsequent development and/or Structure Plan of the land for residential purposes.'*

The proposed POS area encompasses this stand of existing Marri trees in the north-west corner of the Structure Plan area. The amount of POS provision constitutes 4.69% of the estimated gross subdivisible area where 10% is the nominal requirement under the planning framework.

Four public submissions, and the submission of the City of Bayswater, contend that the amount of POS provided in the proposed Structure Plan is insufficient. The City of Bayswater suggests that not providing

10% of POS within the Structure Plan area will require its existing POS in the locality to shoulder additional demand.

City staff acknowledge that the proposed POS area is less than the minimum of 4,000m^2 set out under the City's standards of provision, this being the threshold size to accommodate some form of active use i.e. to kick or throw a ball around for instance. In this instance the proposed POS area is essentially providing a conservation function for the retention of the aforementioned Marri trees.

City staff note that there are two local parks in the immediate vicinity of the Structure Plan area - Bluegum Park and Siene Park which are approximately 100m and 300m distant respectively. It is considered that these proximate parks can service additional demand generated from the development of the Structure Plan area. Section 153 of the *Planning and Development Act 2005* provides for an owner to pay money in lieu of land being set aside for POS. The Applicant has offered to pay cash-in-lieu of the shortfall of 10% POS provision and section 154 of the *Planning and Development Act 2005* provides for such monies to be utilized, with the approval of the Minister for Planning '*the improvement or development of parks, recreation grounds or open spaces generally of any land in that locality vested in or administered by the local government for any of those purposes'.*

The Altone Local Area Plan identifies community aspiration for the amenity of Bluegum Park and Siene Park to be enhanced and further afield within the Beechboro locality the City has a program to renew the Altone Skate Park and Recreation Zone in 2025/26.

Given the above, City staff are satisfied with the proposed extent of provision of POS within the proposed Structure Plan.

Proposed Movement Network and Traffic

The proposed Structure Plan does not depict an internal road network as no higher order roads are proposed. Connections to the existing local road network are indicated to Blackboy Way with the City of Bayswater's Reserve 11210 proposed to be created as an extension of this road to provide a second road connection. A further connection to Flametree Place is indicated. There is no direct access to Beechboro Road North.

Ten public submissions objected to the proposed Structure Plan on the grounds that traffic generated by further residential development will create congestion on the surrounding local road network. The Traffic Impact Assessment accompanying the proposed Structure Plan indicates that daily and peak traffic movements estimated to be generated by residential development is 1,050 vehicle trips per day and a peak of 84 trips compared to the 580 vehicle trips per day and a peak of 290 trips generated by the former school. Such comparison indicates that the proposed Structure Plan would actually lessen traffic congestion on the local road network.

Notwithstanding, the estimated traffic generation will not exceed the design capacity of the existing local road network. These findings are accepted by both City staff and the City of Bayswater.

Proposed noise attenuation

The proposed Structure Plan area is adjoining Beechboro Road North. This road is classified as an 'Other Regional Road significant freight/traffic route' and State Planning Policy 5.4 - Road and Rail Noise requires the impact of traffic noise on adjoining residential development to be considered. The

Transportation Noise Assessment Report accompanying the proposed Structure Plan identifies a package of proposed noise attenuation measures comprising of:

- A noise wall ranging in height from 1.8m to 2.4m to be constructed along the full length of the eastern boundary of the Structure Plan area facing Beechboro Road North
- 'Package A' building construction measures.

The City of Bayswater submits that the provision of a proposed noise wall to the boundary with Beechboro Road North is *'not consistent with the current or future streetscape and built form character envisioned by the Beechboro Road North Urban Corridor and has the potential to undermine future investment in the planning area as a result, limit active transport and landscaping opportunities and exacerbate anti-social behaviour'.*

City staff acknowledge these concerns and note that it is possible to design future dwellings on lots within the Structure Plan area that adjoins Beechboro Road North such that outdoor living areas are situated to the front of dwellings such that noise from the road is screened by the house. Such requirements can be addressed through the provision of a Local Development Plan that addresses both quiet house design and the orientation and design of outdoor living areas.

Proposed drainage network

The Applicant submits that the Structure Plan has been designed to accommodate best practice urban water management principles and is accompanied by a Local Water Management Strategy (LWMS), the purpose of which is to ensure the appropriate management of water flows throughout the development and into its surrounds, both in terms of volume and water quality. The LWMS proposes that the infiltration and management of storm-water from the first 15mm event will be retained on site via soakwells for individual lots and maintains pre-development peak flow rates to protect downstream properties. The Structure Plan area has been divided into five drainage catchments, which flow principally south or west into proposed bio-retention areas, drainage reserves, or underground cell systems before discharging into the wider drainage network in the City of Bayswater and one into the existing drainage network at Flamewood Crescent.

The advertised LWMS for the Structure Plan was referred to all the agencies but critically it is the Department of Water and Environmental Regulation (DWER) who approves the LWMS. DWER advised that it has undertaken a preliminary review of the LWMS, and it did not identify any fatal flaws with the methodology or the ability to irrigate the proposed POS. City staff also consider the LWMS to be satisfactory, subject to DWER's final endorsement, and this is addressed in the Schedule of Modifications attached to this report. Further detail on the management of water will be provided in an Urban Water Management Plan to be required at subsequent subdivision stage.

Public objections questioning the need / benefits of residential development at all

Three public objectors questioned the need for the residential development of this site. Of these, two contend that the site would be better suited for public purposes like a park, urban bushland, community services or a combination thereof. One contended that aged care purposes should be considered.

The suitability of the land for residential development purposes was accepted in the decision to initiate and adopt Amendment No.211 to Local Planning Scheme No.17, which was last considered by Council at its Ordinary Meeting held on 10 May 2023, and then approved by the Minister for Planning on 6

November 2023. Those decisions considered the public need, and it was accepted that no need for an additional large public or recreational space to justify purchasing the subject site as the area is well provided with large community spaces, such as Seine Park and Swan Active Beechboro which are approximately 300m and 1,000m west of the site. Ultimately the land is privately owned, and the owner is under no obligations to provide land for public purposes, beyond their ordinary requirement for roads and to make a 10% POS contribution which can be land, a cash-in-lieu contribution, or a combination thereof.

Comments about aged care purposes are noted but it is also observed that ordinary residential development can provide options to the elderly to downsize and / or develop special needs housing. Map No.4 of the City's Local Planning Strategy does identify the wider Beechboro locality (including the site) as an "Urban Infill Area", so is compliant with this strategic intent for Beechboro.

ATTACHMENTS

1. Location Map [**14.3.3.1** - 1 page]
2. Advertised Structure Plan Map [**14.3.3.2** - 1 page]
3. Updated Structure Plan Map associated with the Schedule of Modifications [**14.3.3.3** - 1 page]
4. Schedule of Modifications Roe Estate Structure Plan (4) [**14.3.3.4** - 2 pages]
5. Schedule of Submissions Roe Estate Structure Plan [**14.3.3.5** - 16 pages]
6. Advertised Part One and Part Two of the Roe Estate Structure Plan [**14.3.3.6** - 60 pages]

STRATEGIC IMPLICATIONS

Built Environment

B1 Planned and facilitated growth
B1.1 Create community places to live, relax and work

Built Environment

B2 Infrastructure that meets community needs
B2.1 Manage current and future assets and infrastructure

STATUTORY IMPLICATIONS

Planning and Development (Local Planning Schemes) Regulations 2015

Local Planning Scheme No.17

FINANCIAL IMPLICATIONS

As identified in this report, cash-in-lieu arrangements for local parks would need to be administered if the Structure Plan is approved. Otherwise, the ordinary financial implications of urban growth would be involved, including future maintenance costs of roads and associated drainage infrastructure within road reserves and local open space reserves.

RECOMMENDATION

That Council resolves to:

1. Recommend to the Western Australian Planning Commission that the proposed Roe Estate Structure Plan be approved subject to the modifications set out in the attached Schedule of Modifications.

2. Forward the full Structure Plan proposal, Schedule of Submissions and recommended modifications to the Western Australian Planning Commission for their determination.

3. Notify the Applicant and Submitter's of the Council's resolution.

MOTION that Council resolve to:

1. To recommend to the Western Australian Planning Commission that the proposed Roe Estate Structure Plan be approved subject to the modifications set out in the attached Schedule of Modifications and with the following additional conditions:

    a) that the total Public Open Space (POS)be equal or greater than 10% of the overall area of the Structure Plan site; and

    b) That the POS area in the North West is not utilised for storm water drainage.

2. Forward the full Structure Plan proposal, Schedule of Submissions and recommended modifications and the two other conditions the Western Australian Planning Commission for their determination.

3. Notify the Applicant and Submitter's of the Council's resolution.

Reason for Motion (provided by Cr Catalano)

The proposed public open space is insufficient.

The POS requirements of 10% as a minimum for a local park should be provided by the developer in the development in accordance with the Liveable Neighbourhood principles.

Insufficient POS impacts negatively on those who are least able travel distance for recreation.

Cash in lieu will not in the long run equate to the costs of the City providing extra amenity in its parks for the extra 100+ households.

Protection must continue to ensure the marri trees in the north-west POS are not affected by stormwater drainage.

(Cr Catalano - Cr Bowman)

MOTION WAS PUT TO THE VOTE AND CARRIED (12/1)

For: Mayor Richardson, Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Howlett, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Cr Henderson

LOCATION MAP

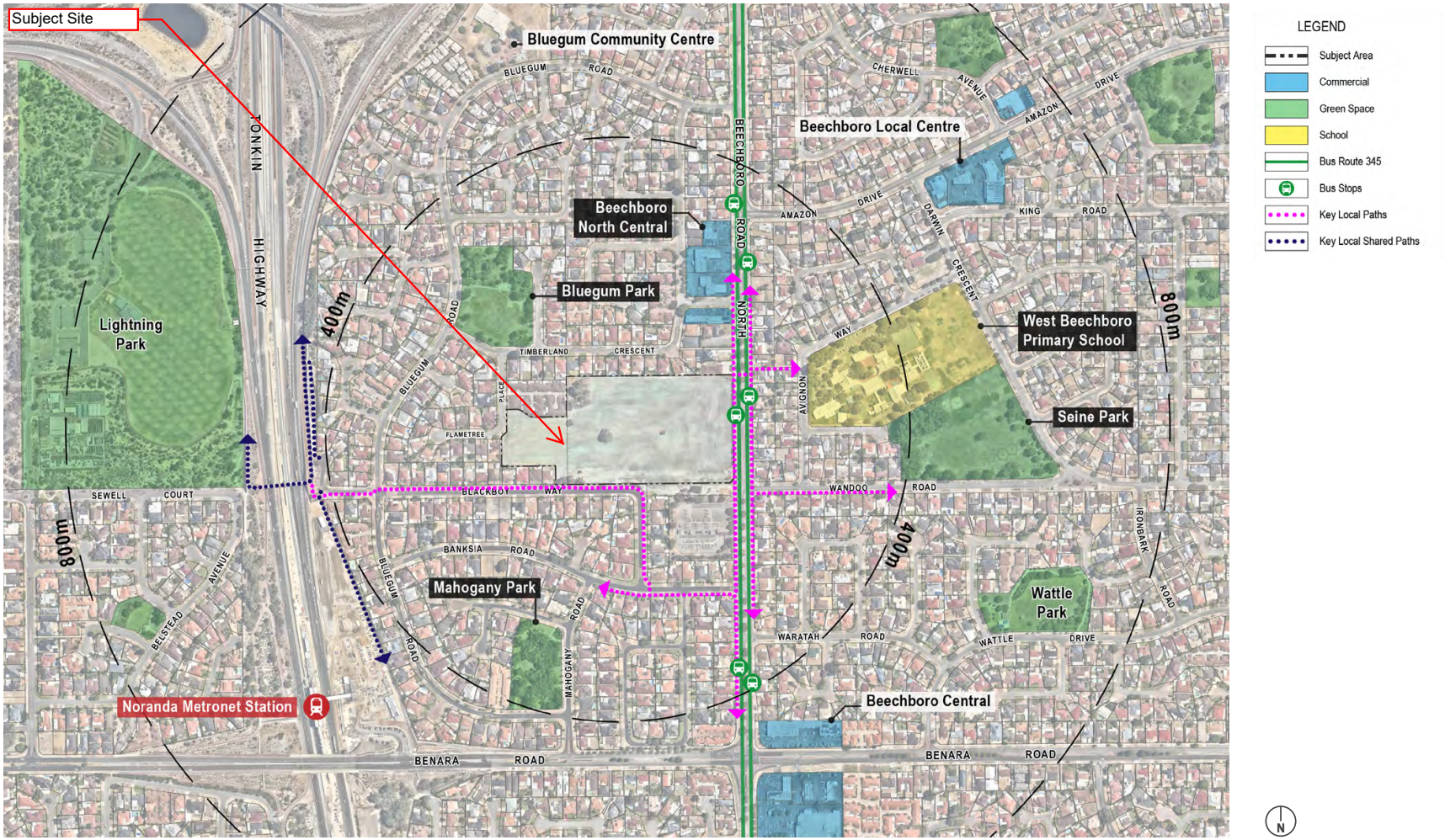
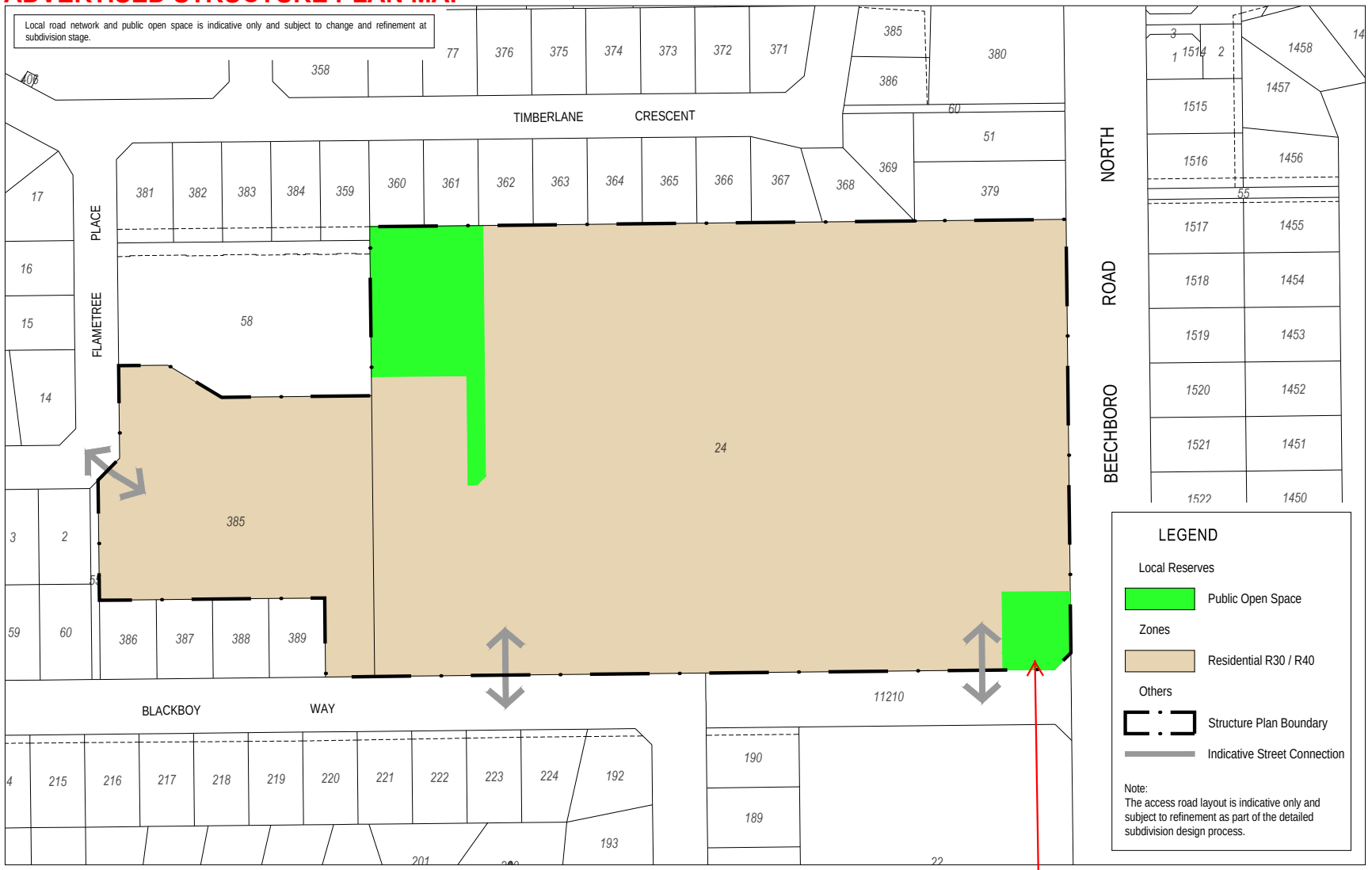


***Figure 8**: Local Context Plan*

ADVERTISED STRUCTURE PLAN MAP



CLE Town Planning + Design

LOCAL STRUCTURE PLAN MAP

Lot 385 Blackboy Way & Lot 24 Beechboro Road North, Beechboro

Note: The advertised structure plan text and appendices proposes this as 'Drainage'

plan no: **3711-18A-01**
date: 8 April 2024
scale: NTS

UPDATED STRUCTURE PLAN MAP



CLE Town Planning + Design

LOCAL STRUCTURE PLAN MAP

Lot 385 Blackboy Way & Lot 24 Beechboro Road North, Beechboro

plan no: **3711-18A-01**
date: 8 April 2024
scale: NTS

Schedule of Modifications

Name:	Roe Estate Structure Plan
WAPC Ref:	SPN/2382
City Ref:	SWAN-SP/2024/3

SCHEDULE OF MODIFICATIONS

The Structure Plan is to be modified in accordance with the following Schedule of Modifications and the modified Structure Plan is to be resubmitted to the WAPC for consideration.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		Proposed movement network	
1.	Part 1 Section 4.1.2 Movement Network	Modify the second dot-point under Section 4.1.2 to read as follows: • *Road reserves and the supporting cross sections should be developed in accordance with the objectives of Liveable Neighbourhoods with all Access Street D reservations to achieve a minimum width of 15 metres (but can be reduced to a minimum width of 13 metres in locations where it adjoins a public open space or drainage reserve).*	To address the City's minimum standard and requirements for access streets to be a minimum width of 15m (13m if abutting a park or reserve); which is the ordinary standard recommended by the IPWEA Subdivision Guidelines.
2.	Part 1 Section 4.1.2 Movement Network	Modify the third dot-point under Section 4.1.2 to read as follows: • *Pedestrian linkages, including a dual-use path, will be in accordance with Figure 10 Movement Strategy Plan in Part 2, the recommendations of the supporting Transport Impact Assessment ~~Statement~~ (Appendix 6) and the City's standards.*	To address the City of Bayswater, Department of Transport and City of Swan comments to provide a dual use path that will logically connect the structure plan area to the wider network.
3.	Appendix 6 – revised Transport Impact Assessment (dated September 2024)	Amend Section 5.3 and Figure 11 'Proposed Pedestrian Network' to depict and require a dual use path (minimum 2.5m wide) along the southern boundary of the structure plan area (on the northern side of Blackboy Way) to seamlessly connect to existing Perth Bicycle Network route NE 15 (as depicted on Figure 6) and extend it eastwards to Beechboro Road North.	As above
4.	Appendix 6 – revised Transport Impact Assessment (dated September 2024)	Amend the fourth paragraph under Section 8 'Conclusion' as follows: *The proposed external structure plan accesses consist of three (3) connections. Of these – two (2) uncontrolled T-intersections are proposed at the ~~with~~ two (2) connecting to Blackboy Way ~~and~~. The City of Swan has identified that the one (1) intersection connecting to Flametree Place will require control in the form of a traffic island. The specific type of island can and will be addressed at the subdivision stage, when the layout and geometry of the internal road is known.*	To address the City's recommendation for an island to control movements for the intersection connecting to Flamewood Place.
5.	Part Part 2 Figure 10 Movement Strategy Plan	Replace all references to Traffic Impact Statement to reference the approved Traffic Impact Assessment and update Figure 10 'Movement Strategy Plan' to reflect the modifications required to Part 1 and the Traffic Impact Assessment.	Administrative update to ensure the Structure Plan references the Traffic Impact Assessment, and update Figure 10 to reflect the recommendations of the final version.
		Proposed Public Open Space (POS) Network	
6.	Structure Plan Map	Amend the Structure Plan's map to correctly illustrate the south-eastern corner reserve as 'Public Reserve - Drainage' as per the updated Structure Plan map and update the map's legend accordingly.	To reflect what is set out in Part 1 and Part 2 textual provisions.
		Proposed drainage network	

Schedule of Modifications

Name:	Roe Estate Structure Plan
WAPC Ref:	SPN/2382
City Ref:	SWAN-SP/2024/3

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
7.	Appendix 5 - Local Water Management Strategy (LWMS)	Update the Local Water Management Strategy (LWMS), if required, to be consistent with the endorsed LWMS to the satisfaction of the Western Australian Planning Commission on advice of the Department of Water and Environmental Regulation, Water Corporation and City of Swan.	Acknowledging that DWER, while did not object to the proposal or required any modifications in their submission, it has not yet given its final endorsement to the Local Water Management Strategy.

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				PUBLIC SUBMISSIONS		
01	Sue Cray	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site This development needs traffic access onto Beechboro Road. John Septimus Roe Anglican college that was previously located there have access onto Beechboro Road, for traffic travelling Westwards. • Request to retain trees Don't remove any Marri trees that remain. • Density concerns – too high • What allows high rise development to be considered?	Noted See Council report See Council report and 22 See 27 This is what is proposed. Otherwise see 27 See Council report The proposal is for R30/R40 which is a medium density in the R-Codes. This is not classified a high density or akin to promoting high-rise development.	See Council report See Council report See 27 See 27 See Council report No change recommended
02	Ahmad Sharifi	Cited property 101m+ in Beechboro		**Support (do not object)**	Noted	No change recommended
03	Ronald Clarkson	Cited property 101m+ in Beechboro		**Comments (Am Neutral)** • General parking concerns • Impact / loss of amenity	Noted Future residential development will be required to provide adequate parking onsite, as set out in the R-Codes and this applies across the state. See 10	No change recommended See 10
04	Tai Bui Van	Cited property 101m+ in Beechboro		**Support (do not object)**	Noted	No change recommended
05	Mark Gordon	Cited property 101m+ in Morley		**Object** • POS concern - Not enough and Undersized	Noted See Council report	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
06	Geoff Godden	Cited property 101m+ in Beechboro		**Conditionally Support** • Need clearer details on traffic management and structure plan	Noted. The structure plan identifies the location of connections onto the external network, so no change is recommended. Regarding traffic in general - see Council report for details	No change recommended
07	Melanie Reynolds	Cited property 101m+ in Beechboro		**Comments (Am Neutral)** • Would like to know if it will be developed privately	Noted This is not a relevant planning consideration but it is advised that the developer is a private entity.	No change recommended
08	Noah Wilkinson	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Site ought to be accessed from Beechboro Rd North, instead of relying on local streets • Concerned about service disruptions	Noted See Council report Disruptions caused by construction works are noted but are temporary. Future development works will be supported by an approved Construction Management Plan to ensure any disruption is appropriately managed.	See Council report No change recommended
09	Salvatore Alvaro	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Opposed to changing Flametree Place from a col-der-sact to a thru-road.ught to be accessed from Beechboro Rd North, instead of relying on local streets • Loss of quiet residential character Noise emissions	Noted See Council report See 10	See Council report See 10
10	Tom Pannett	Cited property 101m+ in Beechboro		**Object** • Impact / loss of amenity Anti-social behaviour Noise emissions	Noted It is acknowledged that the visual appearance of the site will be different from the now demolished school but the land is zoned for residential development purposes and the uses and densities proposed is compatible with	No change recommended

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
					what otherwise exists and/or is capable in its immediate locality. The R-Codes apply to all urban residential developments across Perth (Swan and Bayswater) and will ensure future development and onsite parking is compliant with these state government requirements. On this basis, the potential for ongoing noise emissions, anti-social behaviour and other impacts on the amenity of existing residents is expected to be within acceptable levels and comparable to what can otherwise be generated by residents in the abutting & existing residential lots. Disruptions and noise caused by construction works are noted but these are temporary and can be managed - see 08	
				• Density concerns – too high	See Council report	See Council report
11	Jocelyn Deaves	Cited property 101m+ in Beechboro		**Conditionally Support** • POS concern - Not enough • More trees be retained / planted	Noted See Council report See 27	See Council report See 27
12	Trifena Sudarmanto	Cited property 101m+ in Morley		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site • Impact / loss of amenity - Anti-social behaviour	Noted See Council report See 10	See Council report See 10
13	Carmela Cusato	Cited property 101m+ in Morley		**Support (do not object)**	Noted	No change recommended
14	Robert Crook	Cited property 101m+ in Beechboro		**Object** • Density consideration –concerned that with the densities proposed are too low / unaffordable / inflexible and if they are appropriate for this setting	Noted See Council report	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
15	Karen Tiedtke	Cited property 101m+ in Beechboro		**Support (do not object)**	Noted	No change recommended
16	Jackson Moyle	Cited property elsewhere / unknown		**Conditionally Support** • More trees be planted (need more greenery)	Noted See 27	See 27
17	Julian Richards	Cited property 101m+ in Beechboro		**Object** • Density concerns – too high and incompatible with its surrounds • POS concern - Not enough and undersized. 2 parks would be better (instead of 1)	Noted See Council report See Council report	See Council report See Council report
18	Kerry Power	Cited property 101m+ in Beechboro		**Support (do not object)**	Noted	No change recommended
19	Darren Kennett	Cited property 101m+ in Beechboro		**Object** • Density concerns – too high & ought to match existing block sizes	Noted See Council report	See Council report
20	Peter Macfarlane	Cited property 101m+ in Beechboro		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Site ought to be accessed from Beechboro Rd North, instead of relying on local streets • POS concern - Not enough. • Impact / loss of amenity	Noted See Council report See Council report See 10	See Council report See Council report See 10
21	Laura D'Rozario	Cited property elsewhere / unknown		**Object** • Naming considerations - opposed to the name of the estate, citing historical legacy issues against First Nations people	Noted This comment is noted and has been forwarded to the applicant and developer for consideration, as ultimately the estate's name is a commercial decision.	No change recommended
22	Chris Brinkworth	Cited property within 0-100m		**Conditionally Support** • Traffic congestion concerns on local streets and residents, north, west and south of site - Request the retention of access to Beechboro Rd North • Queries is the current vehicle access way (onto access to Beechboro Rd North) being closed?	Noted See Council report Regarding the question about the removal of the former access route - it remains the City of Bayswater's position (who control the land where	See Council report As above

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
					the former school's access is located within) that it doesn't support retaining direct access in that location to Beechboro Road North.	
23	Daniel Ridley	Cited property 101m+ in Morley		**Support (do not object)**	Noted	No change recommended
24	Taj Jones	Cited property 101m+ in Beechboro		**Object** • General traffic congestion concerns • More trees be retained / planted • Question benefit of urban residential development on environmental grounds. Contends it would be more appropriate to put a park with trees and plants or a nature play ground to rebuild deforestation	Noted See Council report See 27 The suitability of the land for residential purposes was accepted in the decisions that resulted in the approval of Scheme Amendment No.211. Those decisions considered the public need and it was accepted that no need for an additional large public or recreational space to justify the purchasing the subject site as the area is well-provided with large community spaces, such as Seine Park and Swan Active Beechboro which are approx. 300m and 1,000m west of the site. Ultimately the land is privately owned and the owner is under no obligations to provide land for public purposes, beyond their ordinary requirement for roads and make a 10% public open space contribution, which can be land, cash-in-lieu contribution, or a combination thereof. The proposal seeks to retain existing trees in the one park, which addresses the core of these objector's concerns, as	See Council report See 27 No change recommended

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
					well as the advice raised by Council at its 10 May 2023 Ordinary Meeting.	
25	Tammy Wilson	Cited property 101m+ in Beechboro		**Conditionally Support** • Conditionally supported on the basis that an access road be maintained to Beechboro Road (traffic congestion concerns) • Recommends more space for trees and open space/play spaces	Noted See Council report and 22 See Council report	 See Council report See Council report
26	Kym Whyte	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Opposed to changing Flametree Place from a col-der-sact to a thru-road. • Impact / loss of amenity - Anti-social behaviour	Noted See Council report See 10	 See Council report See 10
27	Alison Havey	Cited property 101m+ in Morley		**Object** • More trees be retained / planted should be planted • Question benefit of urban residential development, compared to a school or another way that supports the community. • POS concern - Not enough • Density concerns – too high	Noted The intended function of the proposed POS is to retain trees onsite and the Structure Plan (Table 5 in Part 1) sets out the requirement for the street tree masterplan to be submitted and approved, in consultation with the City, as a condition of subdivision approval. The masterplan will have a focus on native species and will, upon maturity, see a significant increase in tree canopy coverage within the estate and meaningfully address these concerns. See 27 See Council report See Council report	 No change recommended See 27 See Council report See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
28	Rachel Bonney	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Site ought to be accessed from Beechboro Rd North, instead of relying on local streets Opposed to changing Flametree Place from a col-der-sact to a thru-road.	Noted See Council report	See Council report
29	Robert Bonney	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Opposed to changing Flametree Place from a col-der-sact to a thru-road.	Noted See Council report	See Council report
30	Scott Bosustow	Cited property 101m+ in Morley		**Object** • Question need/benefit of residential development Recommends retirement village Question ability to address housing affordability	Noted Noted but this is not what is proposed - see 24 for details on the suitability of the land for general residential purposes. It is observed that ordinary residential development can provide options to the elderly to downsize and / or develop via special needs housing on the proposed range of densities proposed.	No change recommended
31	Olivia Fiorenza	Cited property within 0-100m		**Conditionally Support** • Traffic congestion concerns - Further technical reporting is required because the traffic impact assessment does not take into account the numerous near miss accidents at the intersections of Mahognay and Bluegum Roads and also at Mahogany and Banksia Roads	Noted Further technical reporting was undertaken – see Council report for details	See Council report
32	Alwyn Lim	Cited property 101m+ in Beechboro		**Support (do not object)**	Noted	No change recommended
33	Marie Rosen	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site Site ought to be accessed from Beechboro Rd North Opposed to changing Flametree Place from a col-der-sact to a thru-road.	Noted See Council report	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
34	Michael Wainwright	Cited property 101m+ in Beechboro		**Support (do not object)** • The PAW between Flametree Pl and Blackboy way should be closed as part of the plan. It will serve no purpose once this has been approved. Need to ensure POS is well maintained.	Noted This is not what is proposed in the structure plan and its retention will promote alternative choice and convenience for resident's walk or ride to the future Noranda Train Station.	No change recommended
35	Brian & Jean Docker	Cited property 101m+ in Beechboro		**Comments (Am neutral)** • Traffic congestion concerns on local streets and residents, north, west and south of site – identifying Mulga Street, Mahogany Road, intersection of Mahogany Road / Benara Road, intersection of Beechboro Road North / Benara Road, intersection of Beechboro Road North / Bluegum Road • Otherwise see no problems with the actual development which may enhance the area, • Trust it will result in no high rise buildings	Noted See Council report Noted See 01	See Council report No change recommended See 01
36	Anna Krieg	Cited property 101m+ in Beechboro		**Conditionally Support** • POS considerations - Submits that they would be in support of there was a kids playground included. Contends there is not enough good playgrounds with sufficient shade to be used year round.	Noted Noted - See Council report	See Council report
37	Carmelo Parrinello	Cited property 101m+ in Beechboro		**Conditionally Support** • Density concerns – seems too high • Queries if the housing will be private or a mix of private and public housing? • General amenity concerns - Anti-social behaviour • How will water supply be impacted? Pressure drop due to to many drawing of the current supply infrastructure in place?	Noted See Council report and 01 This is not relevant planning consideration and see 07 See 10 See 08 and A04, noting the Water Corporation offered supportive comments	See Council report No change recommended See 10 See 08 and A04
38	John Lord	Cited property within 0-100m		**Object** • Traffic congestion concerns on local streets and residents, north, west and south of site. Site ought to be accessed from Beechboro Rd North - The Estate needs to have a direct connection to Beechboro Road to reduce the impact on local roads and intersections. This would merely replicate what was in place when the school was operating where there was direct access to Beechboro Road.	See Council report and 22	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
39	Neil Stoney	Cited property within 0-100m		**Conditionally Support** • General parking concerns • Impact / loss of amenity • POS concern - Disagree with less than 10% being provided and contends the locality is under-provided	Noted See 03 See 10 See Council report. It is further advised that the immediate locality is well provided with local parks with two in Swan being 100m and 300m of the subject site.	 See 03 See 10 See Council report
				AGENCY SUBMISSIONS		
A01	Department of Biodiversity, Conservation and Attractions (DBCA)	AGENCY		**No comment**	Noted	No change recommended
A02	ATCO Gas	AGENCY		**Support (do not object)** General advice for noting for future stages regarding servicing connection and ground disturbance requirements.	Noted – This will be addressed at the subsequent planning stages and has been forwarded to the applicant to inform future planning works.	No change recommended
A03	DPLH – Heritage Operations (Aboriginal Heritage Directorate)	AGENCY		**Comments** Based on the current information held by DPLH, advise that no approvals under the AHA is required in this instance. It should be emphasised to the proponent that the approval of the structure plan does not count as approvals for works under the AHA, it is not approval for works, and are encouraged to come to Aborginal heritage Conservation for further advice about requirements under the AHA	Noted and has been forwarded to the applicant to inform future planning stages.	No change recommended
A04	Water Corporation	AGENCY		**Comments** <u>Water</u> Advised reticulated water is available to the subject area by extension of the surrounding water mains. Water Corporation will provide reticulation planning to the proponent upon request that will specify the sizing to serve the development. <u>Wastewater</u> Advised reticulated sewerage is available to the subject area. Connection can be made by either pf the DN225 sewers near by depending on how the internal sewer network is designed. Regarding lots that front Blackboy Way, the consultant will need to discuss these options	Noted – This will be addressed at the subsequent planning stages and has been forwarded to the applicant to inform future planning works.	No change recommended

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				with Water Corporations Land Servicing team at subdivision stage. If the preferred option is to install the sewer main in the rear of the lots, it will reduce the area of the lot that can be built on as access will need to be maintained in accordance with its *Working Near Assets Technical Guidelines"* Drainage Advise that their drainage team is reviewing the proposal and intend to provide an update in the next 2 wks from 11 July 2024 (by approx. 25 July 2024).	Water Corporation did not provide further comments or supplementary submission for consideration.	
A05	Department of Water and Environmental Regulations (DWER)	AGENCY		**Comments** Appendix 1 - Transportation Noise Assessment The Environmental Noise Branch (ENB) of Department of Water and Environmental Regulations has reviewed the Transportation Noise Assessment and advises: • No significant deficiencies/discrepancies with the recommendation and modelling that absolutely require a review/further information have been identified. • notes that achieving the indoor noise targets on the first floor on the 9 most affected lots with the Quiet House Package C may not be practicable, which may require that all doors and windows facing Beechboro Road North be kept closed to be effective. Local Water Management Strategy (LWMS) Submits that it has undertaken a preliminary review of the LWMS and did not identify any fatal flaws. It notes the site is relatively small, and flood management is retained within the site. Water allocations Advise that while the area in question is fully allocated and therefore new licences to abstract groundwater would not likely be approved, the existing licence identified would likely be supported for a trade/transfer (or at least a portion of the licence sufficient to irrigate the majority of the proposed POS.	Noted Noted Noted - City staff also consider the LWMS to be satisfactory, subject to the DWER's final endorsement of the LWMS, and this is addressed in the schedule of modifications Noted	 No change recommended See schedule of modifications No change recommended
A06	Main Roads WA (MRWA)	AGENCY		**Comments** Submits that a detailed assessment is required to support the Traffic Impact Assessment (TIA). This will	Noted. In response to the technical comments received from the City of Bayswater	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				provide the technical validation to support the TIA's findings on how the traffic generated by the Structure Plan will impact the surrounding intersections and road network in the morning and afternoon peaks.	and Main Roads WA for more detailed modelling, the project team has submitted a revised Traffic Impact Assessment (TIA) that supersedes the version advertised. See Council report for more details.	
A07	Department of Transport	AGENCY		**Support (with comments)** <u>Connection to DoT's Long Term Cycle Network (LTCN)</u> DoT notes that Figure 6, Pedestrian and Cycling Infrastructure, of the Transport Impact Assessment (TIA) does not reflect the LTCN, and Figures 8, Local Context Plan and Figure 10, Movement Strategy Plan, of the Structure Plan report do not clearly articulate the intent for the future path along the southern boundary of the subject site. The LTCN indicates that the Secondary Route along Blackboy Way should continue along the full extent of the site's southern boundary to Beechboro Rd North along the Access Rd C as shown on TIA Figure 9: Proposed internal LSP Road Hierarchy. <u>Technical assessment of traffic volumes in the TIA</u> DoT offered no objection to the TIA and considered that further modelling wouldn't be required as the morning and afternoon trips equate to 84 trips., WAPC Transport Impact Assessment Guidelines states that an increase in less than 100 vehicles in the peak hour is not considered to have a likely impact on the road function. It is presumed the road network catered for the previous school traffic and can therefore accommodate the lower rater of residential traffic from this proposal. <u>Recommending more ambitious densities</u> The site's close proximity to the future Noranda Train Station provides an opportunity to provide development in this location of higher density than proposed. While this is at the applicant's discretion DoT can see no transport reasons why this would not be able to be contemplated.	Noted Concur - See City of Bayswater's submission, Council report and schedule of modifications. Noted See Council report	See schedule of modifications Noted See Council report
A08	Department of Education	AGENCY		**Support (do not object)** The subject site falls within the student intake area of West Beechboro Primary School (Primary School) which is approaching its permanent capacity. The estimated	Noted	No change recommended

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				dwelling yield is not expected to have a significant impact on the accommodation capacity of the school. Consultation with the department is required should there be future zoning or residential changes that would cause a significant increase in student yield.	Noted – This will be addressed at the subsequent planning stages and has been forwarded to the applicant to inform future planning works.	No change recommended
A09	City of Bayswater	AGENCY		**Conditionally support** Advise that at its 23 July 2024 ordinary meeting the Council of the City of Bayswater considered the draft response prepared by administration and resolved to: a) Endorse the response to the formal referral of the Roe Estate structure plan application from the City of Swan (of conditional support, subject to changes) b) Consent to the commencement of community engagement regarding the proposal to dedicate reserve 41129g (BlackBoy Way Reserve). Lot 12104, 14 Blackboy Way, Morley, as a local reserve. c) include in its referral response that the Estate Name is not supported. <u>Concerns with the advertised Traffic Impact Assessment</u> Contend that detailed technical assessment is required to support the Traffic Impact Assessment (TIA) to provide meaningful validation of the TIA's findings and demonstrate how the traffic generated by the Structure Plan will impact the surrounding intersections and roads. <u>Comments on the suitability of the updated Traffic Impact Assessment (TIA) dated Sept 2024</u> In a 1 Oct 2024 supplementary email advises that the revised TIA adequately quantifies the traffic impact of the LSP on the surrounding road network. The findings of the revised TIA will now form part of the City of Bayswater's consideration of the road dedication request and any future subdivision application for which the city of Bayswater is the approval or referral authority	Noted See below and Council report This comment is noted has been forwarded to the applicant and developer for consideration, as ultimately the estate's name is a commercial decision. Addressed - See the next comment Noted. Also see Council report	See below and Council report No change recommended but can be monitored Addressed - See the next comment See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				While comfortable, City of Bayswater recommends modifying the proposed pedestrian and cycle movement network to include provision for a 2.5m (minimum) wide shared path within the proposed Lot 11210 road reserve to provide pedestrian and cycle access between Blackboy Way and Beechboro Road North, as per DoT's LTCN (see A07 for details). On traffic matters it further advises that –	See Council Report and schedule of modifications	See Council Report and schedule of modifications
				• The City of Bayswater accepts the trip generation / distribution methodology and updated TIA's assessment of traffic impacts on the surrounding road network. Notwithstanding it disagrees with the Assertions will have lesser impact on the local road network (particularly roads within the City of Bayswater) than when the school was operational, as vehicle access arrangements have fundamentally changed.	As per above, it is accepted by Bayswater that the surrounding road and intersection network can accommodate future volumes generated by this structure plan in the manner proposed by this TIA. On this basis this comments, while noted, does not require changes.	No change recommended
				• No direct vehicle access between Beechboro Road North and Blackboy Way extension within Reserve 41129 remains the City of Bayswater's preference to avoid a rat-run from Beechboro Road North thru to Blackboy Way then Acacia Ct to access Noranda Station.	Noted	No change recommended
				• The City of Bayswater accepts the trip generation / distribution methodology and updated TIA's assessment of traffic impacts on the surrounding road network. Notwithstanding, it advises that its staff may be open to consider a third access to Roe Estate (but not via the proposed Blackboy Way extension over Reserve 41129), which may minimise the Structure Plan's impact on Bayswater residents, provided the intersections onto Blackway Way were controlled (for example a left-in, left out arrangement).	This observation can only be noted at this time as it would require further technical validation to confirm. With the current TIA supported and it quantifies the traffic impact of the Structure Plan on the surrounding road network, no change is recommended but it can be monitored if Reserve 41129 is not converted into a road.	No change recommended
				<u>Lot 11210</u> Prior principle support for the dedication of Lot 11210 as a local road is noted. The City of Bayswater anticipates commencement of community consultation on the road dedication in Aug 2024.	Noted	No change recommended

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				• If the Council resolves to support the road dedication, a copy will be forwarded to the agency acting on behalf of the landowner. • The City maintains in-principle support for dedication of Lot 11210 as a local road, subject to: o Detailed design; o An appropriate level of impact assessment o Fair and reasonable mitigation (if required)		
				<u>Public Open Space</u> It does not support the proposal for only 4.69% public open space to be provided onsite, with the balance to be provided as cash-in-lieu, for the following reasons: • Question the utility of the POS proposed onsite to meet the recreational needs of its community. They contend the size and extent of restricted POS proposed in this park limits its recreational potential and its location raises concerns with its limited surveillance opportunities. • Contends that any under-provision of POS will place additional pressure on POS reserves within the City of Bayswater and increase usage of its nearest park (Mahogany Park) and maintenance pressures It recommends the full 10% POS be provided onsite and within the Structure Plan.	See Council report	See Council report
				<u>Tree protection</u> The City recommends the protection and retention of trees.	See 27	See 27
				<u>Recommending more ambitious densities</u> Recommends higher densities be considered due to the proximity of the Noranda train station and Beechboro Road North Urban Corridor.	See Council report	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

No.	Name	Proximity	CONFIDENTIAL	Summary	City Response	City Recommendation
				Water management abutting/near Lot 11210 Requires stormwater run-off from the 15mm event is required to be contained on-site. The City requires the following regarding the underground storage cells in Catchment 4: • Confirmation that the proposed underground storage cells will be constructed below the verge or road carriage. • Clarification required to post-construction ownership and maintenance of underground storage cells.	Stormwater is proposed to be retained onsite and what ordinary drainage infrastructure installed in the road reserve is part and parcel of the ordinary development of the road. This will be addressed at the subsequent Urban Water Management Plan stage and has been forwarded to the applicant to inform future planning works.	No change recommended but will be monitored
				Water management – general comments Proposal to install a new pipeline at the back of the new proposed subdivided lots requires referral to Water Corp. The City prefers new sewer be constructed at the back of those properties (Option 1 on the Engineering Services Report) to minimize potential sewer contamination of the city's existing stormwater system.	It was referred to Water Corporation, who did not provide comments or objections on this matter. The final approval of the LWMS is a matter addressed in the schedule of modifications.	The final approval of the LWMS is addressed in the schedule of modifications.
				Noise Recommends alternative solutions be investigated to construction of a noise wall to mitigate impact of amenity on the proposed lots (noise attenuation strategy).	See Council report	See Council report

Schedule of Submissions

Name	Roe Estate Structure Plan
WAPC Ref.	SPN/2382
City Ref.	SWAN-SP/2024/3

Summary

	PUBLIC						AGENCIES
	Cited property within:						
	Cited property within 0-100m	Cited property 101m+ in Beechboro	Cited property 101m+ in Morley	Cited property elsewhere / unknown	Interest Group	PUBLIC TOTAL	
Object	**8**	**5**	**4**	**1**	**-**	**18**	-
(Submitter Codes)	01 08 09 26 28 29 33 38	10 14 17 19 20	05 12 27 30	21		46%	
Support (Do not object)	**-**	**8**	**2**	**-**	**-**	**10**	**3**
(Submitter Codes)		02 04 06 15 18 24 32 34	13 23			26%	A02 – ATCO A07 - DOT A08 - DOE
Conditionally Support	**3**	**4**	-	**1**	**-**	**8**	1
(Submitter Codes)	22 31 39	11 25 36 37		16		20%	A09 - Bayswater
Comments (Am Neutral)	**-**	**2**	1	**-**	**-**	**3**	4
(Submitter Codes)		07 35	03			8%	A03 – DPLH A.Hert A04 – WC A05 - DWER A06 – MRWA
No comment	**-**	**-**	-	**-**	**-**	**-**	1
(Submitter Codes)							A01 - DBCA
TOTAL	11	19	7	2	-	39	9



CITY OF SWAN
RECEIVED
In full: 11 Jun. 2024

Roe Estate Structure Plan

Part One - Implementation Report

APRIL 2024

CLE Town Planning + Design

CLE Town Planning + Design

Title	Roe Estate Structure Plan Part One - Implementation Report
Prepared for	John Septimus Roe Anglican Community School
Date	17 April 2024
Status	Final
Prepared by	CLE Town Planning + Design
CLE reference	3711Rep19A

This report is for the exclusive use of the Client, pursuant to Agreement between the Client and CLE Town Planning + Design. CLE accepts no liability or responsibility whatsoever in respect of any use of or reliance upon any information contained within this report by anyone who is not party to the Agreement and/or has come into possession of the Report through parties other than the Client or CLE.

CLE is not accountable for any information which may be contained within the Report which has been supplied by others and reproduced by CLE in this report.

Copyright and any other Intellectual Property arising from this report and the provision of the services in accordance with the Agreement belongs exclusively to CLE unless otherwise agreed and may not be reproduced or disclosed to any other person other than the Client without the express written authority of CLE.

Any reproduction by the Client is to reference CLE as the original author.

Plans and figures contained in this report have been prepared for general information purposes only and may inadvertently use uncontrolled data from external sources. CLE does not guarantee the accuracy of the plans and they should not be used for any detailed site design. The content of this report including all plans remains the property of CLE.

© CLE 2024

Approval Page

IT IS CERTIFIED THAT THIS PRECINCT STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

_____

Date

Signed for and on behalf of the Western Australian Planning Commission:

_____

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____

Witness

_____

Date

_____

Date of Expiry

Table of Amendments

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC

Executive Summary

The Roe Estate Structure Plan (the Structure Plan) comprises approximately 5ha of land, being generally bound by Beechboro Road North to the east, Blackboy Way and a Western Power substation to the south and established residential development to the north and west.

The Structure Plan represents an infill project that aligns with state and local government planning and policy objectives and supports housing supply within the Perth metropolitan area. The Structure Plan will guide future subdivision and development of the land, and is informed by the following vision:

At the heart of Roe Estate is community connection and accessibility. Situated near the Noranda Metronet transport hub, it serves as a gateway to the wider region, facilitating effortless movement for residents. Through excellence in design and execution, Roe Estate will enhance the local area and cultivate a legacy of community and connectivity.

The Structure Plan area is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and is zoned 'Residential Development' under the City of Swan (City) Local Planning Scheme No. 17 (LPS 17). The site was previously zoned 'Private Clubs and Institutions' under LPS 17, which reflected the use of the site as a private primary school (John Septimus Roe Anglican Community School Beechboro Campus). Following a decision to close the campus at the end of the 2022 school year Scheme Amendment No. 211 was progressed to rezone the Structure Plan area to 'Residential Development'. The amendment was approved by the Minister for Planning and gazetted on 17 November 2023.

This Structure Plan is lodged in accordance with the objectives of the Residential Development zone, which require a structure plan to be prepared for future residential areas to guide development and/or subdivision in a coordinated manner.

The Structure Plan has been prepared in accordance with the objectives of the relevant planning framework, including *Liveable Neighbourhoods* as the applicable guiding document for large infill sites.

The Structure Plan will support the creation of a residential neighbourhood with densities ranging from R30-R40 and is estimated to deliver approximately 105 dwellings, which equates to 20.9 dwellings per gross urban zoned hectare and 29.3 dwellings per residential site hectare. This exceeds the targets set out in *Liveable Neighbourhoods* and will support the City in achieving its 47% infill target set out under the *Perth and Peel @ 3.5 million* sub regional planning framework.

Beechboro is identified as an infill precinct with dual density codes of R20/35, R20/R40 and R20/R50. Whereas, land immediately south of the Structure Plan, within the City of Bayswater, is coded R25. The R30/R40 densities within the Structure Plan align with the surrounding density codes and will deliver medium density development that is in-keeping with both the existing and planned character of the area.

The Structure Plan demonstrates coordinated development of the site via a logical extension to the existing road networks of Blackboy Way and Flametree Place. Blackboy Way is located outside of the Structure Plan area, within the City of Bayswater. The Structure Plan map demonstrates a coordinated extension of Blackboy Way with the Structure Plan, which can be delivered through future subdivision.

The public open space has been carefully sited to retain a stand of Marri trees in the north-western corner of the Structure Plan, whilst also serving a local drainage function. The POS extends in a linear fashion to the proposed east-west local road centrally within the Structure Plan to .integrate the public open space with the future development.

The site can be readily serviced, with reticulated sewer, reticulated water and power all available immediately adjacent to the Structure Plan area.

To support and inform the Structure Plan the following technical reports have been prepared, and are summarised in the Part 2 – Explanatory Report, with complete copies included as technical appendices:

- Acoustic Report
- Engineering and Servicing Report
- Environmental Assessment Report
- Landscape Masterplan
- Local Water Management Strategy
- Transport Impact Statement

The abovementioned technical reports comprehensively address all of the relevant planning and technical considerations and demonstrate that the land is suitable for urban development in the form proposed.

Land Use Summary

Table 1 provides a land use summary of the Structure Plan area.

Item	Data	Section Number
Total area covered by the structure plan	5.02ha	Plan A
Area of each land use proposed: Zones · Residential Reserves · Parks and Recreation · Road Reserves	 3.58ha 0.32ha 1.12ha	Part 1 - Section 4.1 and Plan A
Estimated number of dwellings	105	Part 2 – Section 5.3.1
Estimated residential density *Liveable Neighbourhoods and Perth & Peel @ 3.5 million*	20.9 dwellings per gross urban zoned hectare & 29.3 dwellings per residential site hectare	Part 1 – Section 4.2 Part 2 – Section 5.3.1
Estimated population	294 (2.8 people per household)	
Number of high schools	0	Part 2 – Section 5.8
Number of primary schools	0	Part 2 – Section 5.8
Amount of Public Open Space	0.25ha (4.69%) Unrestricted – 0.1554ha Restricted – 0.0758ha	Part 1 – Section 4.1.4 Part 2 – Section 5.4

***Table 1**: Land Use Summary*




Existing Trees to be retained on site

Contents

1. Structure Plan Area & Operation *2*
1.1 Application Area and Approval 2
1.2 Relationship with Statutory Planning Framework 2
3. Purpose *4*
2. Staging *4*
4. Subdivision & Development Requirements *5*
4.1 Land Use Zones & Reserves 5
4.2 Density & Development 7
4.3 Other Requirements 7
5. Additional Details *8*
5.1 Information to be Submitted with a Subdivision Application 8
5.2 Studies to be Required Under a Condition of Subdivision Approval 8

Figures

Plan A: Local Structure Plan Map

Part One - Implementation Report

1. Structure Plan Area & Operation

1.1 Application Area and Approval

This Structure Plan shall apply to Lot 24 (463) Beechboro Road and Lot 385 (18) Blackboy Way, Beechboro being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (**Plan A**). The Structure Plan is identified as the Roe Estate Structure Plan.

The Structure Plan is in effect from the date stated on the cover and for a period of 10 years.

1.2 Relationship with Statutory Planning Framework

The Structure Plan has been prepared as required by Part 5A of the City's LPS 17 and the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes* (Deemed Provisions). The Structure Plan is in accordance with the objectives of *Liveable Neighbourhoods* and supporting state and local planning policies to outline future zones, reserves, public open space and supporting infrastructure.

Pursuant to the Deemed Provisions, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

1.3 Structure Plan Content

The Structure Plan comprises:

- Part One – Implementation Report
- Part Two – Explanatory Report
- Appendices – Technical Reports

Part One of the Structure Plan comprises the Map and supporting planning provisions. Part Two of the Structure Plan is the explanatory report component, which can be used to interpret and implement the requirements of Part One.




Roe Estate Site

3. Purpose

The purpose of the Structure Plan is to coordinate subdivision and development of the former John Septimus Roe Anglican Community School Beechboro Campus. The Structure Plan will present as an extension of the existing Beechboro neighbourhood and contribute to the City achieving its 47% residential infill target set out under *Perth and Peel @ 3.5 million.*

The vision for the Structure Plan is as follows:

At the heart of Roe Estate is community connection and accessibility. Situated near the Noranda Metronet transport hub, it serves as a gateway to the wider region, facilitating effortless movement for residents. Through excellence in design and execution, Roe Estate will enhance the local area and cultivate a legacy of community and connectivity.

The vision is delivered through the following three key principles:



- **Community Design– Provide an estate that integrates seamlessly with the surrounding neighbourhood, contributing to the existing and planned suburban character of the area, and the objectives of the City's Urban Housing Strategy.**



- **Urban Ecology – Deliver a sustainable development that supports tree retention and water sensitive urban design principles with access to various amenities to encourage active travel.**



- **Affordability – Support the delivery of affordable housing to meet the needs of future occupants and provide a framework that facilitates infill development and housing opportunities in line with the City's Local Planning Strategy.**

The Structure Plan will achieve these principles through the delivery of an estate that seamlessly connects with the existing community in a clear and legible manner, makes provision for public open space that prioritises tree retention and provides for a variety of dwelling typologies to cater for the existing Beechboro demographic.

2. Staging

Staging will generally commence from the Structure Plan's western and southern boundaries with access to existing services via Blackboy Way and Flametree Place, progressing in both a northern and westerly direction.

Development staging will follow an orderly sequence and shall not exceed the extension of essential service infrastructure or constructed road access.

4. Subdivision & Development Requirements

4.1 Land Use Zones & Reserves

4.1.1 Structure Plan Zones

Plan A is the Structure Plan Map, which designates the proposed zones and reserves applicable to land within the Structure Plan.

Subdivision and development of land is to be generally in accordance with the Structure Plan Map. Refinements to the zones and reserves is permitted at subdivision stage subject to submission of an appropriate level of supporting technical justification.

The Structure Plan proposes the following zone/s as set out in **Table 2**, which accords with the City's LPS 17. Land use permissibility for land within the Structure Plan area shall be in accordance with the corresponding zone, as set out in the zoning table of LPS 17.

Zone	Objectives
Residential	· Provide for a range of forms and densities of residential development to meet the needs of the wide variety of households which make up the community; · Promote a residential environment in each locality consistent with the form and density of residential development permissible in the locality, so as to enhance a sense of place and community identity; · Preserve and enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the potential to prejudice the development of a safe and attractive residential environment; · Provide for a limited range of ancillary development compatible with the form and density of residential development, and complementary to the needs of local communities, but which will not compromise residential amenity; and · Avoid development of land for any purpose or in any manner that would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones.

***Table 2**: Structure Plan Zones*

4.1.2 Movement Network

The Structure Plan is subject to the following key movement network considerations:

- Road connections to the surrounding local area shall be generally in accordance with Plan A and shall connect seamlessly to the neighbouring community.
- Road reserves and the supporting cross sections should be developed in accordance with the objectives of *Liveable Neighbourhoods*.
- Pedestrian linkages will be in accordance with the recommendations of the supporting Transport Impact Statement (**Appendix 6**) and the City's standards.

4.1.3 Other Reserves

The **Plan A** Structure Plan Map identifies a 0.25ha local open space and 0.07ha drainage reserve.

4.1.4 Public Open Space

The provision of public open space will be provided generally in accordance with the Structure Plan Map and **Table 3** of this Structure Plan. An updated public open space schedule may be required at the time of subdivision for determination by the WAPC.

The Structure Plan makes provision for approximately 4.69% of the site to be set aside as creditable public open space, as set out below and in accordance with **Plan A**.

The balance of public open space shall be provided as a cash-in-lieu contribution to the City in accordance with *Local Planning Policy 1-12: Public Open Space and Community Buildings and Development Control Policy 2.3: Public Open Space in Residential Areas*.

Public Open Space Schedule (all areas are in hectares)		
LSP Site Area		5.0200
Existing Deductions		
Drainage Reserve (southeast corner)	0.0700	
Drainage 1:1 year event (as per Hyd2o LWMS)	0.0188	
Total existing deductions	0.0888	
Net Site Area	4.9312	
Structure Plan Deductions		
Restricted POS over 2%	0.0000	
Total Structure Plan Deductions	0.0888	
Gross Subdivisible Area		**4.9312**
POS @ 10%		0.4931
Public Open Space Requirement		
May Comprise:		
Min 8% unrestricted POS	0.3945	
Max 2% restricted POS	0.0986	
TOTAL POS REQUIRED		**0.4931**
Public Open Space Provided	Unrestricted POS	Restricted POS
POS 1 - North-west	0.1554	0.0758
TOTAL (ha)	**0.1554**	**0.0758**
Additional Deductions		
Restricted Open Space Surplus		0.0000
Restricted Public Open Space Contribution		
Unrestricted POS Provided	0.1554	3.15%
Restricted POS Provided	0.0758	1.54%
Total Creditable POS Provided	**0.2312**	**4.69%**

***Table 3**: Public Open Space*



4.2 Density & Development

Plan A designates the R-Code ranges applicable to subdivision and development of the Structure Plan. Subdivision and development shall exceed a dwelling target of 22 dwellings per site hectare across the entire Structure Plan area in accordance with *Liveable Neighbourhoods*.

4.2.1 Density & R-Codes

This Structure Plan adopts a density code range of R30-40.

An R-Code Plan is to be submitted at the time of subdivision to allocate a specific R-Code for the proposed lots for approval by the WAPC. The R-Code Plan:

a. Shall be consistent with density ranges and locational criteria set out in this Structure Plan;

b. Is to include a summary of the proposed lot yield of the subdivision application to which it relates; and

c. May be varied subject to the further approval of the WAPC. A varied R-Code Plan will replace (entirely or partially) the previously approved R-Code Plan.

Once approved by the WAPC, the R-Code Plan forms part of this Structure Plan.

An R-Code Plan may not be required if the WAPC considers that the subdivision application is for one or more of the following:

- Amalgamation of lots, including for land assembly;
- Provision of access, services or infrastructure;
- Non-residential use, with reference to the zone/reserve indicated on this structure plan; or
- In accordance with an already-approved R-Code Plan.

4.2.2 Locational Criteria

The allocation of residential densities shall be in accordance with the following criteria:

a. A base residential density code of R30 shall apply; and

b. An R40 coding may apply for lots that are located at the end of a street block or generally within 100m of public open space or a high frequency public transport service as defined by the Residential Design Codes.

4.2.3 Local Development Plans

The preparation of a Local Development Plan may be required by the Western Australian Planning Commission (WAPC) as a condition of subdivision approval where deemed necessary for land comprising, but not limited to:

i. Lots abutting areas of Public Open Space to address:

   a. built form orientation and passive surveillance; and

   b. uniform visually permeable fencing.

In addition, a Local Development Plan may be required to implement quiet house design standards in accordance with an Acoustic Report.

4.3 Other Requirements

4.3.1 Notifications on Title

In respect of applications for the subdivision of land, in accordance with the Lloyd George Acoustic Report dated 30 March 2024 (**Appendix 1**) or an updated report provided at subdivision stage, the City shall recommend to the WAPC that a condition be imposed as part of a subdivision approval for a notification to be placed on the Certificates of Titles of applicable lots. The notification is to advise the following:

- *This lot is situated in the vicinity of a transport corridor and is currently affected, or may in future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.*

5. *Additional Details*

5.1 Information to be Submitted with a Subdivision Application

The following technical reports/strategies are to be prepared in support of any future subdivision application:

Additional Information / Purpose	Approval Stage	Responsible Agency
R-Code Plan	To depict final R-Codes for individual lots in accordance with the locational criteria set out in Part 1.	WAPC

***Table 4**: Information to be submitted with a subdivision or development application*

5.2 Studies to be Required Under a Condition of Subdivision Approval

The following technical reports/strategies are to be prepared in accordance with a future subdivision approval (as applicable):

Additional Information / Purpose	Approval Stage	Responsible Agency
Urban Water Management Plan	To detail the management of stormwater both on and off site in accordance with the WAPC's Better Urban Water Management Guidelines.	City of Swan
Tree Retention Plan	To detail the strategy for retaining the existing Marri trees on site as part of subdivision works.	City of Swan

***Table 5**: Information to be submitted pursuant to approval conditions, if relevant*



CLE Town Planning + Design

LOCAL STRUCTURE PLAN MAP

Lot 385 Blackboy Way & Lot 24 Beechboro Road North, Beechboro

plan no: **3711-18A-01**
date: 8 April 2024
scale: NTS



Roe Estate Structure Plan

Part Two - Explanatory Report

APRIL 2024

CLE Town Planning + Design

CLE Town Planning + Design

Title	Roe Estate Structure Plan Part Two - Explanatory Report
Prepared for	John Septimus Roe Anglican Community School
Date	17 April 2024
Status	Final
Prepared by	CLE Town Planning + Design
CLE reference	3711Rep20A

This report is for the exclusive use of the Client, pursuant to Agreement between the Client and CLE Town Planning + Design. CLE accepts no liability or responsibility whatsoever in respect of any use of or reliance upon any information contained within this report by anyone who is not party to the Agreement and/or has come into possession of the Report through parties other than the Client or CLE.

CLE is not accountable for any information which may be contained within the Report which has been supplied by others and reproduced by CLE in this report.

Copyright and any other Intellectual Property arising from this report and the provision of the services in accordance with the Agreement belongs exclusively to CLE unless otherwise agreed and may not be reproduced or disclosed to any other person other than the Client without the express written authority of CLE.

Any reproduction by the Client is to reference CLE as the original author.

Plans and figures contained in this report have been prepared for general information purposes only and may inadvertently use uncontrolled data from external sources. CLE does not guarantee the accuracy of the plans and they should not be used for any detailed site design. The content of this report including all plans remains the property of CLE.

© CLE 2024

Contents

1. Introduction & Purpose 2

2. Site & Context Analysis 4

2.1 Physical Context 4
2.2 Community Context 10
2.3 Planning & Governance Context 12

3. Opportunities & Constraints Analysis 18

3.1 Site Assessment 18
3.2 Local Amenity 20

4. Stakeholder & Community Engagement 22

5. Design Response 23

5.1 Community Design 24
5.2 Movement Network 26
5.3 Lot Layout 30
5.4 Public Parkland 32
5.5 Urban Water Management 36
5.6 Noise 36
5.7 Utilities 37
5.8 Activity Centres and Employment 38
5.9 Schools 38

6. Development Staging 39

7. Development Contributions 39

List of Figures

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	North-East Sub-regional Planning Framework Extract
Figure 4	City of Swan Local Planning Strategy Extract
Figure 5	MRS Zoning Extract
Figure 6	LPS Zoning Extract
Figure 7	Opportunities & Constraints Plan
Figure 8	Local Context Plan
Figure 9	Masterplan Concept
Figure 10	Movement Strategy Plan
Figure 11	Noranda Train Station Masterplan
Figure 12	Local Connectivity
Figure 13	Local Green Spaces
Figure 14	Landscape Masterplan

Appendices

Appendix 1	Acoustic Assessment (Lloyd George Acoustics)
Appendix 2	Engineering and Servicing Report (Tabec)
Appendix 3	Environmental Technical Note (Emerge)
Appendix 4	Landscape Masterplan (Plan E)
Appendix 5	Local Water Management Strategy (Hyd2o)
Appendix 6	Transport Impact Statement (Shawmac)

Part Two - Explanatory Report

1. Introduction & Purpose

The Roe Estate Structure Plan ('the Structure Plan') has been prepared on behalf of the Anglican Schools Commission and covers Lot 24 (463) Beechboro Road and Lot 385 (18) Blackboy Way, Beechboro.

The Structure Plan is lodged in accordance with the City of Swan (City) Local Planning Scheme No. 17 (LPS 17), which requires a structure plan to be prepared for land zoned 'Residential Development'. The purpose of the Structure Plan is to provide a planning framework to guide future subdivision and development across the site in a coordinated manner. This represents the next logical step in the planning process following the sites rezoning from 'Private Clubs and Institutions' via Scheme Amendment No. 211, which was gazetted in November 2023.

The Structure Plan has been prepared in accordance with the objectives of the relevant planning framework, including Liveable Neighbourhoods as the applicable guiding document for large infill sites.

The format of the Structure Plan generally follows that set out in the Western Australian Planning Commission's (WAPC) WA Planning Manual – Guidance for Structure Plans, comprising three parts:

Part 1 – Implementation Report: Contains the Structure Plan map and outlines the requirements that will be applied when assessing subdivision and development applications.

Part 2 – Explanatory Report: Discusses the key outcomes, planning implications of the background and technical reports and more detailed planning framework. Part 2 is based on a site-specific analysis of opportunities and constraints and the following technical reports and strategies:

- Acoustic Assessment (Lloyd George Acoustics)
- Engineering and Servicing Report (Tabec)
- Environmental Technical Note (Emerge)
- Landscape Masterplan (Plan E)
- Local Water Management Strategy (Hyd2o)
- Transport Impact Statement (Shawmac)

Part 3 – Technical Appendices: Includes the technical reports and supporting plans and maps as prepared by the technical consultants in support of the proposal.











2. Site & Context Analysis

2.1 Physical Context

Set out below is a high-level contextual analysis of the Structure Plan's various locational and physical characteristics. Where relevant, this analysis has been used to inform the opportunities and constraints within Section 3 and the Design Response within Section 5 of this report.

2.1.1 Location

The Structure Plan is located in the City of Swan, approximately 7.5km north-west of the Swan Strategic Metropolitan Centre and 11km north-east of the Perth CBD. The Noranda Metronet Station, which is currently under construction, is located approximately 450m west of the Structure Plan.

The Structure Plan area is generally bound by: Beechboro Road North to the east; Blackboy Way and Lot 11210 to the south; Timberlane Crescent and existing residence to the north; and Flametree Place, a Pedestrian Access Way and existing residence to the west.

The site was originally developed as the John Septimus Roe Anglican Community School Beechboro Campus and operated as a school until its closure at the end of 2022. The services offered by the school campus have been integrated into its Mirrabooka campus, which offers a whole of school life service (Kindergarten to Year 12) which is the preferred model by customers. The former use of the site as a private school resulted in the site being extensively developed, with almost none of the natural environment remaining.

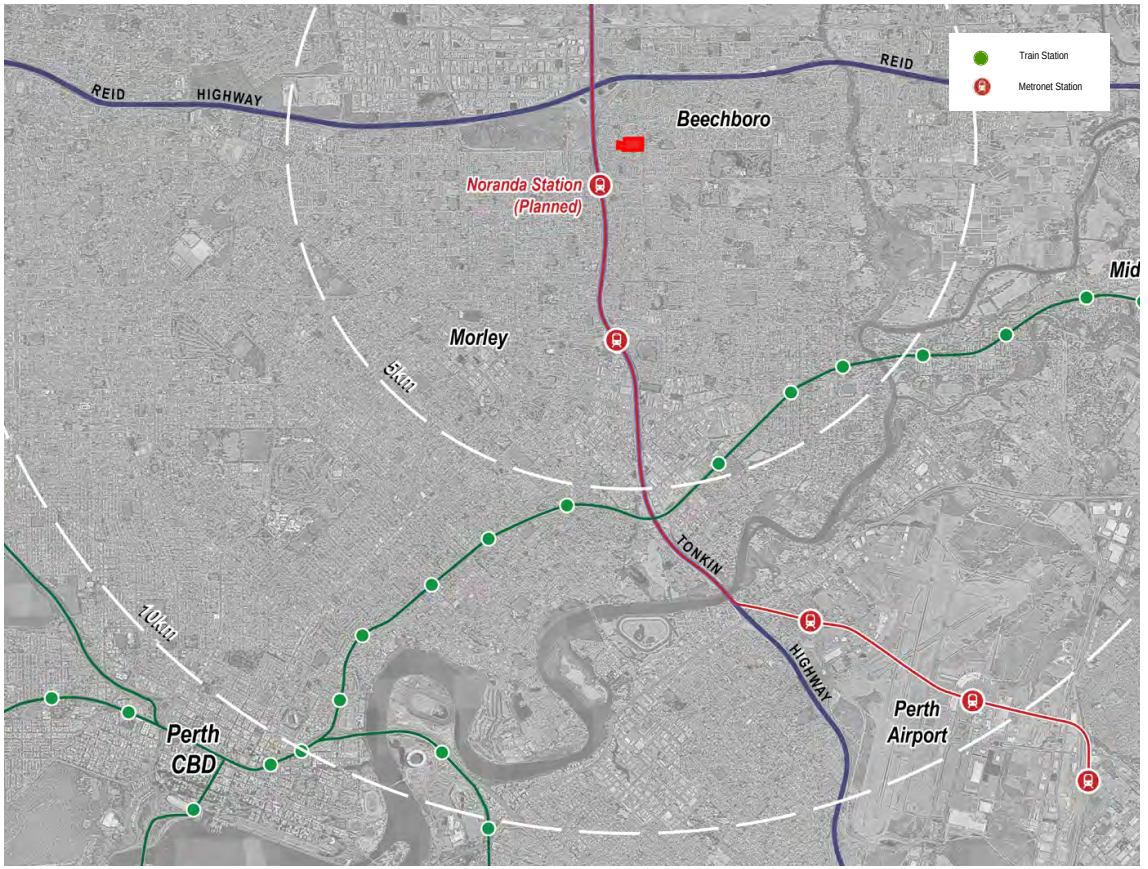


***Figure 1**: Location Plan*



***Figure 2**: Site Plan*

2.1.2 Surrounding Area & Land Use

The Structure Plan applies to a 5.02ha landholding located in the western portion of the City, adjacent to the City of Bayswater. To the north and west of the site is existing residential development and a Childcare Centre accessed via Beechboro Road, to the east is the West Beechboro Primary School and to the south is a Western Power substation and further residential development.

On the sites southern boundary is Lot 11210 which is reserved for 'Public Purpose' in the adjoining City of Bayswater Local Planning Scheme No. 24. The land is owned by the Department of Planning, Lands and Heritage (DPLH) with a management order vesting it to the landowner of the Structure Plan for the purpose of 'Parking and Public Utilities'. The reserve was used as the primary access point into the school via Beechboro Road North. Whilst immediately external to the Structure Plan area, the intent is to gazette this reserve as a public road so it can form part of an integrated development outcome with the Structure Plan, as an extension of Blackboy Way. This approach has in-principle support from both DPLH and the City of Bayswater.

The surrounding area currently comprises of predominantly low-density residential development with supporting public open spaces in a suburban neighbourhood context. Lots typically average in size from approximately 600m²-700m². However, the surrounding area is identified as an urban infill precinct within the City's Urban Housing Strategy and applies a dual density code to lots within the localities of Beechboro, Kiara and Lockridge of either R20/R35, R20/R40 or R20/R50. This is likely to contribute to a change in the current low-density context and character of the area over time into a medium density neighbourhood, although there has been limited uptake of higher density development within these areas to date. The land immediately south of the site is located within the suburb of Morley in the City of Bayswater and is coded R25 and not subject to a dual density code.

Bluegum Park is located approximately 75m north-west of the Structure Plan, which is a large grassed open space suitable for a range of active recreational uses, whilst approximately 235m south is Mahogany Park, which contains several mature native trees and is more suitable to passive recreational uses in addition to light kick-about activities.

The Structure Plan has access to a range of commercial offerings with Beechboro Central located approximately 450m south of the site, Beechboro North Central approximately 150 metres to the north and the Beechboro Local Centre approximately 500m to the north-east. The Structure Plan will support additional density in proximity to these commercial offerings to support the ongoing viability of local businesses, while providing excellent access to a variety of services for future residents.

There are existing public transport services adjacent to the Structure Plan along Beechboro Road and the Noranda Metronet Station, which is currently under construction, is located approximately 450m west of the site. The station will be accessible from either Benara Road or a pedestrian access point via Blackboy Way/Acacia Court. The Structure Plan will optimise use of existing and planned transport infrastructure.



Above: View of Lot 11210 adjoining the south east site boundary



Above: Bus stop on Beechboro Road North


Noranda Station
Lighting Park
Blackboy Way
Structure Plan
Beechboro Road North
View of site facing west

2.1.3 Tenure, Ownership and Buildings

The Structure Plan comprises two titles, being legally described as set out in **Table 1**.

Landowner	Lot Number	Diagram/Plan	Volume	Folio
The Anglican Schools Commission	24	18010	1216	417
The Anglican Schools Commission	385	76813	1854	526

***Table 1**: Certificate of Title Details*

The site had previously been extensively developed with school buildings and playing fields. The buildings have since been demolished and the playing fields earth worked in anticipation of the site being redeveloped for residential purposes.

2.1.4 Environment

2.1.4.1 Flora and Fauna

The site was developed back in the late 1970's and early 1980's to support the use of the site as a private school campus. Subsequently, it has been largely cleared to support buildings and playing fields for school purposes and comprised of predominantly non-native species. No threatened or priority flora were recorded during a site visit, and none are considered to occur due to lack of suitable habitat.

A stand of Marri trees does exist in the north-western corner of the site. The trees do not contain an understorey and were mapped as being in a 'degraded' condition, however they do present as potential nesting trees and foraging habitat for threatened Black Cockatoo species. The Structure Plan has been designed to retain this stand of Marri trees within an area of public open space.



Above: Retained stand of Marri Trees (Source: Emerge)

2.1.4.2 Topography, Soils and Groundwater

The Structure Plan has the following topographical, groundwater and soil characteristics:

- The site is generally flat at 28m Australian Height Datum (AHD).
- Groundwater flows in an easterly direction across the site and there are no natural waterways or open drains located within the Structure Plan.
- Department of Water and Environmental Regulation's groundwater mapping indicates a maximum groundwater level across the site of approximately 28m AHD, with typical end of summer levels between 21m-22m AHD.
- The site is generally characterised by Bassendean Sands of the Guildford Formation which are suitable for urban development. Some coffee rock was identified through on-site field investigations at depths of 1.5m-2.4m, which has informed the drainage strategy.
- The site is mapped as having a 'moderate to low' risk of Acid Sulphate Soils occurring within 3m of the natural surface.
- The Department of Biodiversity, Conservation and Attractions geomorphic wetlands dataset maps the entire site as a Multiple Use Wetland. Multiple Use Wetlands have no natural or human use attributes, and therefore this classification poses no constraint to redevelopment.

2.1.5 Physical Infrastructure and Services

An analysis of the site identified the following infrastructure and utility characteristics:

- There is an existing Water Corporation main drain line that runs along the full length of the Structure Plan's northern boundary and is protected by an easement. Development will need to be set back so as not to affect the existing easement.
- There is an existing overhead and underground Western Power network located on the southern side of Blackboy Way and west side of Beechboro Road North. Based on the estimated lot yield the Structure Plan may be required to underground parts of the existing network and install a new transformer, which will need to be sensitively located within the Structure Plan to minimise amenity impacts.
- The Structure Plan can be connected to reticulated water, with existing mains located in the verge of Blackboy Way, Beechboro Road North and Flametree Place, with adequate capacity in the network.

2.1.6 People Movement

The site currently has existing frontage to Beechboro Road North, Flametree Place and Blackboy Way. Key features of these roads forming the boundary of the Structure Plan include:

- **Beechboro Road** is classified as a Distributor A local road under Main Roads Road Hierarchy mapping. The Structure Plan has approximately 160m of frontage to Beechboro Road, however no road or lot access is proposed given it serves a higher order function. Pedestrian connections will be made available through the Structure Plan to Beechboro Road North to provide access to the existing public transport services. The existing vehicle access and egress is proposed to be removed.
- **Blackboy Way** and **Flametree Place** are both local access roads that serve the immediate locality. Blackboy Way connects at its western end to Acacia Court, where access is available to the Tonkin Highway shared path and subsequently the Noranda Metronet Station. Flametree Place is a cul-de-sac road with low vehicle volumes and pedestrian movements.

The Structure Plan is located within an established suburb that contains a typically suburban street network comprising of numerous cul-de-sac roads. Footpaths are typically provided on one side of local roads that provide connectivity through the area, such as Bluegum Road, Timberlane Crescent, Banksia Road and Blackboy Way. Footpaths are not provided on cul-de-sac roads.

The Structure Plan area will be serviced by the Public Transport Authority's (PTA) bus service number 345, which runs along Beechboro Road North approximately four to five times per hour during peak periods. Public transport will be improved in the area in the near term, with the Noranda Metronet Station anticipated to be operational by late-2024. This will provide future residents with direct access to the Perth CBD and Ellenbrook Town Centre, in addition to a new bus interchange on Benara Road to support more efficient PTA services for the area.

2.2 Community Context

The Structure Plan is located within the suburb of Beechboro which contains an established community and housing context. Data from the most recent Australian Bureau of Statistics (ABS) census in 2021 provides information on the demographic characteristics of the area, whilst the City's Local Planning Strategy (Strategy) provides guidance on the City's projected demographic trends and housing objectives.

Key contextual observations as they relate to the Structure Plan include:

Population

The Strategy outlines that the City is expecting rapid population growth, with an additional 175,000 residents by 2050 in accordance with *Perth and Peel @ 3.5 million*. Most of these residents will be accommodated within the City's 'Urban Growth Corridor' where there is a significant amount of undeveloped and unconstrained land to accommodate population growth. Notwithstanding this, the City has also identified 16,500 sites across 16 established residential suburbs for a mix of medium and higher density redevelopment to meet the State governments 47% infill target, which includes the suburb of Beechboro. The long-term redevelopment of these areas over the next 30 years will see an increase in the City's population in several established residential areas, whilst supporting the City achieving its residential infill target.

The Strategy projects key demographic trends and will see the majority of the population remain within the 0-15 age group, which reflects the City's position as a metropolitan growth area that caters to first home buyers and young families. However, the largest proportional increase is observed within the 85+ age bracket, suggesting a need to provide development outcomes that further support ageing in place. These demographics are reflected in the current and projected household composition, which compromise predominantly of 'families with dependents', 'families without dependents' and 'lone person/empty nesters'.

Table 2 below provides a snapshot of the current demographic characteristics of Beechboro as of 2021, in comparison to the Perth metropolitan area. The data demonstrates that, consistent with Greater Perth, the majority of the population currently comprises of families with children.

	Beechboro	Greater Perth
Male	4,5777 (50.2%)	49.4%
Female	4,537 (49.8%)	50.6%
Median Age	38	37
Family Composition	2,433 families, average of 1.9 children per household.	Average of 1.8 children per family.
Average number of people per household	2.7 people	2.6 people

***Table 2**: Beechboro Demographics (Source: ABS)*

Housing Context

There were approximately 3,449 dwellings within Beechboro as of 2021, with 91.6% of dwellings having a minimum of three bedrooms. The dwelling typologies currently comprise of:

Housing Typology	No.
Single detached house	90.3%
Semi-detached house	8.4%
Apartments	1%

***Table 3**: Dwelling Typology (Source: ABS)*

Established housing in Beechboro typically dates between 1979 to the late 1980's. The existing dwelling typologies reflect the traditional suburban context and character of the area, with low density housing on blocks typically between 600m²-700m² in size. The City's Urban Housing Strategy (UHS), which supports the Strategy, included an infill plan that resulted in the suburbs of Beechboro, Kiara and Lockridge being dual coded between R35-R50 (in addition to retaining a base density code of R20). The dual coding is intended to support medium density housing near services and public transport. The Strategy also sets objectives for the delivery of housing diversity to support an ageing population, consistent with the population trends outlined above, as well as an increasing demand for small households in established areas.

The Structure Plan is not identified as an infill site within the UHS, given its historical use at the time as a private school. However, the site is appropriate for the delivery of medium density housing in line with what is envisaged under the Strategy and will be consistent with the dual coding applied to the surrounding area. This will provide opportunities to deliver previously unaccounted for medium density dwelling typologies to support the dominant family composition both existing and projected for the area, in addition to opportunities for ageing in place through the delivery of smaller lot sizes and lower maintenance housing stock.

Income and Property Values

The most recent ABS data suggests that Beechboro has a lower median weekly household income than Greater Perth. Property values within the Perth market are currently volatile and are subject to strong growth and demand, however they are aligned with the household income data with REIWA figures from March 2024 suggesting the median house price is approximately $530,000, which is below the $708,000 median price for Greater Perth.

The lower than median household incomes and property values within the area have been acknowledged and informed a key principle of the Structure Plan, which is to provide affordable and accessible housing to both existing and future residents.

	Beechboro	Greater Perth
Median Weekly household income	$1,426	$1,865
Median house price	$530,000	$620,000
Median weekly rent (house)	$620	$650

***Table 4**: Household Income and Property Values (Source: ABS)*



Above: Local housing. Blackboy Way in the foreground.

2.3 Planning & Governance Context

2.3.1 Strategic Planning Framework

2.3.1.1 Perth and Peel @ 3.5 Million (March 2018)

The *Perth and Peel @ 3.5 million* and Beyond 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 by 2050 through the implementation of four sub-regional planning frameworks.

Perth and Peel @ 3.5 million includes the Structure Plan area within the North-East Sub-regional Planning Framework, which forecasts this sub-region to experience relatively strong population growth, more than doubling from 209,150 people in 2011 to 450,580 by 2050 with most of this growth to be accommodated within the City.

2.3.1.2 North-East Sub-regional Planning Framework (March 2018)

The North-East Sub-regional Framework (the Framework) provides an additional level of detail regarding the implementation of *Perth and Peel @ 3.5 million* at the sub-regional level, including information about the level of expected population growth, servicing, infrastructure and housing demand. The Framework sets an urban infill target for local governments and identifies a dwelling target for the city of 25,690 to house an estimated population of 56,510 new residents in established areas by 2050. The Structure Plan will deliver additional and previously unaccounted for infill given the historic use of the site as a private school.

The Structure Plan area has been identified in the Framework as 'Urban', recognising its current zone under the MRS.

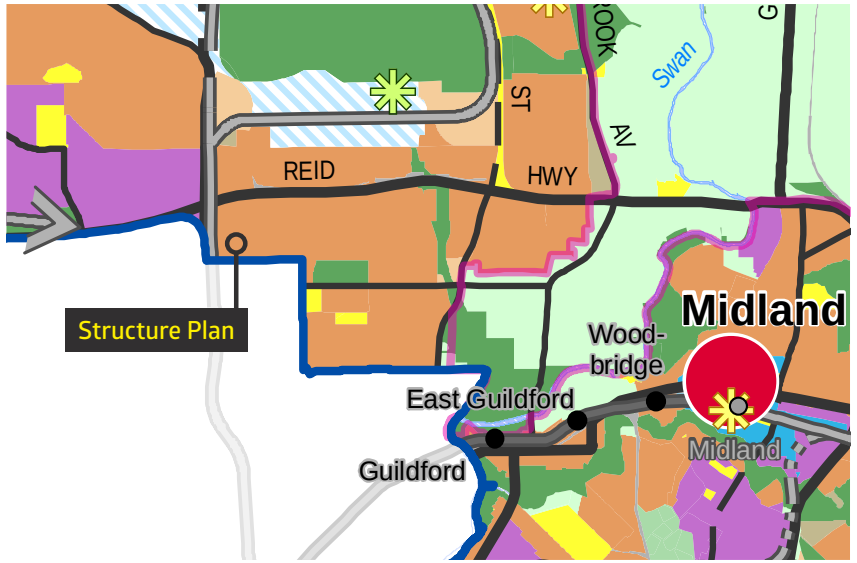


***Figure 3**: North-east Sub-regional Planning Framework Extract (Source: DPLH)*

2.3.1.3 City of Swan Local Planning Strategy (August 2020)

The City's Strategy identifies the site within a 'Residential Infill Area', which is consistent with the outcomes of the City's Urban Housing Strategy and further confirms the suitability of the site for residential development.

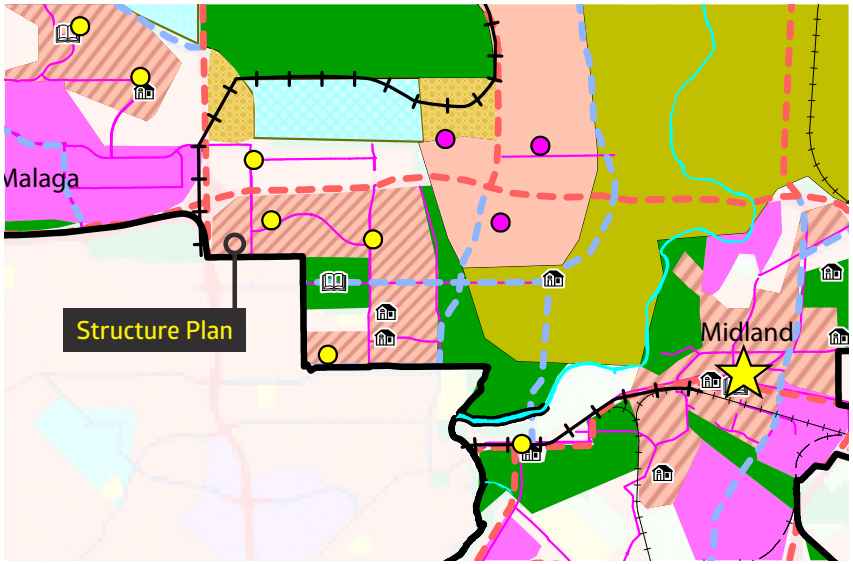


Figure 4: *City of Swan Local Planning Strategy Extract (Source: City of Swan)*

2.3.2 Statutory Planning Framework

2.3.2.1 Metropolitan Region Scheme Zoning

The Structure Plan area is zoned 'Urban' in the Metropolitan Region Scheme (MRS). The Urban zone identifies land suitable for a range of activities, including residential and commercial uses.

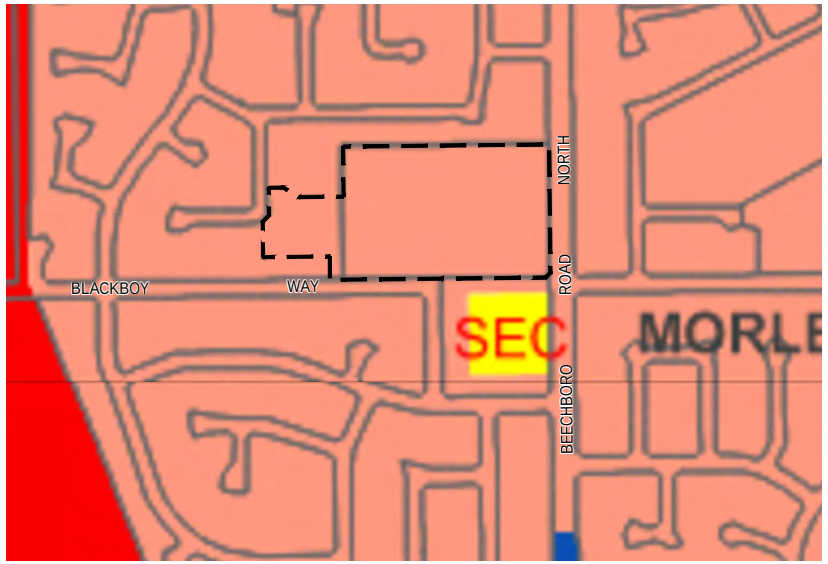


Figure 5: *MRS Zoning Extract (Source: DPLH)*

2.3.2.2 City of Swan Local Planning Scheme No. 17

The Structure Plan area is zoned 'Residential Development' under the City's LPS 17. The site was historically zoned 'Private Clubs and Institutions' reflecting the former use of the site as a private school. In September 2022, Council initiated Amendment No. 211 to LPS 17 to rezone the site to Residential Development following the closure of the John Septimus Roe Beechboro Primary School campus. Given the site is no longer being used as a private school, the Residential Development zone represents a more logical classification for the site. On 17 November 2023, Amendment No. 211 was gazetted, formally establishing the 'Residential Development' zone over the site to facilitate progression of this Structure Plan.

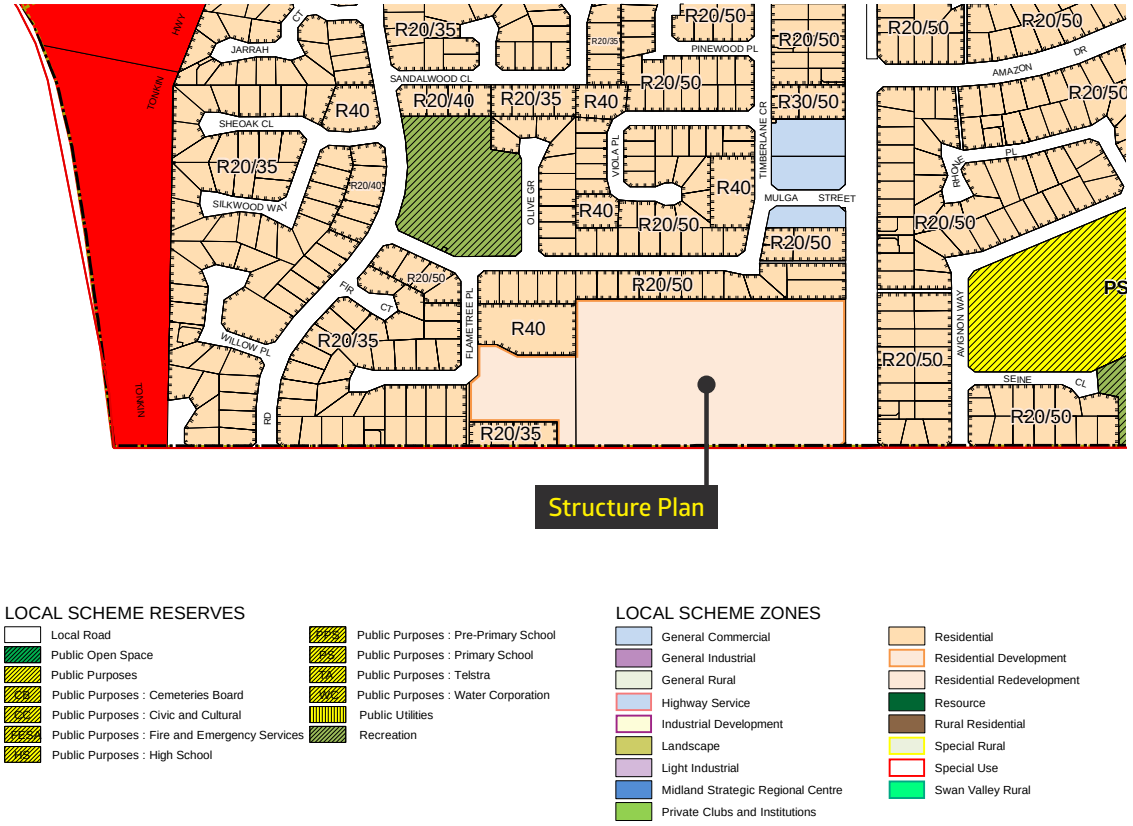


Figure 6: *LPS Zoning Extract (Source: City of Swan)*

2.3.3 State Planning Policies

Liveable Neighbourhoods Operational Policy

Liveable Neighbourhoods is WAPC's operational policy for residential development in Western Australia, including large infill sites such as this. Liveable Neighbourhoods sets out the key considerations for the planning of communities, including subdivision layout and movement networks, the location of open space, community facilities, schools and activity centres. The Structure Plan has been prepared in accordance with Liveable Neighbourhoods and best practice urban design principles, creating an extension of the established neighbourhood supported by an interconnected network of local roads and pathways with good access to services and infrastructure.

The Structure Plan's consistency with the objectives of the eight 'Elements' of Liveable Neighbourhoods is set out below in Section 5.0 Design Response.

State Planning Policy 3.0: Urban Growth and Settlement

State Planning Policy 3.0: Urban Growth and Settlement sets out the principles and considerations that guide the location of urban growth and settlements. The Policy strongly focuses on consolidating residential development in existing urban areas and prioritises infill development in established urban areas where future residents will have good access to employment, services and transport infrastructure.

The Structure Plan is consistent with SPP 3.0 as it supports urban consolidation within Beechboro. Further, the site has excellent access to existing road networks, commercial services, planned infrastructure and schools.

State Planning Policy 7.3: Residential Design Codes

The Residential Design Codes (R-Codes) form the basis for the assessment of all single, grouped and multiple-dwelling developments in Western Australia. They are applicable to the structure plan area by virtue of the proposed Residential zone.

The R-Codes can be varied through Local Planning Policies and Local Development Plans. Standard departures to the R-Codes will be available to the structure plan area given its underlying 'Residential Development' zoning and being subject to this approved structure plan. This is in accordance with the City's Local Planning Policy POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes – Medium-density single house development standards (R-MD Codes).

State Planning Policy 5.4: Road and Rail Noise

State Planning Policy 5.4: Road and Rail Noise (SPP 5.4) acts in conjunction with the Implementation Guidelines to inform planning decision making and ensure the amenity of future residents is not compromised by transport noise. The Policy requires consideration of transport noise for sensitive land uses abutting major transport and strategic freight routes to avoid or mitigate the potential for land use conflict.

Whilst Beechboro Road is not currently subject to SPP 5.4 in accordance with DPLH's mapping, the policy requires consideration of the 20-year planning horizon. Future traffic volumes obtained from Main Roads indicate Beechboro Road North will carry approximately 26,614 vehicles per day in 2046, and accordingly an acoustic assessment is required. A report has been prepared by Lloyd George Acoustics in accordance with the SPP 5.4 Implementation Guideline, with the outcomes discussed in further detail in Section 5.0 Design Response.

Development Control Policy 2.3 Public Open Space in Residential Areas

This policy provides guidance on the distribution of public open space to ensure a reasonable distribution of land is provided in each locality for active and passive recreational functions. The policy outlines that, in accordance with the *Planning and Development Act 2005*, in certain circumstances a cash payment in lieu of providing public open space should be encouraged. The Structure Plan proposes to provide 4.69% of creditable public open space, with the balance to be provided as a cash-in-lieu payment, which is outlined in further detail on the following page.

2.3.4 Local Planning Policies

Local Planning Policy 1-12: Public Open Space and Community Buildings

The Policy sets out the City's expectation for the provision of open space through structure plans and any subsequent proposals for subdivision and development. Planning for new open spaces must be in accordance with the City's Open Space and Community Buildings principles, which are as follows:

- Sustainability;
- Quality and Enjoyment;
- Diversity, Flexibility and Innovation;
- Access and Equity;
- Financial Responsibility;
- Integration;
- Consultation and Collaboration; and
- Safety.

A single area of public open space is proposed, as identified within **Plan A**. The public open space has been designed to retain a stand of Marri trees in the north-western corner of the site, following feedback from the City through the scheme amendment process. To demonstrate compliance with the objectives of this policy, Plan E has prepared a Landscape Masterplan for the public open space, which is discussed in further detail in Section 5.0 Design Response.

In addition, this policy provides further guidance to support the principles of Development Control Policy 2.3: Public Open Space in Residential Areas, regarding the payment of cash in lieu of providing 10% public open space. A cash-in-lieu payment for the balance of public open space was discussed with the City prior to lodgement and provided in-principle support, given the Structure Plan's constrained size and excellent access to various other areas of active and passive open space, including Bluegum Park, Mahogany Park and Seine Park.

POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes – Medium-density single house development standards (R-MD Codes)

The policy sets out variations to the R-Codes to support the delivery of medium density housing standards through a set of alternate development criteria known as the 'MD Codes'. The policy is applicable to land zoned 'Residential Development' within the City and will therefore be applicable to the Structure Plan to facilitate the delivery of a variety of medium density housing product consistent with current market demand.

POL-C-104 Environmental Planning

This policy sets out the City's expectations for the management of the natural environment in urban growth areas and requirements to be addressed within structure plans. The Structure Plan is supported by an Environmental Technical Note prepared by Emerge, which assessed the environmental characteristics of the site. The report concluded that given the previous use and development of the site there is almost no natural environment remaining, with only a stand of Marri trees in the north-western corner.

The conclusions of the technical advice, which were informed by advice from the City, recommends that the stand of trees be retained. This advice has subsequently informed the Structure Plan layout.

Water sensitive urban design management will be adopted by the Structure Plan with drainage partially to be accommodated within the public open space, as well as a separate drainage reserve which is required in response to the topography and soil conditions of the site. A Local Water Management Strategy has been prepared by Hyd2o to further demonstrate the approach to drainage management in accordance with water sensitive urban design principles.



Above: View facing south along Beechboro Road North



Above: View facing north along Beechboro Road North

3. Opportunities & Constraints Analysis

3.1 Site Assessment

Contextual analysis and assessment undertaken by the project team has identified important site features that have influenced the design, as well as future subdivision and development of the Structure Plan. Key findings from technical assessments are illustrated in **Figure 7**, and a summary of the key considerations is set out below:

- The Structure Plan area comprises 5.02ha of largely cleared land, broadly bound by Beechboro Road North to the east, Blackboy Way to the south, Flametree Place to the west, and suburban development to the north.
- Native Corymbia calophylla (marri) trees have been retained on site following bulk earthworks, including a distinctive stand of trees in the north-western corner.
- The site is generally flat at approximately 28m AHD.
- Groundwater flows in an easterly direction across the site, and it is considered that the site is suitable for on-site infiltration of stormwater.
- There are no natural waterways or open drains located within the site.
- An existing drainage pipe runs east-west internally along the northern boundary, which is protected by an existing 10m wide easement.
- An existing sewer pipe runs north-south internally, which will need to be retained and will be subject to a formal easement (3m).
- The site has direct access to Beechboro Road North, Blackboy Way, and Flametree Place, which will allow development to be easily integrated into the local road network.
- Opportunity to gazette Lot 11210 as a public road to enhance local permeability. This approach has in-principle support from both DPLH and the City of Bayswater.
- An Acoustic Report has been prepared to assess the potential impact of traffic noise from Beechboro Road North. The report recommends the construction of a noise wall (1.8-2.4m), and Quiet House Packages where dwellings are exposed to noise above the outdoor target. Subdivision shall be delivered in accordance with the recommendations of the report.
- Based on infrastructure and servicing review, the site is able to be serviced in order to support the proposed development.
- A Western Power substation is located to the south-east of the site adjoining Lot 11210, with access via Beechboro Road North.



Above: Retained stand of Marri Trees



Above: View of the site from Flametree Place

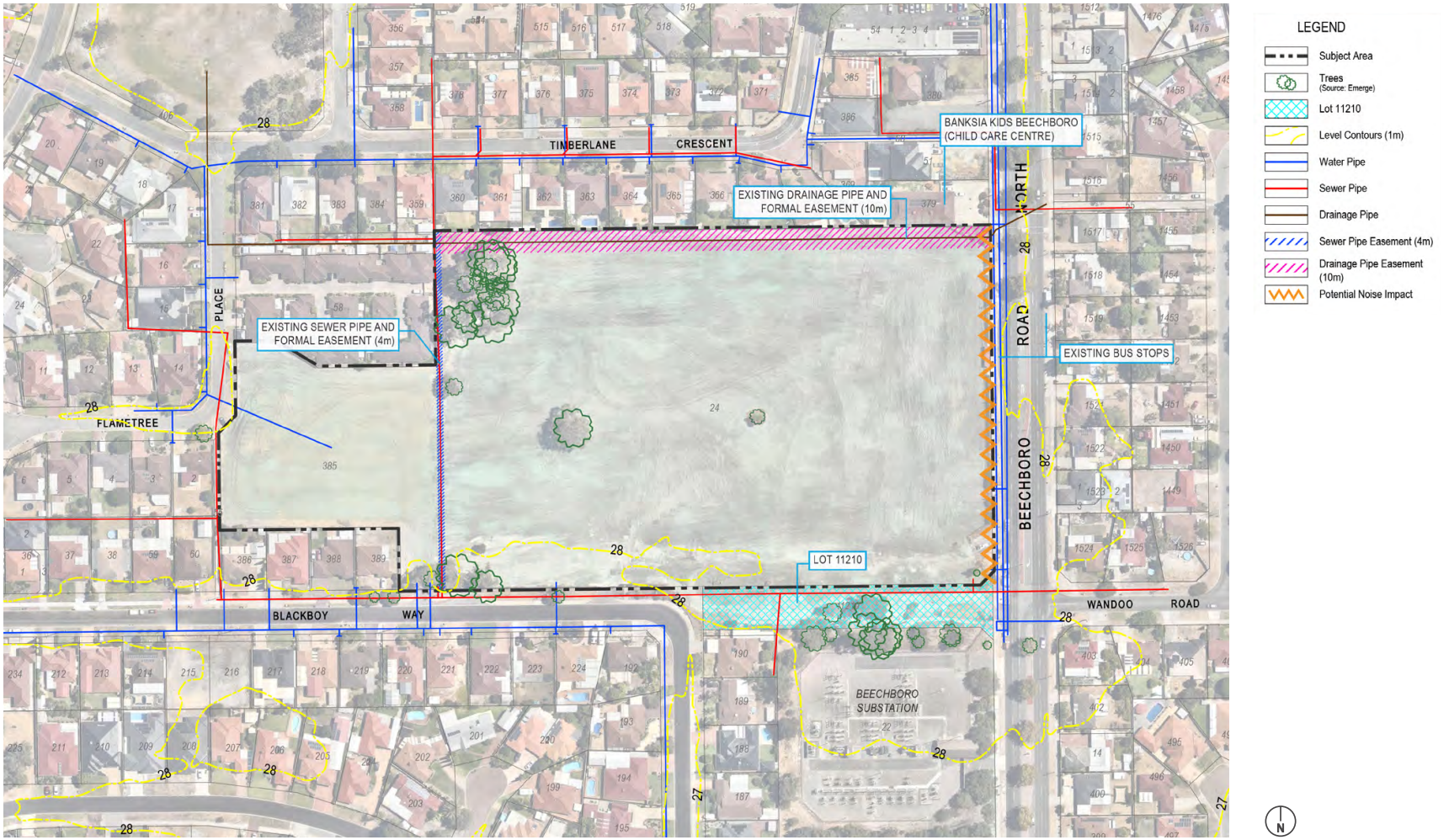


***Figure 7**: Opportunities & Constraints Plan*

3.2 Local Amenity

The Structure Plan is located within an established area, where new development can be fully integrated into the existing neighbourhood. There are a wide range of facilities and services that are sustainably accessible to the site within the local area, as shown in **Figure 8**.

The Structure Plan lies in close proximity to Beechboro Central Shopping Centre, Beechboro North Central, and Beechboro Local Centre, Banksia Kids Beechboro Child Care Centre, and West Beechboro Primary School.

There are several local green spaces that provide attractive places to meet, play, and enjoy nature, including Mahogany Park, Seine Park, and Bluegum Park, which are all within 300m of the site. Further to the west, Lightning Park provides a large sporting reserve with a clubroom, changerooms, floodlighting, and play space.

The Structure Plan is located within an accessible and well-connected area that has excellent pedestrian, cycle, and public transport links. Paths are provided on both sides of Beechboro Road North, with most other local roads providing footpaths on at least one side. Bus stops are located close to the site on both sides of Beechboro Road North. The Noranda Metronet Station is located within walking distance of the Structure Plan area, providing passengers with an 18-minute journey to the Perth CBD.



Above: View to Noranda Metronet Station and Lightning Park



Above: Beechboro North Centro



Above: Bus stops on Beechboro Road North

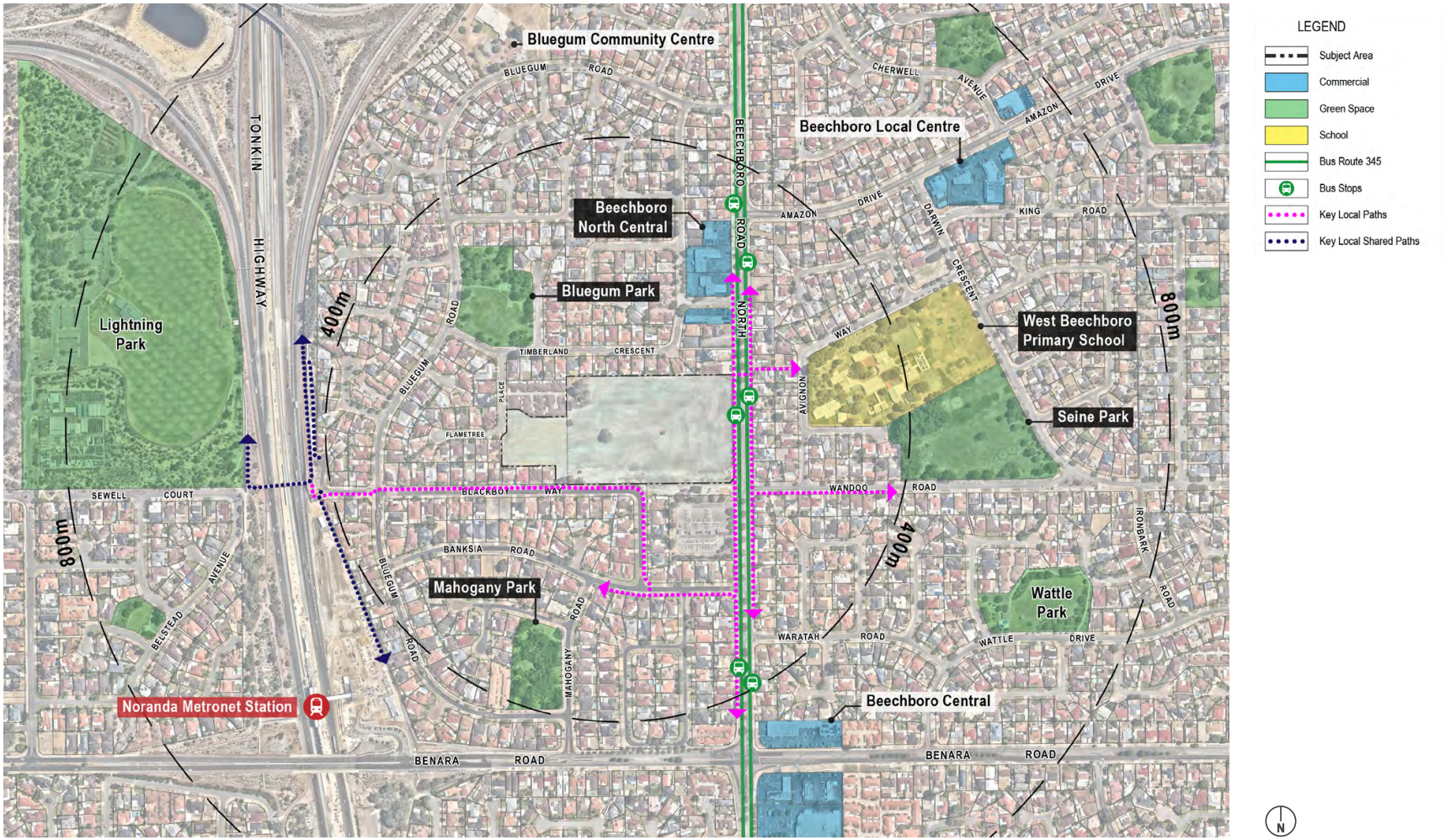


***Figure 8**: Local Context Plan*

4. Stakeholder & Community Engagement

Liveable Neighbourhoods and the WAPC's Structure Plan Guidelines promote a participatory approach to structure planning and recommend stakeholder engagement prior to, and in addition to, the formal consultation requirements. The following table sets out a summary of the key stakeholder engagement.

Engagement will continue with stakeholders and surrounding community through the post-lodgement consultation phase as required by the *Planning and Development (Local Planning Schemes) Regulations 2015*. Consultation will then continue with stakeholders, as required, during the implementation stage of the Structure Plan to ensure any concerns or constraints identified are addressed collaboratively, enabling subdivision to occur in a timely manner.

Agency	Summary of Consultation
City of Swan	There has been ongoing engagement with City officers as part the scheme amendment process to rezone the site to facilitate residential development following the decision to close the school campus, which occurred both prior to, and during, the scheme amendment for the site being progressed.
City of Bayswater	City officers have been consulted and provided in-principle support for the gazettal of the adjoining Lot 11210 as a public road, which will facilitate access to lots within the Structure Plan. Discussions with the City of Bayswater are ongoing separate to this Structure Plan.
Department of Planning, Lands and Heritage	DPLH officers were consulted on the rezoning for the site and recommended support for the amendment to the WAPC, who subsequently recommended approval to the Minster for Planning.
Service Authorities (Water Corporation, Western Power, ATCO Gas)	Key servicing agencies were consulted as part of the preparation of the engineering and services response to ensure the site could be connected to all necessary infrastructure and utilities.
Agencies consulted on Scheme amendment No. 211	In addition, the City referred the scheme amendment to rezone the site from 'Private Clubs and Institutions' to 'Residential Development' to ten government agencies for comment. No agency objected to the proposed rezoning indicating a level of support to develop the site for residential purposes.

***Table 5**: Stakeholder Consultation Summary*

5. Design Response

The design response has been developed through a comprehensive masterplanning process and is underpinned by a clear vision.

The vision and supporting principles for Roe Estate were developed by the project team in consultation with key stakeholders, which aim to maximise the opportunities identified.

At the heart of Roe Estate is community connection and accessibility. Situated near the Noranda Metronet transport hub, it serves as a gateway to the wider region, facilitating effortless movement for residents. Through excellence in design and execution, Roe Estate will enhance the local area and cultivate a legacy of community and connectivity.

The vision is delivered through the following three key principles:

- Community Design– Provide an estate that integrates seamlessly with the surrounding neighbourhood, contributing to the existing and planned suburban character of the area, and the objectives of the City's Urban Housing Strategy.
- Urban Ecology – Deliver a sustainable development that supports tree retention and water sensitive urban design principles with access to various amenities to encourage active travel.
- Affordability – Support the delivery of affordable housing to meet the needs of future occupants and provide a framework that facilitates infill development and housing opportunities in line with the City's Local Planning Strategy.

The following sections of this report demonstrate how the vision for Roe Estate could be realised to deliver a sustainable residential development that presents as a logical growth of the existing neighbourhood.



5.1 Community Design

The Structure Plan provides the framework for the delivery of a residential estate that will act as an extension of the established Beechboro community.

A Masterplan Concept, refer **Figure 9**, has been prepared to demonstrate how residential development could occur based on the Structure Plan principles and requirements, noting that this represents only one possible development outcome. The design and lot layout will be refined at the time of subdivision.

The key principles of the plan are to:

- Allow for the delivery of medium density housing product that appeals to a wide market segment and is in-keeping with both the established and planned built form for the locality.
- Provide an open space that supports native vegetation retention and the delivery of a high-quality space for passive recreational activities.
- Deliver a permeable, interconnected road and pedestrian network that provides logical connections to the established movement linkages.
- Support the logical extension of necessary services and infrastructure in a coordinated manner.

Based on these key principles, the Structure Plan provides a framework for the delivery of:

- A total of approximately 105 dwellings with residential densities from R30 to R40.
- The R-Code range of R30-R40 will support a diverse selection of traditional front loaded dwelling typologies. R30 will apply as the base coding across the structure plan area, with higher R40 densities possible at the end of street blocks, in proximity to the open space, and the high frequency public transport network along Beechboro Road. The proposed density ranges generally align with the dual density codes assigned within the broader Beechboro area, in accordance with City's Urban Housing Strategy.
- A road network that connects seamlessly into the existing road network in the area (Blackboy Way and Flametree Place) and provides for pedestrian infrastructure with access to established public transport services along Beechboro Road.
- Delivery of approximately 5% of gross public open space to contribute to the numerous public open spaces within the locality, with a focus on tree retention and passive recreational uses.
- A strategy supported by technical appendices to ensure all lots are serviced by necessary infrastructure and utilities.

The Land Use summary table below (**Table 6**) sets out the designations of land across the Structure Plan to achieve the described principles.

Item	Data
Total area covered by the structure plan	5.02ha
Area of each land use proposed: Zones · Residential Reserves · Parks and Recreation · Road Reserves	 3.58ha 0.32ha 1.12ha
Estimated number of dwellings	105
Estimated residential density *Liveable Neighbourhoods and Perth & Peel @ 3.5 million*	20.9 dwellings per gross urban zoned hectare & 29.3 dwellings per residential site hectare
Estimated population	294 (2.8 people per household)
Number of high schools	0
Number of primary schools	0
Amount of public open space	0.25ha (4.69%) Unrestricted – 0.1554ha Restricted – 0.0758ha

***Table 6**: Land Use Summary*



***Figure 9**: Masterplan Concept*

5.2 Movement Network

A Transport Impact Statement (TIS) has been prepared by Shawmac in support of the Structure Plan to demonstrate that the proposed and established road network can accommodate the traffic estimated to be generated by the future development. The TIS concludes that the Structure Plan is anticipated to generate approximately 1,123 daily vehicle trips, with approximately 100 vehicles per hour (vph) during the AM peak period and 104 vph during the PM peak period.

Whilst the former school campus was estimated to generate a lower number a daily vehicle trips at approximately 580, all trips were made during the AM and PM peak periods, being 290 in each respective period. Comparatively, the proposed development will significantly reduce the number of vehicle trips on the surrounding road network during the critical AM and PM peak period, and will instead distribute the vehicle volumes more evenly across the network throughout the day. As such, the proposed development will improve the operation of the surrounding road network.

This section provides a summary of the key elements of the TIS, including details of the existing and proposed road network, the road hierarchy and traffic generation. Further consideration is also given to public transport, cyclist and pedestrian network provision.

5.2.1 Existing Movement Network

The Structure Plan is supported by an existing road network that provides convenient access to local, district and regional destinations, primarily via Beechboro Road North and Benara Road.

The key characteristics of the roads adjoining the site are as follows:

Beechboro Road North is a local distributor running north-south along the western boundary of the Structure Plan with a posted speed limit of 60km/h. Beechboro Road North previously provided access and egress to the school site via the adjoining Lot 11210. The existing access is proposed to be removed as part of the redevelopment, with no vehicle access proposed onto Beechboro Road given its higher order local road classification.

Blackboy Way is a local access road that provides access onto Beechboro Road North and Benara Road, via Banksia Road and Mahogany Road respectively. The Structure Plan proposes a local road connection to Blackboy Way in addition to front loaded lots with direct vehicle access.

Flametree Place is a local access road with a cul-de-sac at its western end. Flametree Place connects to Timberlane Crescent, which ultimately provides access onto Beechboro Road North via both Mulga Street and Bluegum Road. The Structure Plan proposes a mid-point connection to Flametree Place.

5.2.2 Proposed Movement Network

The road configuration proposes a series of local access streets that respond to the context and character of the Structure Plan. The Concept Masterplan suggests a series of 'Access Street D' roads generally in accordance with Liveable Neighbourhoods. The key aspects of the proposed movement network are as follows:

- Removal of the access and egress on Beechboro Road North that was previously utilised by the former school campus;
- Integration of the proposed local road network with the established local roads through seamless connections onto Flametree Place and Blackboy Way; and
- Gazettal of Lot 11210, adjacent to the Structure Plan, as a public road to provide an extension of the existing Blackboy Way.

All road reserves and street cross sections will be determined at subdivision stage and will satisfy the objectives of Liveable Neighbourhoods.

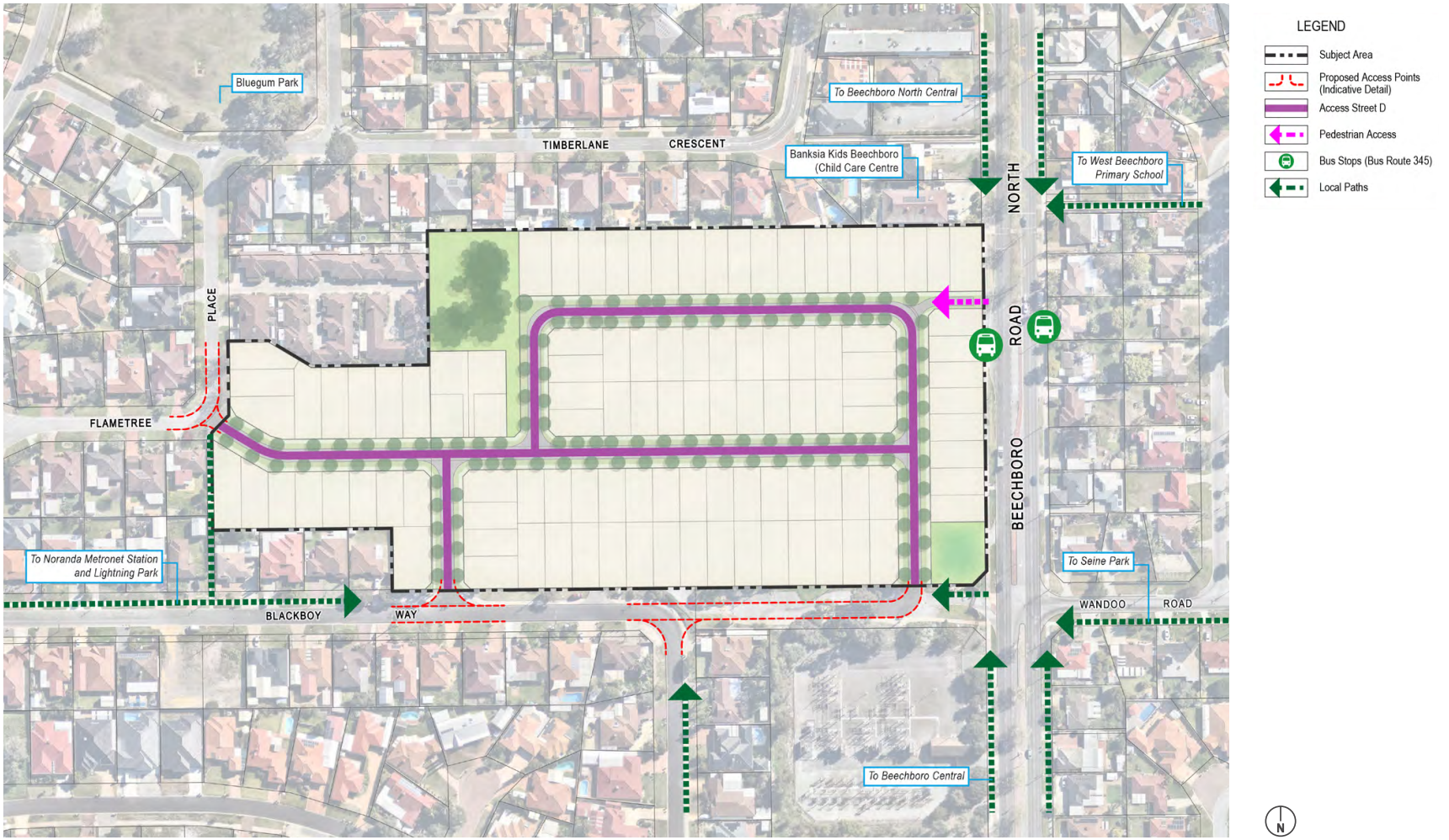


***Figure 10**: Movement Strategy Plan*

5.2.3 Pedestrian and Cyclist Network

There are existing paths provided along both sides of Beechboro Road North, with the majority of other roads surrounding the site having a footpath on one side, excluding cul-de-sac roads where footpaths are typically not provided.

The Structure Plan will integrate with the existing pedestrian and cyclist network in the area, including the provision of footpaths on at least one side of all access streets. Strategic pedestrian connections are also proposed from the Structure Plan to Beechboro Road to provide connectivity to nearby amenities, including public transport, shops and the West Beechboro primary school.

The final location of footpaths will be determined in consultation with the City as part of the detailed design and engineering stages of the planning process.

5.2.4 Public Transport

The Structure Plan is in proximity to the Noranda Metronet Train Station, which is currently under construction and is anticipated to be operational by late 2024. The station will be located immediately north of Benara Road, with the platform located in the median of Tonkin Highway and a new bus bays located along Benara Road. Once operational, passengers will be able to access the Perth CBD via an 18-minute train ride. The configuration of the Station is outlined in **Figure 11**.

Future residents of the Structure Plan will be able to access the train station via bus services along Beechboro Road North, pedestrian connections along Benara Road or via the existing Tonkin Highway principal shared path that is accessible via Blackboy Way/ Acacia Court. Whilst the Structure Plan is located approximately 450m from the train station the pedestrian routes are indirect, with pedestrians required to travel a minimum of 800m-850m to access the station platform.



***Figure 11**: Noranda Train Station Masterplan (Source: Metronet)*

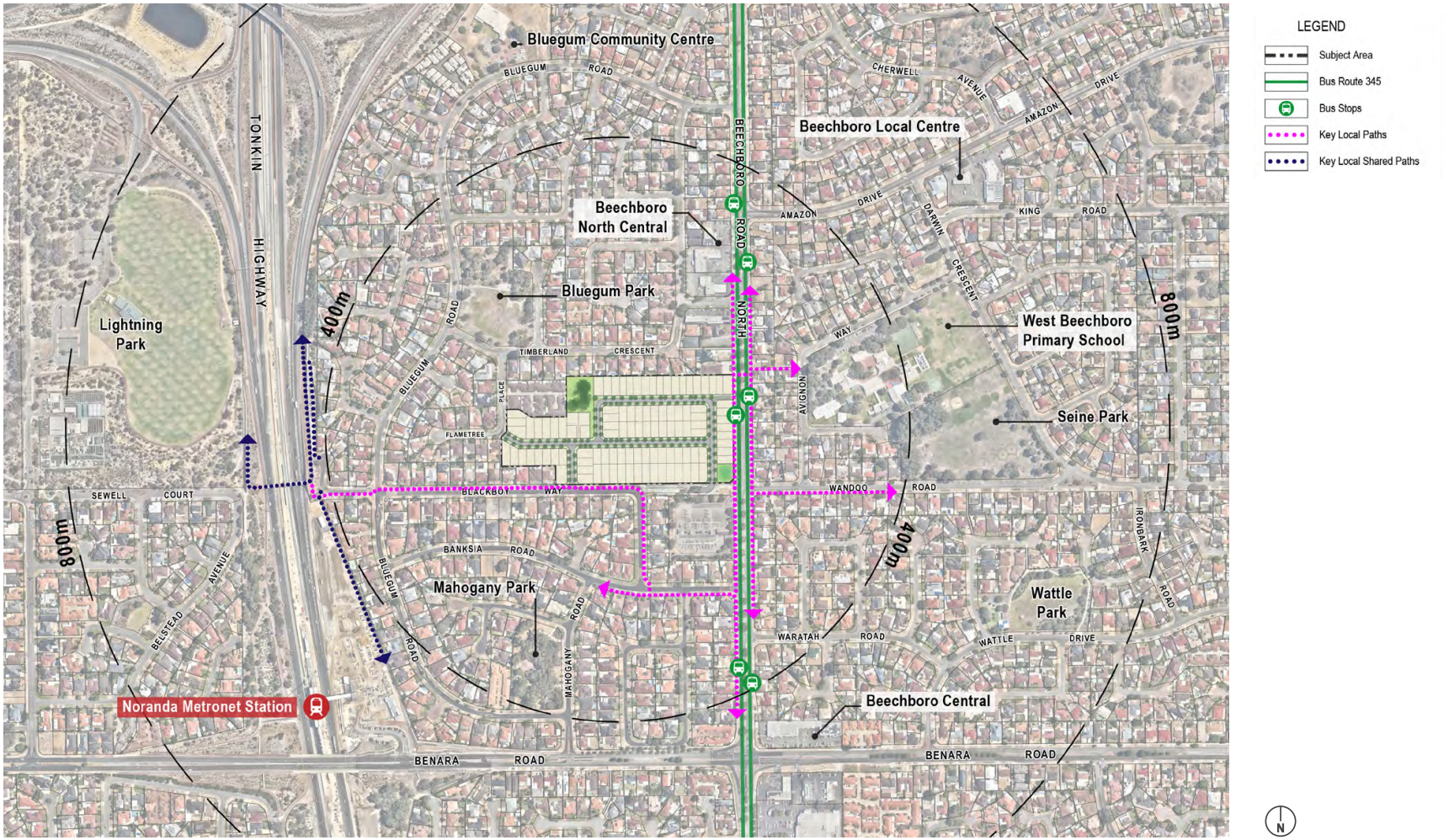


Figure 12: *Local Connectivity*

5.3 Lot Layout

5.3.1 Dwelling Yields and Density Targets

The Structure Plan provides the framework to deliver medium density housing types and facilitate residential yields commensurate with the strategic and statutory planning framework, as well as the site's location within the established suburb of Beechboro.

The Structure Plan has the potential to yield approximately 105 dwellings to accommodate approximately 294 people (at 2.8 people per household).

Densities range from R30 to R40, based on the following principles:

- A base coding of R30 applies across the structure plan to provide opportunities for traditional medium density lot typologies to satisfy the prevailing market demand, with lot sizes typically ranging in size from 300m² to 450m².
- Medium density R40 may be delivered on cell ends and in proximity to the planned public open space and high frequency public transport network provided along Beechboro Road. This will provide some flexibility for higher density cottage style housing and contemporary compact lot typologies, subject to market demand.

The allocation of an R30-R40 density range is consistent with the *WA Planning Manual: Guidance for Structure Plans* and will provide flexibility for density allocation at subdivision stage, whilst reflecting dwelling typologies that are in-keeping with both the existing and planned locational characteristics of the surrounding area.

The proposed density range is also generally consistent with the dual coded ranges applicable to lots within the surrounding Beechboro area in accordance with the City's Urban Housing Strategy.

The allocation of specific densities across the site could result in unnecessary and time-consuming structure plan modifications to make minor updates to an R-Code boundary in response to market demand and consumer preference.

5.3.2 Medium Density Housing Standards

The City's Local Planning Policy POL-LP-11 'Variation to deemed-to comply requirements of the R-codes - Medium-density single house development standards (R-MD Codes)' sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 to R60. The variations set out in the R-MD Codes Policy will apply to the Structure Plan area and thereby constitute acceptable development. This will avoid the need for Local Development Plan's over much of the Structure Plan area to deliver widely accepted medium density housing product. This will improve efficiencies and minimise costs allowing lots to be developed in a timely manner whilst reducing administrative work for the City.

Local Development Plans

Liveable Neighbourhoods supports residential lots directly abutting public open space under circumstances where the functionality of the park is not compromised, and where dwellings address open space to provide adequate visual surveillance. The Structure Plan proposes a small number of lots that have a direct interface to public open space.

As such, it is proposed that where lots interface directly with public open space a Local Development Plan is required to address the following:

- Built form orientation;
- Minimum setbacks to public open space;
- Major openings (other than bedrooms) to address open space; and
- Permeable fencing to support passive surveillance.

The need for a Local Development Plan will be determined at subdivision stage.

5.3.3 Local Character

The Structure Plan is located within an established suburban neighbourhood, with urban infill identified within Beechboro to the north and west, and R25 lots within Morley to the south, which are not identified for infill. The surrounding area comprises mostly of single detached homes built during the 1970's and 1980's and supports high amenity streetscapes that provide many positive contextual references for future development proposals. This is exemplified by housing on Mahogany Road and Bluegum Road, which feature generous front gardens, wider building frontages and attractive street trees.

Whilst the dual density coding applied to the surrounding lots within Beechboro may contribute to a change in the character of the area in the longer term, the proposed R30/R40 density code will support medium density housing outcomes that compliment both the existing and planned character, and will be in-keeping with established streetscapes.



Single dwelling on Hakea Court



Single dwelling with wide frontage providing passive surveillance



Mahogany Park and attractive streetscapes including pavement treatments



Established housing on Bluegum Road

5.4 Public Parkland

5.4.1 Public Open Space Provision and Schedule

The Structure Plan will deliver an area of public open space that prioritises tree retention, whilst also supporting integrated areas of drainage.

The following briefly summarises the area of open space as developed through the Landscape Masterplan. Whilst the landscape design has been informed by the site characteristics and constraints it remains conceptual only and will be refined as part of the subsequent planning phases, in consultation with the City.

The key aspects of the public open space network include:

- Excellent access to a variety of passive and active recreational parks within 300m of the Structure Plan, refer **Figure 13**.
- The Structure Plan provides 0.25ha (gross) of open space with the primary function being to retain the existing Marri trees in the north-western corner of the Structure Plan.
- Approximately 188m² of open space will receive drainage from the first 15mm storm event (1:1 year) which is not creditable and has been set aside as a deduction from the public open space calculation.
- The remaining area of public open space is either unrestricted or restricted in accordance with Liveable Neighbourhoods and will support passive recreational activities and provide local amenity for residents. This results in the provision of approximately 4.69% of creditable open space.
- The balance of the open space provision shall be provided as a cash-in-lieu contribution. The Structure Plan already has excellent access to a range of active and passive public open spaces, as illustrated in the Local Green Spaces plan (**Figure 13**), with the primary function of open space within the Structure Plan to support vegetation retention.

A separate drainage reserve has been provided in the south-eastern corner of the site. This responds to the topography of the site as well as favourable soil conditions that maximise infiltration.

Public Open Space Schedule (all areas are in hectares)		
LSP Site Area		5.0200
Existing Deductions		
Drainage Reserve (southeast corner)	0.0700	
Drainage 1:1 year event (as per Hyd2o LWMS)	0.0188	
Total existing deductions	0.0888	
Net Site Area	4.9312	
Structure Plan Deductions		
Restricted POS over 2%	0.0000	
Total Structure Plan Deductions	0.0888	
Gross Subdivisible Area		**4.9312**
POS @ 10%		0.4931
Public Open Space Requirement		
May Comprise:		
Min 8% unrestricted POS	0.3945	
Max 2% restricted POS	0.0986	
TOTAL POS REQUIRED		**0.4931**
Public Open Space Provided	Unrestricted POS	Restricted POS
POS 1 - North-west	0.1554	0.0758
TOTAL (ha)	**0.1554**	**0.0758**
Additional Deductions		
Restricted Open Space Surplus		0.0000
Restricted Public Open Space Contribution		
Unrestricted POS Provided	0.1554	3.15%
Restricted POS Provided	0.0758	1.54%
Total Creditable POS Provided	**0.2312**	**4.69%**

***Table 7**: Public Open Space Schedule*

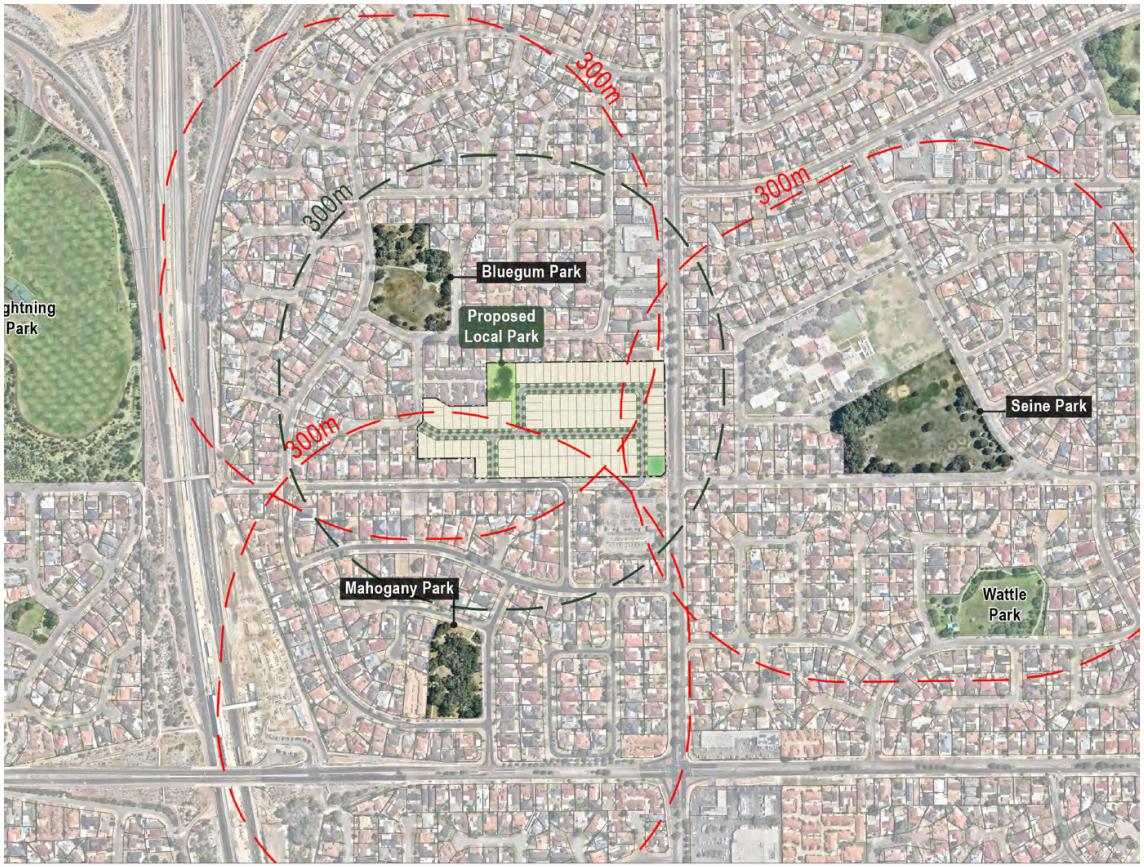


***Figure 13**: Local Green Spaces*



Above: Mahogany Park

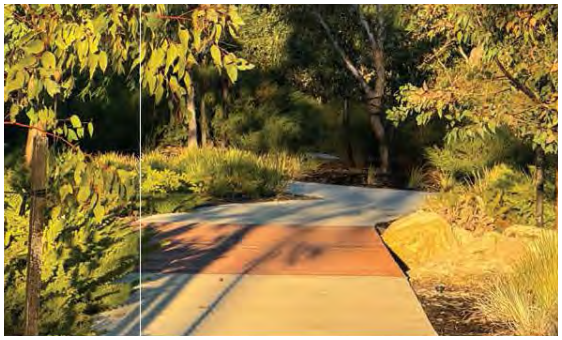


Above: Play facilities at Mahogany Park

5.4.2 Landscape Masterplan

A Landscape Masterplan has been prepared by Plan E (refer **Appendix 4**) to illustrate how the public open space can be developed to support passive recreational activities, tree retention and key drainage functions. The Landscape Masterplan is included as **Figure 14** with a summary of the key features of the open space set out below:

- Integrated swale for drainage.
- Footpath for universal access around the periphery of the park.
- Retention of existing mature Marri trees.
- Irrigated native plants integrated with swale planting.
- Small open areas of turf to provide space for passive recreational use.



Above: Pedestrian path & Native Plantings (Source: Plan E)



Above: POS 1 (Source: Plan E)



***Figure 14**: Landscape Masterplan (Source: Plane E)*

5.5 Urban Water Management

The Structure Plan has been designed to accommodate best practice urban water management principles and has been supported by a Local Water Management Strategy (LWMS) prepared by Hyd2o (refer **Appendix 5**). The LWMS has been prepared in accordance with the principles and objectives of WAPC's Better Urban Water Management Guidelines and the previous Drainage Management Plan (Hyd2o, April 2022) provided in support of the scheme amendment to rezone the site to Residential Development under LPS 17.

5.5.1 Stormwater Management

The stormwater management strategy will be undertaken in accordance with water sensitive urban design practices and will consist of soakwells, piped road drainage, underground storage cells and bioretention and ephemeral storage areas within the public open space and drainage reserve.

The Structure Plan has been delineated into five catchment areas, with stormwater storage to be managed as follows to achieve the objectives of the LWMS:

- All runoff from the 15mm event will be retained on site via soakwells for individual lots;
- Minimum side slopes of 1:6 for major event flood storage in the public open space and drainage reserve with a maximum storage depth of 1.2m;
- Select underground cell systems with cell heights to achieve structural clearance requirements to the natural surface;
- Bioretention areas within the public open space and drainage reserve to accommodate the first 15mm event from roads to a maximum depth of 0.3m; and
- Use of public open space/drainage reserve to provide ephemeral flood storage areas to provide detention of the 1:100-year major storm event.

5.5.2 Groundwater Management

Development levels within the site will be determined by the levels of adjacent infrastructure and fill requirements to achieve adequate separation to groundwater, given the proximity of groundwater levels to the natural surface. Indicative engineering drawings prepared by Tabec suggest finished lot levels will range from 28.20m AHD to 28.80m AHD, providing a clearance to groundwater ranging from approximately 1.5m to 3.3m.

Lot levels and earthworks plans will be refined as part of an Urban Water Management Plan (UWMP) as a condition of subdivision approval based on further groundwater monitoring and mapping refinements.

5.5.3 Monitoring and Implementation

The implementation of the LWMS will largely occur through the preparation and implementation of a more detailed UWMP, which will be prepared at the subdivision stage as a condition of approval. This will consolidate the recommendations of the LWMS and guide detailed design and subsequent construction of drainage infrastructure and implementation of management programs and initiatives. A monitoring program is also proposed within Section 8 of the LWMS, which outlines post-development outcomes and impacts in line with the LWMS.

5.6 Noise

An Acoustic Assessment was prepared by Lloyd George Acoustics in support of the Structure Plan to assess the potential impact of traffic noise from Beechboro Road North (refer **Appendix 1**). Whilst Beechboro Road is not currently mapped by DPLH as being subject to State Planning Policy 5.4: Road and Rail Noise, the policy requires consideration of the 20-year planning horizon. Future traffic volumes obtained from Main Roads indicate Beechboro Road North will carry approximately 26,614 vehicles per day in 2046, these volumes exceed the threshold for considering acoustic impacts and accordingly an acoustic assessment was required.

The assessment concluded that road traffic noise impacts can be managed through the following measures:

- Construction of a noise wall along the western boundary of the Structure Plan, ranging in height from 1.8m to 2.4m. The wall is to have a minimum surface mass of 15kg/m²; and
- Where dwellings are exposed to noise above the outdoor target, notifications are to be placed on titles and 'Quiet House Design' packages are to be incorporated within the construction of the dwellings.

Subdivision shall be implemented in accordance with the recommendations of the Acoustic Report, or a further acoustic report provided in support of any future application for subdivision to confirm any noise attenuation measures that may be required.

5.7 Utilities

An Engineering and Servicing Report has been prepared by Tabec to demonstrate the Structure Plan can accommodate residential development and a logical extension of existing infrastructure within the area. The following summarises the key considerations:

5.7.1 Earthworks Strategy

The Structure Plan area is generally flat given the previous use of the site as a private school, with a slight undulation west to east. The earthworks strategy will set out to provide for fully earth worked level lots, with finished levels across the site to accommodate the following:

- Retention of existing Marri trees in the north-western corner of the site.
- Seamless integration of roads with the surrounding road network.
- Maintaining the existing clearances to the average annual maximum groundwater level to accommodate drainage via infiltration within the public open space and proposed drainage cells.
- Undertaking necessary preparatory work to achieve a 'Class A' soil classification for the site.
- Contouring of earthworks levels to deliver drainage catchment areas consistent with the Hyd2o LWMS.

The earthworks strategy will accommodate the above-mentioned site considerations in addition to the requirements of servicing authorities.

5.7.2 Sewer

Water Corporation has advised that the existing sewer infrastructure present in the area is sufficient to accommodate the Structure Plan. This includes an existing DN225 sewer main within Blackboy Way and a DN150 sewer main within Flametree Place. The connection points will be determined at detailed design stage in accordance with the specifications of Water Corporation.

There is also an existing DN225 sewer main running north-south within the Structure Plan that services existing development north of Timberlane Crescent. This infrastructure will need to be protected and maintained during subdivisional works. The Masterplan Concept demonstrates how the development can be implemented without compromising this existing infrastructure, which is protected by an easement and will be contained within a future road reserve.

5.7.3 Water Supply

Water Corporation advised that there is no specific planning for the Structure Plan area, given it is located within an infill precinct. There is an adequate supply for water reticulation within existing infrastructure, noting the final design will be dependent on site specific requirements. It is anticipated that the Structure Plan will be connected to the existing infrastructure within Blackboy Way and Flametree Place.

5.7.4 Gas

There are existing gas mains in the vicinity of the proposed development which will provide opportunities for future lots to connect to reticulated gas.

Detailed connection requirements and design detail can be provided by ATCO Gas at the time of development.

5.7.5 Power

The site has access to existing high voltage power and an existing transformer is located within the site adjacent to Blackboy Way that will require relocation to accommodate residential development.

The Structure Plan will require connection to the high voltage lines located within Blackboy Way, which may necessitate the removal of the existing overhead power. This would require an additional transformer to be located within the Structure Plan. Further discussion with Western Power on the requirements for undergrounding existing services will be required at subsequent planning stages, this will inform future subdivision design and ensure an appropriate location for any transformers to minimise potential amenity impacts.

5.7.6 Telecommunications

The site is within the National Broadband Network's (NBN) fixed line footprint with existing NBN assets currently located along the northern side of Blackboy Way, providing connections to existing lots. The Structure Plan will pay a per lot deployment charge to NBN in addition to providing pit and pipe infrastructure throughout the subdivision, which will subsequently be installed by NBN Co. Subsequent broadband services can then be provided by either NBN or an alternative service provider, enabling access for all lots to a high-speed telecommunications network.

5.8 Activity Centres and Employment

The Structure Plan is in proximity to a number of existing activity and commercial centres, ensuring immediate and excellent access to employment opportunities, as well as retail, commercial and community services. This includes Beechboro Central located 450m to the south, Beechboro North Central located 150m to the North and the Beechboro Local Centre approximately 500m north-east, located on Amazon Drive.

This range of commercial services will ensure the Structure Plan has suitable access to a variety of amenities, whilst also supporting the local economy with an increased consumer base.

5.9 Schools

There are no educational facilities planned or required as part of the Structure Plan, with the area already well serviced by a number of existing educational facilities. Within a 2km radius of the site there are four government schools and one private school, being:

- Noranda Primary School;
- Beechboro Primary School;
- West Beechboro Primary School;
- Kiara College Secondary School; and
- Beechboro Christian School (Kindergarten to Year 6).

As such, there are sufficient education facilities within the surrounding area to cater for the proposed population of the Structure Plan.

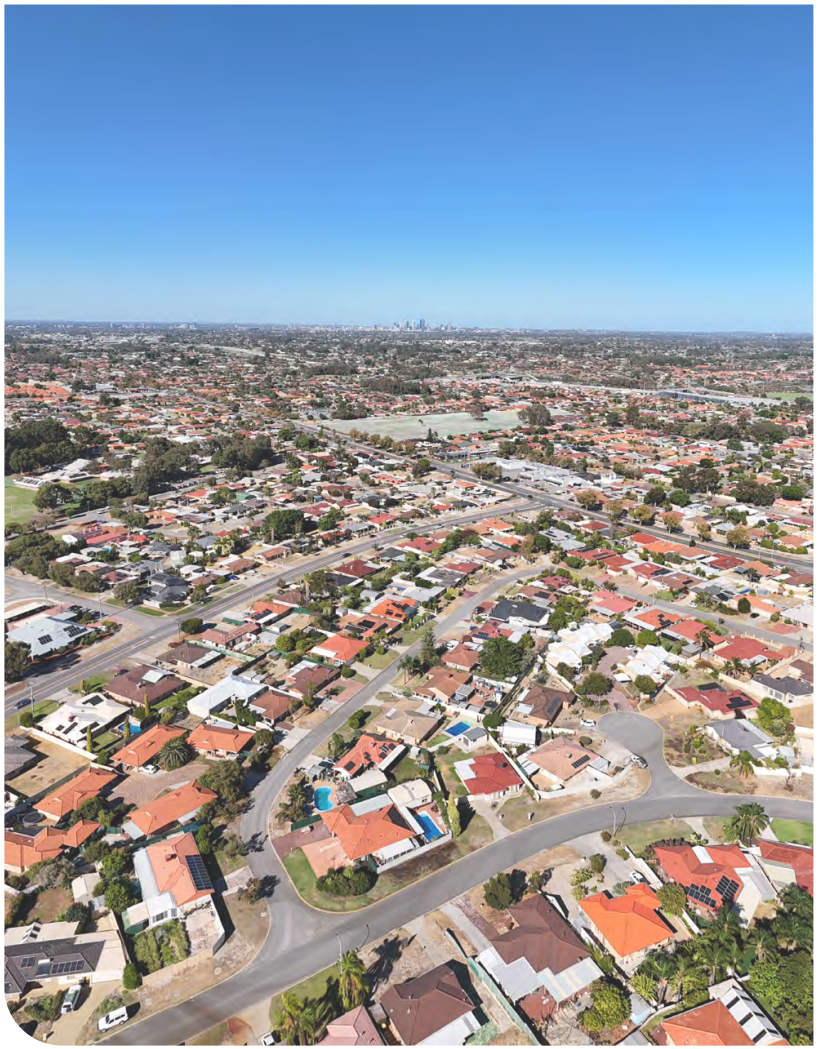
6. Development Staging

Staging will generally commence from the Structure Plan's western and southern boundaries with access to existing services via Blackboy Way and Flametree Place, progressing in both a northern and westerly direction.

Development staging will follow an orderly sequence and shall not exceed the extension of essential service infrastructure or constructed road access.

7. Development Contributions

The Structure Plan is not subject to any Development Contribution Plan within the City's LPS 17. The landowner will be responsible for the Beechboro Road North intersection modifications, maintenance of public open space for two summers in accordance with *Liveable Neighbourhoods* and connecting the Structure Plan footpaths with the existing network in accordance with the City's Cycle and Pathway Design Specification.



14.4 OPERATIONAL MATTERS

14.4.1 PROCLAMATION OF ROTARY AT GREAT NORTHERN HIGHWAY - APPLE STREET - COONDAREE PARADE AND PORTION OF GREAT NORTHERN HIGHWAY

Ward	Swan Valley/Gidgegannup Ward
Disclosure of interest	Nil
Business Unit	Asset Management
Authorised Officer	Executive Director Operations
Voting Requirements	Simple Majority

KEY ISSUES

- The construction of the roundabout connecting Great Northern Highway, Apple Street, and Coondaree Parade was completed in November 2022.

- The Commissioner of Main Roads intends making a recommendation to the Minister for Transport to proclaim the roads shown in Drawings 201021-0218-03, 202321-000040-00 and 202321-000041-00 to formalise responsibility of the new infrastructure.

- The Commissioner requires endorsement by the Council of proclamation Drawings 201021-0218-03, 202321-000040-00 and 202321-000041-00 before making the recommendation to the Minister to proclaim these assets as Main Roads' responsibility.

BACKGROUND

Main Roads Western Australia (MRWA) upgraded the previously stop sign controlled four-way intersection into a roundabout and slightly realigned the carriageway of Great Northern Highway, Apple Street, and Coondaree Parade in November 2022. In accordance with Section 13 of the *Main Roads Act*, the Commissioner of Main Roads intends to write to the Minister for Transport to proclaim the rotary construction and realignment in the proclamation drawings as roads.

Under this Act the commissioner requests Council endorsement for any route proclamation for any section or part of a road, which may include modifications of already proclaimed roads. Main Roads WA will accept endorsement by a Chief Executive Officer if a Council has delegated this authority to the CEO. As the City has not delegated this authority, endorsement by Council of any proclamation drawings is required before the CEO may provide endorsement.

DETAILS

MRWA are proposing the division of road asset responsibilities be divided in accordance with drawings 201021-0218-03, 202321-000040-00 and 202321-000041-00. The drawings outline that the rotary and realigned highway are to be the responsibility of MRWA. This aligns with the previous responsibility boundaries and agreed standards for maintenance boundaries for state and local roads.

The overall route remains substantially unchanged, and the drawings indicate there are no meaningful changes to responsibility areas and no areas of additional City asset responsibility.

CONSULTATION

Not applicable.

ATTACHMENTS

1. MRWA Drawings [**14.4.1.1** - 3 pages]

STRATEGIC IMPLICATIONS

Built Environment

B2 Infrastructure that meets community needs
B2.1 Manage current and future assets and infrastructure

STATUTORY IMPLICATIONS

This proclamation is occurring in accordance with the *Main Roads Act.*

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Council endorses the proclamation of Main Roads' infrastructure in accordance with drawings 201021-0218-03, 202321-000040-00 and 202321-000041-00.

2. Provide details of Council's resolution and one signed set of drawings to Main Roads.

CARRIED EN BLOC

AMENDMENTS
Proclaim H006 Great Northern Hwy
Proclaim H1001 Great Northern Hwy - Apple St - Coondaree Pde Rty
Deproclaim H006 Great Northern Hwy
Indicate Paths P017, P021

PROCLAMATION LEGEND

EXISTING PROCLAIMED ROUTE
H006 (^ Road Name) Highway
M042 (^ Road Name) Main Road

SECTION TO BE DEPROCLAIMED
H002 M012

SECTION TO BE PROCLAIMED
H006 Highway
M042 Main Road

^ Landgate approved local usage name.

PATHWAY RESPONSIBILTY
P018 Main Roads Controlled Path
Other Path
P018 MR Controlled Path Removed

Controlled paths (shared, pedestrian or bicycle) depicted on this drawing are those for which Main Roads Western Australia has responsibility.

Paths, shared, pedestrian or bicycle, the responsibility of other entities are not shown.

This is to certify that Council endorses the proposal shown on this plan.

Council Resolution:.....of

Council Meeting Held On:

.....

OR DELEGATED AUTHORITY in accordance with Section 5.41(d) of the Local Government Act 1995.

.....
Chief Executive Officer

Date:.....

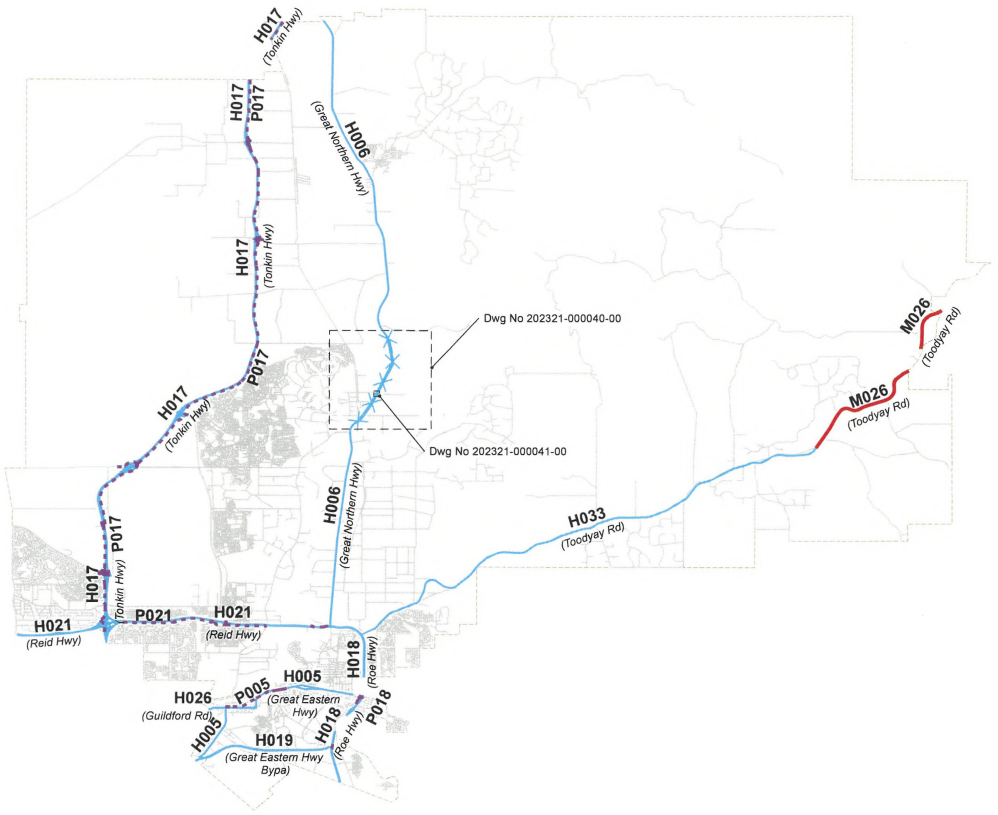
Gazette:.....

Page No:.....

DATE OF ORIGINAL ISSUE: 02 Jun 2010, 20 May 2013, 25 Jun 2021

DRAWING AMENDMENT DATE: 15 Nov 2023

CITY OF SWAN



NOTES:

Roads and/or paths are represented by centrelines which are a notional reference line that generates and approximates the centre of the pavement extent.

Ramp intersections are shown schematically. The point at which the lines meet represents the end of the median which separates the converging or diverging carriageways.

Slip lanes where ramps intersect other roads are not shown.



BASE MAP LEGEND

Town Site Area And Boundary
Local Government Area And Boundary
Cadastre
Local Road

THIS DRAWING SUPERSEDES: 201021-0218-02

NOTE: FOR DETAIL OF TOWNSITES - REFER TO TOWNSITE DRAWINGS

RECOMMENDED	APPROVED			
Signature: P. p—	Signature: Lucinda Morgan	0 5 10 Kilometres	PROCLAMATION PLAN Declared Roads CITY OF SWAN	MAIN ROADS WESTERN AUSTRALIA
Position: N.P.D.M.	Position: EMPTS	Planning and Technical Services Directorate	CITY of SWAN - LG No. 109 SHEET 1 of 1	DWG TYPE 20:00 / FILE No 21/6289 / DWG NUMBER 201021-0218-03
Date: 16/4/2024	Date: 22/4/24			

AMENDMENTS

PROCLAMATION LEGEND

EXISTING PROCLAIMED ROUTE

H006 (^ Road Name) Highway

M042 (^ Road Name) Main Road

SECTION TO BE DE-PROCLAIMED

H002 M012

SECTION TO BE PROCLAIMED

H006 Highway

M042 Main Road

^ Landgate approved local usage name.

PATHWAY RESPONSIBILTY

P018 Main Roads Controlled Path

Other Path

P018 MR Controlled Path Removed

Controlled paths (shared, pedestrian or bicycle) depicted on this drawing are those for which Main Roads Western Australia has responsibility.

Paths, shared, pedestrian or bicycle, the responsibility of other entities are not shown.

This is to certify that Council endorses the proposal shown on this plan.

Council Resolution:.....of

Council Meeting Held On:

.....

OR DELEGATED AUTHORITY in accordance with Section 5.41(d) of the Local Government Act 1995.

.....

Chief Executive Officer

Date:.....

Gazette:.....

Page No:.....

DATE OF ORIGINAL ISSUE 15 November 2023

DRAWING AMENDMENT DATE



NOTES:

Roads and/or paths are represented by centrelines which are a notional reference line that generates and approximates the centre of the pavement extent.

Ramp intersections are shown schematically. The point at which the lines meet represents the end of the median which separates the converging or diverging carriageways.

Slip lanes where ramps intersect other roads are not shown.



CITY OF SWAN

BASE MAP LEGEND

Local Government Boundary

Town Site Area And Boundary

Cadastre

Local Road

THIS DRAWING SUPERSEDES

NOTE FOR DETAIL OF TOWNSITES - REFER TO TOWNSITE DRAWINGS

RECOMMENDED	APPROVED		PROCLAMATION PLAN	MAIN ROADS WESTERN AUSTRALIA
Signature: P. [illegible]	Signature: [illegible]	0 0.5 1 Kilometres	Declared Roads Proclaim H006 - Great Northern Hwy - north and south of H1001 - Great Northern Hwy - Apple St - Coondaree Pde Rotary Deproclaim H006 Great Northern Hwy - north and south of H1001 - Great Northern Hwy - Apple St - Coondaree Pde Rotary	DWG TYPE 20:00 / FILE No 21/6289 / DWG NUMBER 202321-000040-00
Position: N.P.D.M.	Position: FDPTS	Planning and Technical Services Directorate	CITY of SWAN - LG No. 109 SHEET 1 of 2	
Date: 16/4/2024	Date: 22.4.24			

AMENDMENTS

PROCLAMATION LEGEND

EXISTING PROCLAIMED ROUTE

H006 (^ Road Name) Highway

M042 (^ Road Name) Main Road

SECTION TO BE DE-PROCLAIMED

H002 M012

SECTION TO BE PROCLAIMED

H006 Highway

M042 Main Road

^ Landgate approved local usage name.

PATHWAY RESPONSIBILTY

P018 Main Roads Controlled Path

Other Path

P018 MR Controlled Path Removed

Controlled paths (shared, pedestrian or bicycle) depicted on this drawing are those for which Main Roads Western Australia has responsibility.

Paths, shared, pedestrian or bicycle, the responsibility of other entities are not shown.

This is to certify that Council endorses the proposal shown on this plan.

Council Resolution:.....of

Council Meeting Held On:

.....

OR DELEGATED AUTHORITY in accordance with Section 5.41(d) of the Local Government Act 1995.

.....

Chief Executive Officer

Date:.....

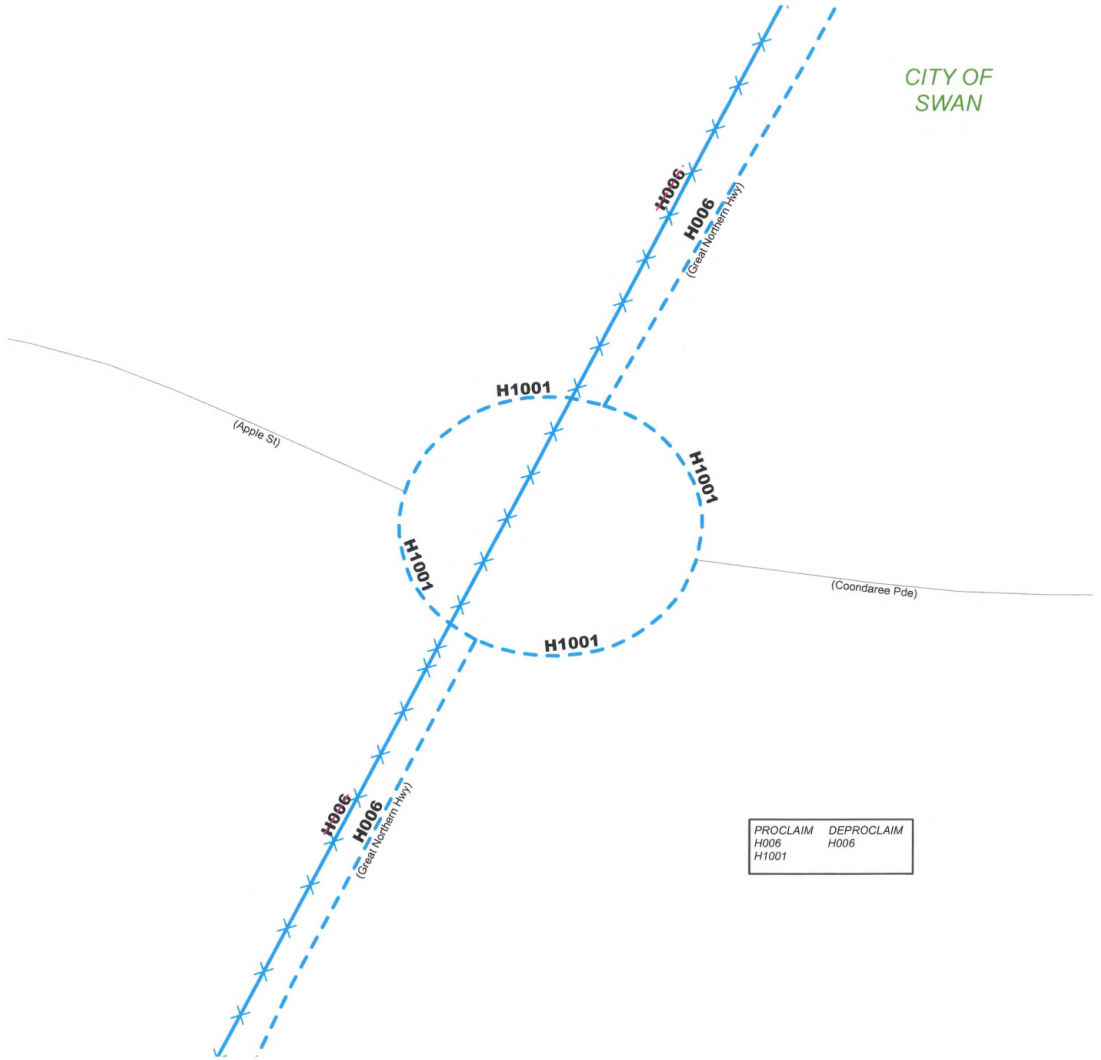
Gazette:.....

Page No:.....

DATE OF ORIGINAL ISSUE: 15 November 2023

DRAWING AMENDMENT DATE:

THIS DRAWING SUPERSEDES:



PROCLAIM	DEPROCLAIM
H006	H006
H1001	

NOTES:

Roads and/or paths are represented by centrelines which are a notional reference line that generates and approximates the centre of the pavement extent.

Ramp intersections are shown schematically. The point at which the lines meet represents the end of the median which separates the converging or diverging carriageways.

Slip lanes where ramps intersect other roads are not shown.



CITY OF SWAN

BASE MAP LEGEND

Local Government Boundary

Town Site Area And Boundary

Cadastre

Local Road

NOTE: FOR DETAIL OF TOWNSITES - REFER TO TOWNSITE DRAWINGS

RECOMMENDED	APPROVED		PROCLAMATION PLAN	MAIN ROADS WESTERN AUSTRALIA
Signature:	Signature:	0 25 50 Metres	Declared Roads	DWG TYPE: 20:00
Position: N.P.D.M.	Position: EDPTS	Planning and Technical Services Directorate	Proclaim H1001 - Great Northern Hwy - Apple St - Coondaree Pde Rty H006 - Great Northern Hwy and Deproclaim H006 Great Northern Hwy	FILE No: 21/6289
Date: 22/4/2024	Date: 22/4/24		CITY of SWAN - LG No. 109 SHEET 2 of 2	DWG NUMBER: 202321-000041-00

14.5 FINANCIAL AND LEGAL MATTERS

14.5.1 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2024

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Financial Services and Rates
Authorised Officer	Executive Director Corporate
Voting Requirements	Simple Majority

KEY ISSUES

- This report provides Council with the suite of financial management reports in order for Council to monitor the financial performance and position of the City.
- A summary page has been developed that includes high level financial information, commentary and graphical representation from the various statements and schedules included in the report.
- Statements included are Financial Activity, Notes to and forming part of the Statement of Financial Activity, Comprehensive Income, Financial Position, Cash/Investment Backed Reserves, Capital Jobs, Cash and Investments.

BACKGROUND

Section 6.4 of the *Local Government Act 1995* requires an annual financial report to be prepared as well as such other financial reports as prescribed.

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 (the Regulations) requires a local government to prepare each month a statement of financial activity reporting on the income and expenditure, as set out in the annual budget. The statement of financial activity is to be supported by such information as is considered relevant by the local government.

A statement of financial activity and any accompanying documents are to be presented at the next Ordinary Council Meeting following the end of the month to which the statement relates, or to the next Ordinary Council Meeting after that meeting.

In addition under regulation 34(5) of the Regulations each financial year, local government is to adopt a percentage or value, calculated in accordance with Australian Accounting Standards to be used in the statement of financial activity for reporting material variances.

The City of Swan Financial Management Reports use a materiality threshold to measure, monitor and report on the financial performance and position of the City. The materiality threshold adopted by the Council, together with the Annual Budget for 2024/25 are variances that are greater than 10% of the original adopted budget and a value greater than $100,000.

DETAILS

The financial management report for the period ended 30 September 2024 is included as an attachment to this report.

As the information contained in the Statement of Financial Activity is repeated in the Statement of Comprehensive Income and Statement of Financial Position, the analysis of the information is included below.

1. Statement of Comprehensive Income

Year to date revenue from Operating activities is $206.7m, this is greater than the revised budget by $3.3m. Expenditure on Operating activities for the year to date is $53.7m, this is less than the revised budget by $2.6m. The net result from Operating activities is a $153m surplus in comparison to the $147.1m revised budget year to date.

After non-operating activities, the net result is $156.2m surplus in comparison to $165.5m revised budget year to date.

2. Statement of Financial Position

Current Assets spike each year during July when the Rates strike occurs, as the majority of Rates revenue for the financial year is recognised, this progressively decreases as expenditure occurs in line with service delivery across the year. Expenditure to date has resulted in a decrease in Current Assets by $23.2m compared to August 2024.

Non-Current Assets have increased by $3.1m compared to August 2024. This is mostly due to the progression of the 2024/25 Capital Works Schedule.

Current Liabilities have decreased by $20.4m compared to August 2024. This is mainly due to year end adjustments to Other Liabilities (Revenue Recognition) as well as Creditor, Borrowing and Lease payments.

Non-Current Liabilities have increased by $11.2m compared to August 2024, due to year end adjustments to Other Liabilities (Revenue Recognition).

3. Cash and Cash Equivalents

Cash and Cash Equivalents as at 30 September 2024 was $374m. Cash and Cash Equivalents as at 30 September 2023 was $364.5m.

CONSULTATION

Not applicable.

ATTACHMENTS

1. Financial Management Report for the Period Ended 30 September 2024 [**14.5.1.1** - 19 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership

Monitoring performance by comparison of budget and actual is an essential management tool to ensure financial performance within acceptable pre-determined limits.

STATUTORY IMPLICATIONS

Section 6.4 of the *Local Government Act 1995* and regulation 34(1) of the Local Government (Financial Management) Regulations 1996.

FINANCIAL IMPLICATIONS

Compares financial activity with budget as detailed in this report.

RECOMMENDATION

That Council resolve to:

1. Note the financial statements and report for the month ended 30 September 2024 in accordance with regulation 34(1) of the Local Government (Financial Management) Regulations 1996.

CARRIED EN BLOC

Interim Financial Report

for the Period Ending

30th September 2024

one city diverse places

1.0	**Financial Management Summary**	1.0
2.0	**Financial Statements**	
	Statement of Comprehensive Income	2.1
	Statement of Financial Activity	2.2
	Notes to the Statement of Financial Activity	2.3 - 2.4
	Variance Analysis Commentary	2.5 - 2.6
	Cash Holdings, Investments and Reserves	2.7
	Statement of Financial Position	2.8
3.0	**Capital Payments**	3.1
	Capital Works Future Variations	3.2
	Capital Works Schedules	3.3 - 3.6
4.0	**Cash and Investments**	4.0
5.0	**Rates Debtors**	5.0

1.0 Financial Management Summary

2.1 Statement of Comprehensive Income (Performance)

	Year to 30th September 2024			Annual	Annual
	Actual $000's	Budget $000's	Variance %	Budget $000's	Budget %
Revenue	206,718	203,376	2%	247,569	83%
Expenses	(53,731)	(56,289)	-5%	(233,050)	23%
Profit/Loss	152,987	147,087	4%	14,519	1054%
Non-operating	3,243	18,367	-82%	83,961	4%
Net Result	**156,229**	**165,454**	-6%	**98,480**	**159%**

➢The City recorded a net result of $156.2m, which is $9.2m or 6% below budget.

➢Operating Revenue is $3.3m or 2% above budget. Favourable variances include $1.3m rates revenue, $1.1m in higher Waste sanitation charges, $961k interest earnings, $532k in health and building licences, and $459k in insurance claim recoups. These are partly offset by grant revenue which is showing an unfavourable variance, primarily due to the early payment of a $7.1m Financial Assistance Grant at the end of 2023/24. This budget was adjusted at October OCM and will be reflected in the October month end reporting.

➢Operating Expenditure was $2.6m or 5% below budget, including $1.2m in employee costs from vacant positions in recruitment and $1.5m in depreciation which will reduce as completed projects are capitalised over the course of the year.

➢Non-operating income has $15.1m or 82% unfavourable variances include $2m less in capital grants, $1.5m in less proceeds from asset disposals and $11.7m in less Developer Contributions. Revenue will align to budget once project milestones are reach throughout the year.

2.8 Statement of Financial Position

	2024 Interim June $000's	2024 August $000's	2024 September $000's
Current:			
Assets	365,959	535,273	512,053
Liabilities	113,642	112,399	91,961
Non Current:			
Assets	2,505,274	2,501,737	2,504,861
Liabilities	90,335	90,335	101,558
Net Assets	**2,667,255**	**2,834,276**	**2,823,396**

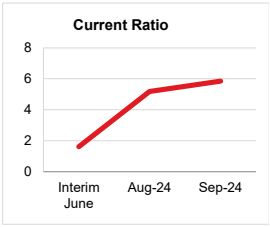
➢Current Assets spike each year during July when the Rates Strike occur, as the majority of Rates revenue for the financial year is recognised, this progressively decreases as expenditure occurs in line with service delivery across the year. Expenditure to date has resulted in a decrease in current assets by $23.2m compared to August 2024.

➢The progression of new capital projects has mainly contributed to an increase of $3.1m in Non-Current Assets compared to August 2024.

➢ Year end adjustments to Other Liabilities (Revenue Recognition) as well as Creditors, Borrowing and Lease payments has resulted in a decrease in Current Liabilites of $20.4m compared to August 2024.

➢ Year end adjustments to Other Liabilities (Revenue Recognition) has resulted in an increase in Non-Current Liabilities of $11.2m compared to August 2024.

➢Decrease in Current Liabilities has contributed to an increase in the Current Ratio to 5.85.



3.0 Capital Payments

	Year to 30th September 2024			Interim	Annual	Annual
	Actual $000's	Revised Budget $000's	Revised Budget %	Actual/ Comm $000's	Revised Budget $000's	Revised Budget %
Buildings	2,216	2,346	94%	8,414	23,643	36%
Drainage	328	593	55%	1,688	3,380	50%
Footpaths	709	805	88%	1,065	2,389	45%
Parks	2,670	8,047	33%	7,327	25,829	28%
Roads	7,335	7,267	101%	13,997	37,951	37%
P&E, Other	4,112	15,055	27%	8,287	62,347	13%
Total	**17,370**	**34,112**	**51%**	**40,779**	**155,538**	**26%**

►**Total capital** works expenditure at the end of September was $41m, comprising of $17.4m actual costs and $23.4m committed costs (57% of total expenditure).

The total actual to budget variance of 26% or $114.8m will diminish while new work progresses as the year moves on.

►**Buildings** recognised 36% or $8.4m spend against its $23.6m budget with prominent spend noted for the construction Swan Active Ellenbrook of $3m and Swan Active Midland of $1.8m. Additionally, smaller spend volumes have been seen for Swan Active Beechboro $500k, The Cities Operations Centre $360k, Old Bankwest Building $320k, Midland Junction Lotteries House $290k, Midland Junction Arts Centre $280k, Administration Building $240k, Brabham Community Building - Murray Rd $200k, Air Conditioning Renewal Program $160k, Switchboards Renewal Program $130k, Charlottes Vineyard Pavilion $120k and Ellenbrook Community Hub $120k.

► **Parks** realised 28% or $7.3m compared to a budget of $26m with elevated spending of $4.6m on Ballajura Intergenerational Play space. Other spending has been noted against District Park Active $790k, Residential Street Trees $400k, Greenfield Park $350k and Allington Park $290k.

► **Road** expenditure is 37% in total or $14m of an annual $38m budget with 48% of the total spend represented by commitments for works on order. The largest spending has been seen on Shady Hills with $3.4m, Gnangara Road $1.9m, Henley Brook Avenue $1.8m, Marshall Road, Ballajura $1.4m and the City-wide Local Road Program closing at $1.2m, Lesser spending levels were observed against Neaves Road $870k, Marangaroo and Hepburn Avenue Intersection $840k, Stock Road extension, Bullsbrook $660k, Arthur Street Dayton $450k and Raphael Road, Bullsbrook $370k.

► **Other Capital** spending has contributed 16% to the total spend or $11m against a remaining $68m budget with Plant & Equipment being the larger spending class of $4.1m which has been driven by the cities rolling out of the FOGO Program and the replacement of Plant & Equipment. Land has a noted spend of $3m because of New Junction, The Crescent with a spend of $2.9m followed with Drainage $1.7m, Footpaths $1.1m, Vehicles $670k, Furniture Fittings & Equipment $240k, Bridge Works $170k and Information Services $78k.

Overall, lower volumes of spending against budget will contract as the year progresses with work ramping up, although it is typical at this time of year that lesser spending volumes are due to timing differences.

4.0 Cash and Investments

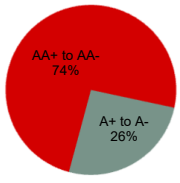
	Volume Held		
	August $000's	September $000's	Ave Interest %
Cash	25,985	40,274	4.15%
Term Deposits	307,700	333,700	5.07%
Total	**333,685**	**373,974**	**4.97%**

➢The Cash and Cash Equivalents balance for the end of September 2024 was $374m.

➢The City's investment portfolio posted a return of 4.97% pa for the month of September 2024 versus the bank bill index benchmark return of 4.41% p.a.

➢The City is taking advantage of Green, Environmental, Social and Governance TDs (ESGTDs) from Westpac which earmarks funding for green and socially responsible investment (SRI) projects and initiatives. These TDs are independently certified as meeting internationally recognised standards. Between non-fossil fuel banks and Green/ESGTDs, the City's portfolio has approximately 36.7% in Green/SRI exposures.

➢Accrued Interest as at 30 September 2024 was $7.3m.



5.0 Debtors

	August $000's	September $000's	Change %
Current	215	1,079	402%
> 30 Days	128	135	5%
> 60 Days	1	93	0%
> 90 Days	698	640	-8%
Total Trade	**1,042**	**1,946**	**87%**
Rates Debtors	**151,180**	**94,896**	**-37%**
Other Debtors	**31,009**	**23,328**	**-25%**
Total Debtors	**183,232**	**120,171**	**-34%**

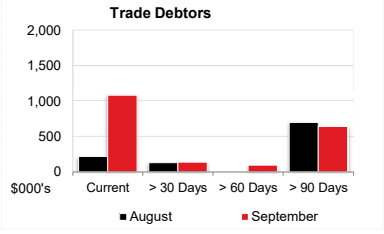
➢ Current month debtors increased due to large government invoices raised in the month.

➢ 30 Days Debtors increased due to last months current debtors rolling over.

➢ 60 Days debtors increased due to rollover from 30 days debtors

➢ 90 Days Debtors decreased due to ongoing debt collection

➢ Rates debtors has reduced by $56.3m compared to the end of August. This reduction was significant as the due date for payment in full and the first instalment was on 6th September 2024.



City of Swan
Statement of Comprehensive Income
For the Period Ended 30 September 2024

Annual Original Budget 2024/25	Annual Revised Budget 2024/25		YTD Revised Budget 30 September 2024	YTD Actual 30 September 2024	Variance	VAR Note	Variance YTD Revised Budget
$	$		$	$	$		%
		REVENUE					
156,896,630	156,896,630	General rates	155,581,297	156,873,309	1,292,012		
13,786,883	13,786,883	Grants, subsidies and contributions	4,034,098	2,371,439	(1,662,659)	U	(41%)
54,522,057	54,522,057	Fees and charges	37,843,278	40,017,106	2,173,828		
487,481	487,481	Service charges	487,481	485,709	(1,772)		
17,575,125	17,575,125	Interest revenue	4,393,380	5,354,057	960,676	F	22%
4,301,034	4,301,034	Other revenue	1,036,270	1,616,087	579,817	F	56%
247,569,210	**247,569,210**		**203,375,804**	**206,717,706**	**3,341,902**		
		EXPENSES					
(106,909,253)	(106,909,253)	Employee costs	(25,349,254)	(24,116,233)	1,233,020		
(45,923,729)	(45,923,729)	Materials and contracts	(11,162,561)	(11,287,650)	(125,089)		
(7,974,021)	(7,974,021)	Utility charges	(1,321,275)	(1,566,201)	(244,926)	U	19%
(64,423,120)	(64,423,120)	Depreciation	(16,311,573)	(14,812,247)	1,499,325	F	(9%)
(2,165,420)	(2,165,420)	Finance costs	(527,037)	(352,849)	174,189	F	(33%)
(3,583,409)	(3,583,409)	Insurance	(895,852)	(893,113)	2,740		
(2,071,248)	(2,071,248)	Other expenditure	(721,618)	(702,596)	19,022		
(233,050,200)	**(233,050,200)**		**(56,289,170)**	**(53,730,889)**	**2,558,280**		
14,519,010	**14,519,010**		**147,086,635**	**152,986,817**	**5,900,182**		
29,072,160	29,139,806	Capital grants, subsidies and contributions	6,117,528	4,145,779	(1,971,749)	U	(32%)
10,703,414	10,703,414	Developer contribution plans:Cash	2,673,334	(110,108)	(2,783,443)	U	(104%)
14,223,312	14,223,312	Developer contribution plans:In Kind	-	-	-		
(1,328,578)	(1,328,578)	Land ceded to the crown	-	-	-		
27,475,700	27,475,700	Non-operating gifted assets from developers	8,913,200	-	(8,913,200)	U	(100%)
2,651,411	2,651,411	Profit/(Loss) on asset disposals	662,853	(793,106)	(1,455,959)	U	(220%)
5,000	5,000	Fair value adjustments to financial assets at fair value through profit or loss	-	-	-		
1,090,506	1,090,506	Share of net profit of associates accounted for using the equity method	-	-	-		
98,411,936	**98,479,582**	**NET RESULT FOR THE PERIOD**	**165,453,550**	**156,229,381**	**(9,224,168)**		
98,411,936	**98,479,582**	**TOTAL COMPREHENSIVE INCOME**	**165,453,550**	**156,229,381**	**(9,224,168)**		

City of Swan
Statement of Financial Activity
For the Period Ended 30 September 2024

Annual Adopted Budget 2024/25	Annual Revised Budget 2024/25		YTD Revised Budget 30 September 2024	YTD Actual 30 September 2024	Variance	VAR Note	Variance YTD Revised Budget
$	$		$	$	$		%
		OPERATING ACTIVITIES					
		Revenue from operating activities					
142,128,472	142,128,472	General rates	140,813,139	142,362,117	1,548,979		
14,768,158	14,768,158	Rates excluding general rates	14,768,158	14,511,192	(256,967)		
13,786,883	13,786,883	Grants, subsidies and contributions	4,034,098	2,371,439	(1,662,659)	U	(41%)
54,522,057	54,522,057	Fees and charges	37,843,278	40,017,106	2,173,828		
487,481	487,481	Service charges	487,481	485,709	(1,772)		
17,575,125	17,575,125	Interest revenue	4,393,380	5,354,057	960,676	F	22%
4,301,034	4,301,034	Other revenue	1,036,270	1,616,087	579,817	F	56%
2,651,411	2,651,411	Profit/(Loss) on asset disposals	662,853	(793,106)	(1,455,959)	U	(220%)
(1,328,578)	(1,328,578)	Land ceded to the crown	-	-	-		
5,000	5,000	Fair value adjustments to financial assets at fair value through profit or loss	-	-	-		
1,090,506	1,090,506	Share of net profit of associates accounted for using the equity method	-	-	-		
249,987,549	**249,987,549**		**204,038,657**	**205,924,600**	**1,885,943**		
		Expenditure from operating activities					
(106,909,253)	(106,909,253)	Employee costs	(25,349,254)	(24,116,233)	1,233,020		
(45,415,479)	(45,415,479)	Materials and contracts	(11,162,561)	(11,287,650)	(125,089)		
(7,974,021)	(7,974,021)	Utility charges	(1,321,275)	(1,566,201)	(244,926)	U	19%
(64,423,120)	(64,423,120)	Depreciation	(16,311,573)	(14,812,247)	1,499,325		
(2,165,420)	(2,165,420)	Finance costs	(527,037)	(352,849)	174,189	F	(33%)
(3,583,409)	(3,583,409)	Insurance	(895,852)	(893,113)	2,740		
(2,071,248)	(2,071,248)	Other expenditure	(721,618)	(702,596)	19,022		
(232,541,950)	**(232,541,950)**		**(56,289,170)**	**(53,730,889)**	**2,558,280**		
83,397,327	83,397,327	**Non-cash amounts excluded from operating activities,(C)**	20,996,857	15,266,383	(5,730,474)	U	(27%)
100,842,926	**100,842,926**	**Amount attributable to operating activities**	**168,746,344**	**167,460,094**	**(1,286,250)**		
		INVESTING ACTIVITIES					
		Inflows(outflows) from investing activities					
29,072,160	29,139,806	Capital grants, subsidies & contributions	6,117,528	4,145,779	(1,971,749)	U	(32%)
10,703,414	10,703,414	Developers contributions: Cash	2,673,334	(110,108)	(2,783,443)	U	(104%)
14,223,312	14,223,312	Developers contributions: In Kind	-	-	-		
27,475,700	27,475,700	In Kind Developer contributions: Other	8,913,200	-	(8,913,200)	U	(100%)
12,298,300	12,298,300	Proceeds from sale of assets	4,094,677	2,421,422	(1,673,255)	U	(41%)
40,796	40,796	Proceeds from self supporting loans repayments	-	-	-		
(47,588,774)	(47,656,420)	Purchase of property, plant and equipment	(6,674,432)	(6,278,983)	395,449		
(41,699,012)	(41,699,012)	Assets contributed by developers	-	-	-		
(66,250,059)	(66,250,059)	Purchase and construction of infrastructure	(27,437,886)	(11,318,910)	16,118,976	F	(59%)
(61,724,162)	**(61,724,162)**	**Amount attributable to investing activities**	**(12,313,579)**	**(11,140,801)**	**1,172,778**		
		FINANCING ACTIVITIES					
		Inflows(outflows) from financing activities					
(8,462,519)	(8,462,519)	Repayment of borrowings	(2,115,630)	(2,120,890)	(5,260)		
(508,250)	(508,250)	Payments for principal portion of lease liabilities	-	-	-		
-	-	Proceeds from borrowings	-	-	-		
(80,949,232)	(80,949,232)	Transfers to reserve accounts	(20,237,308)	(11,477,717)	8,759,591	F	(43%)
40,742,121	40,742,121	Transfers from reserve accounts	10,185,530	6,379,120	(3,806,410)	U	(37%)
40,000	40,000	Transfer from trust funds	-	-	-		
(49,137,880)	**(49,137,880)**	**Amount attributable to financing activities**	**(12,167,408)**	**(7,219,486)**	**4,947,921**		
		MOVEMENT IN SURPLUS OR DEFICIT					
10,019,116	10,019,116	**Surplus or deficit at the start of the financial year**	10,019,116	23,510,616	13,491,500	F	135%
100,842,926	100,842,926	Amount attributable to operating activities	168,746,344	167,460,094	(1,286,250)		
(61,724,162)	(61,724,162)	Amount attributable to investing activities	(12,313,579)	(11,140,801)	1,172,778		
(49,137,880)	(49,137,880)	Amount attributable to financing activities	(12,167,408)	(7,219,486)	4,947,921		
0	**0**	**SURPLUS OR DEFICIT AFTER IMPOSITION OF GENERAL RATES**	**154,284,474**	**172,610,423**	**18,325,949**		

This statement is to be read in conjunction with the accompanying statement of Net Current Assets used in the Statement of Financial Activity.

City of Swan
Notes to and forming part of the Statement of Financial Activity
For the Period Ended 30 September 2024

Annual Adopted Budget 2024/25	Annual Revised Budget 2024/25		YTD Revised Budget 30 September 2024	YTD Actual 30 September 2024	Variance	VAR Note	Variance YTD Revised Budget
$	$		$	$	$		%
		(c) 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 to operating activities					
(2,651,411)	(2,651,411)	Profit/(Loss) on asset disposals	(662,853)	793,106	1,455,959	F	(220%)
(5,000)	(5,000)	Fair value adjustments to financial assets at fair value through profit or loss	-	-	-		
(1,090,506)	(1,090,506)	Share of net profit of associates accounted for using the equity method	-	-	-		
64,423,120	64,423,120	Depreciation	16,311,573	14,812,247	(1,499,325)		
		Non-cash movements in non-current assets and liabilities:					
(100,000)	(100,000)	Pensioner deferred rates	(25,000)	(144,088)	(119,088)	U	476%
1,000,000	1,000,000	Employee benefit provisions	250,000	(194,883)	(444,883)	U	(178%)
20,492,546	20,492,546	Developers Contributions Plan liabilities	5,123,137	-	(5,123,137)	U	(100%)
1,328,578	1,328,578	Land ceded to the crown	-	-	-		
83,397,327	**83,397,327**	**Non-cash amounts excluded from operating activities**	**20,996,857**	**15,266,383**	**(5,730,474)**		

City of Swan
Notes to and forming part of the Statement of Financial Activity
As At 30 September 2024

1 Net Current Assets used in the Statement of Financial Activity

	Note	Actual @ 30 September 2024	Annual Budget 2024/2025	Interim Actual @ 30 June 2024
(a) COMPOSITION OF NET CURRENT ASSETS				
		$	$	$
CURRENT ASSETS				
Cash and cash equivalents		40,273,599	28,331,771	33,032,215
Trade and other receivables		120,170,622	24,903,250	25,633,650
Other financial assets		333,740,795	310,200,000	290,240,795
Inventories		2,662,929	2,655,153	2,481,979
Assets classified as held for sale		12,554,559	11,982,725	12,554,559
Other current assets		2,650,715	837,342	2,016,124
TOTAL CURRENT ASSETS		**512,053,219**	**378,910,241**	**365,959,322**
CURRENT LIABILITIES				
Trade and other payables		30,444,991	37,359,711	38,522,240
Borrowings		6,351,597	6,424,512	8,472,487
Other liabilities		36,335,868	32,753,414	36,392,967
Lease liabilities		381,187	527,001	508,250
Employee related provisions		18,447,282	18,514,916	18,612,322
TOTAL CURRENT LIABILITIES		**91,960,925**	**95,579,554**	**102,508,265**
NET CURRENT ASSETS		**420,092,294**	**283,330,687**	**263,451,056**
Less: TOTAL ADJUSTMENTS TO NET CURRENT ASSETS	**(b)**	**(247,481,871)**	**(283,330,687)**	**(239,940,441)**
NET CURRENT ASSETS USED IN THE STATEMENT OF FINANCIAL ACTIVITY.		**172,610,423**	**0**	**23,510,616**

(b) ADJUSTMENTS TO NET CURRENT ASSETS

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.

Less: Cash - reserve accounts	(276,490,519)	(316,094,073)	(271,391,923)
Less: Current assets not expected to be received at end of year			
- Self supporting loans	(40,795)	-	(40,795)
- Land held for sale	(12,554,559)	(11,982,725)	(12,554,559)
Add: Current liabilities not expected to be cleared at end of year			
- Current portion of borrowings	6,351,597	6,424,512	8,472,487
- Current portion of lease liabilities	381,187	527,001	508,250
- Current portion of other liability held in reserve	18,287,448	20,703,414	18,287,447
- Current portion of employee benefit provisions held in reserve	16,583,769	17,091,184	16,778,652
Total adjustments to net current assets	**(247,481,871)**	**(283,330,687)**	**(239,940,441)**

Statement of Financial Activity

Report on Significant Variances of 10% of Original Budget and greater than $100,000 in value

Revenue from operating activities

Operating grants, subsidies and contributions **41% Unfavourable Variance of $1,662,659**

The 2024/25 operating grant budget was reduced at the 9th October OCM to adjust for the $7.1m Financial Assistance Grant which was received early at the end of 2023/24. This will be reflected from October month end reports onwards. Other items included in this budget variance are $319k higher than budget Main Roads WA grant provided for the maintenance of City roads ($1.02m received compared to a $700k budget) and offset slightly by $181k in Community Safety grants to be claimed from DFES.

Interest earnings **22% Favourable variance of $960,676**

Interest earnings favourable variance comprises of $731k in rates related interest charges and $229k in term deposit interest earned. For rates related interest this is primarily due to the large number of ratepayers who have opted to pay their 2024/2025 rates in instalments, which attracts a 5% instalment fee.

Other Revenue **56% Favourable variance of $579,817**

Insurance claim recoups make up the bulk of this other revenue favourable variance, including $328k for the Wooroloo Bushfire in February 2021 and $168k for flood damage at the South Ballajura Community Centre in February 2024 due to a burst pipe.

Profit/(Loss) on asset disposals **220% Unfavourable Variance of $1,455,959**

Elvire Chalets was disposed of in the books during September for a net loss of $857,757. The unfavourable variance is anticipated to reduce as profit making sales of assets eventuate during the course of the financial year as there have only been minimal disposals year to date.

Expenditure from operating activities

Utility charges **19% Unfavourable variance of $244,926**

Utility charges unfavourable variance is considered a timing difference to budget, comprising of $156k for electricity, $47k water consumption and $42k gas and which are mainly in the areas of Facility usage and Parks & reserve maintenance. Utilities can often have a timing difference to budget due to the many utility accounts with various lengths. We plan to improve budget tracking in his area by implementing monthly accruals for actuals and budget phasing will be refined at mid-year review.

Finance costs **33% Favourable variance of $174,189**

This favourable variance is a timing difference to budget due to minimal loan repayments so far this financial year.

Non-cash amounts excluded from operating activities, Note 1. (C) **27% Unfavourable Variance of $5,730,474**

See components with significant variance commentary at the end of page 2.6

Inflows(outflows) from investing activities

Capital grants, subsidies & contributions **32% Unfavourable Variance of $1,971,749**

An unfavourable position for Capital grants, subsidies & contributions is predominantly due to the timing of Capital Grant income for construction & Infrastructure projects, Generally, in the early part of the year capital works are in their early stages and therefore do not warrant the acquittal of grants. To date $4.1m of funding has been received against a budget of $6.1m in Capital Grants, Subsidies and Contributions. Capital Grants received are Roads $2.2k, Buildings $1.5m, Footpaths $140k with Parks and Reserves $94k, Trade in values of light fleet replacement and Plant & Equipment have added another $650k.

Developers contributions: cash **104% Unfavourable Variance of $2,783,443**

$73k was collected and $145k was refunded due to the reassessment of Infrastructure Contribution for Bennett Springs Land Development Pty Ltd to West Swan West for Developer Contribution to date for FY 2024/25. Developer Contributions collected, $11.5k attributed to Brabham, and $61k to Dayton. The unfavourable variance of $7.2m to budget can be expected due to estimations made in budget relating to the expected timing of developments, methods of contribution whether they be cash or in kind and the delivery of DCP infrastructure items.

In Kind Developer Contributions: Other **100% Unfavourable Variance of $8,913,200**

This variance to budget is due to estimations relating to the expected timing of development, delivery of infrastructure, and handover under subdivision.

Proceeds from sale of assets **41% Unfavourable Variance of $1,673,255**

Elvire Chalets has been disposed of for $2,056,575. The unfavourable variance is anticipated to reduce as further sale of assets eventuate during the course of the financial year as there have only been minimal disposals year to date.

Capital Expenditure (Purchase of PPE, Purchase/Construction of Infrastructure, Assets Contributed by Developers) **59% Favourable Variance of $16,514,425**

Capital spending resulted in a favourable position of $16.5m against a budget of $34m for the period with Purchase of plant and equipment driving $400k, Purchase or construction of infrastructure $16.1m and Assets, contributed by developers a further $9.3m. Breaking this result down by Asset Class, Parks and Reserves drove the larger variance of $5.4m with Brabham Neighbourhood Park - Murray Rd $3.5m, Henley Brook Neighbourhood Park $1.1m and Ballajura Intergenerational Play space $740k, with Drainage works contributing a further $265k.

The Replacement of Plant & Equipment and light Fleet Vehicles contributed $1m to the variance, Information Services $860k, Furniture Fittings & Equipment $150k, Building Works $130k, Bridges $10k and an unfavourable position offsetting the variance with Land of ($450k) driven by the Cities New Junction land acquisition costs for both 27 & 29 The Crescent Midland being higher than budget and, in turn reducing the overall variance by 19%.

Land acquisition projects contributed another $1.6m to this favourable variance, comprising of lower spend compared to budget so far for New Junction Land acquisition budgeted for $723k, Roads required in Henley Brook of $639k and Parks required for Dayton $242k.

Breaking down the variance for Assets contributed by developers has identified Road Works of $5.1m, Stormwater Drainage $2.1m, Henley Brook Parks $1.3m, Cycleways & Footpaths $500k and Other In-Kind Works $310k.

Inflows(outflows) from financing activities

Transfer to reserve accounts **43% Favourable Variance of $8,759,591**

There has been less transfers to Reserves than budgeted for a number of reasons including less DCP Contributions being received than budgeted and minimal Sales of Assets.

Transfer from reserve accounts **37% Unfavourable Variance of $3,806,410**

This unfavourable variance is anticipated to reduce and align closer to budget as the year progresses as projects are in the early phases and as expenditure progresses further funds will be transferred from the reserves.

Movement in surplus or deficit

Surplus or deficit at the start of the financial year **135% Favourable Variance of $13,491,500**

A 135% favourable $13.5m variance can be attributed to a $7m financial assistance grant received towards the end of the FY23/24, along with various underspends which was addressed at the October Council Meeting and will be reflected in future reporting.

Non-cash amounts excluded from operating activities, Note 1.(C)

Profit/(Loss) on asset disposals **220% Unfavourable Variance of $1,455,959**

Elvire Chalets was disposed of in the books during September for a net loss of $857,757. The unfavourable variance is anticipated to reduce as profit making sales of assets eventuate during the course of the financial year as there have only been minimal disposals year to date.

Pensioner deferred rates **476% Unfavourable Variance of $119,088**

Less pensioners deferring their rates than budgeted has caused this unfavourable variance.

Employee benefit provisions **178% Unfavourable Variance of $444,883**

This is a timing difference which will be recalculated twice yearly after December and June each year. The unfavourable variance is mainly attributed to the leave taken.

Developer Contribution Plan liabilities **100% Unfavourable Variance of $5,123,137**

This will have no effect on the surplus. This Non-Cash variance is due to a timing difference.

City of Swan
Additional disclosure on Cash holdings, Investments and Reserves
For the Period Ended 30 September 2024

	30 September 2024	Interim 30 June 2024
Cash/Investment Backed Reserves	$	$
Restricted by council		
Aged Services Asset Replacement	1,114,520	1,102,386
City Asset Replacement	26,718,964	25,459,871
Ellenbrook Community Facilities	899,923	892,048
Aveley Community	989,040	1,019,608
General Insurance	10,502,816	9,883,700
Gravel Pit Rehabilitation	1,786,912	1,769,059
Plant & Equipment	20,756,810	20,511,274
Waste Management	21,822,158	21,382,295
Employee Entitlements - LSL & AL Reserve	18,194,817	18,389,700
Strategic Development	216,836	1,146,979
Deferred Project	13,198,698	13,231,388
Strategic Project	34,454,082	34,109,856
Energy Efficiency	8,789,308	9,016,988
Restricted by legislation/agreement		
Hazelmere Industrial Area Infrastructure - Stage 2	33,606,862	29,455,324
Hazelmere/Guildford Drainage	844,300	619,756
Midland District Drainage Development	8,568,077	7,677,745
Urban Growth Corridor Sub-Regional Contributions		
- Brabham	25,124,687	25,545,859
- Caversham	4,629	37,815
- Dayton	23,435,214	24,563,722
- West Swan West	113,092	255,913
Bullsbrook Residential - DCP	4,457,271	4,504,340
Henley Brook - DCP	15,893,996	15,955,094
Ellenbrook Bridge - DCP	39,912	39,912
Other Developer Restricted Reserves		
- Drainage	76,584	76,584
- Footpath	242,258	242,258
- Malaga Parking	202,046	202,046
- Midland Parking	24,928	24,928
- Ellenbrook Parking	11,140	11,140
- Guildford Parking	500	500
- Roadwork	3,250,080	3,250,080
- Public Art	1,056,058	919,755
- POS Middle Swan	85,000	85,000
- POS Swan View	9,000	9,000
Sub total: Cash/Investment Backed Reserves	**276,490,519**	**271,391,923**
Add: Other Restricted Cash	18,096,197	18,153,495
Total of restricted cash/investment assets	**294,586,716**	**289,545,418**
Add: Unrestricted cash/investment assets	79,386,883	33,686,797
TOTAL CASH AND CASH EQUIVALENTS/ INVESTMENTS	**373,973,599**	**323,232,215**
Consisting of:		
Cash and Cash Equivalents	40,273,599	33,032,215
Term Deposits	333,700,000	290,200,000
	373,973,599	**323,232,215**

'All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

City of Swan
Statement of Financial Position
As At 30 September 2024

	Actual @ 30 September 2024	Interim Actual @ 30 June 2024
	$	$
CURRENT ASSETS		
Cash and cash equivalents	40,273,599	33,032,215
Trade and other receivable	120,170,622	25,633,650
Other financial assets	333,740,795	290,240,795
Inventories	2,662,929	2,481,979
Assets classified as held fo	12,554,559	12,554,559
Other current assets	2,650,715	2,016,124
TOTAL CURRENT ASSETS	**512,053,219**	**365,959,322**
NON-CURRENT ASSETS		
Trade and other receivable	3,319,973	3,175,885
Other financial assets	166,344	166,344
Inventories	2,109,406	2,057,900
Investment in associate	89,490,827	89,490,827
Property, plant and equipm	408,575,623	559,629,805
Infrastructure	1,974,140,084	1,823,413,184
Investment property	23,140,000	23,140,000
Right-of-use assets	1,692,338	1,823,052
Intangible Assets	2,226,667	2,376,523
TOTAL NON-CURRENT ASSETS	**2,504,861,262**	**2,505,273,520**
TOTAL ASSETS	**3,016,914,481**	**2,871,232,842**
CURRENT LIABILITIES		
Trade and other payables	30,444,991	38,522,240
Borrowings	6,351,597	8,472,487
Other liabilities	36,335,668	36,392,966
Lease liabilities	381,187	508,250
Employee related provisior	18,447,282	18,612,322
TOTAL CURRENT LIABILITIES	**91,960,725**	**102,508,265**
NON-CURRENT LIABILITIES		
Borrowings	41,171,431	41,171,431
Other liabilities	57,436,498	57,436,498
Lease liabilities	1,339,186	1,339,186
Employee related provisior	1,611,047	1,611,047
TOTAL NON-CURRENT LIABILITIES	**101,558,162**	**101,558,162**
TOTAL LIABILITIES	**193,518,887**	**204,066,427**
NET ASSETS	**2,823,395,594**	**2,667,166,415**
EQUITY		
Retained surplus	1,486,937,690	1,335,807,106
Revaluation surplus	1,059,967,386	1,059,967,386
Reserves accounts	276,490,519	271,391,923
TOTAL EQUITY	**2,823,395,594**	**2,667,166,415**

3.0 Capital Payments

Comments

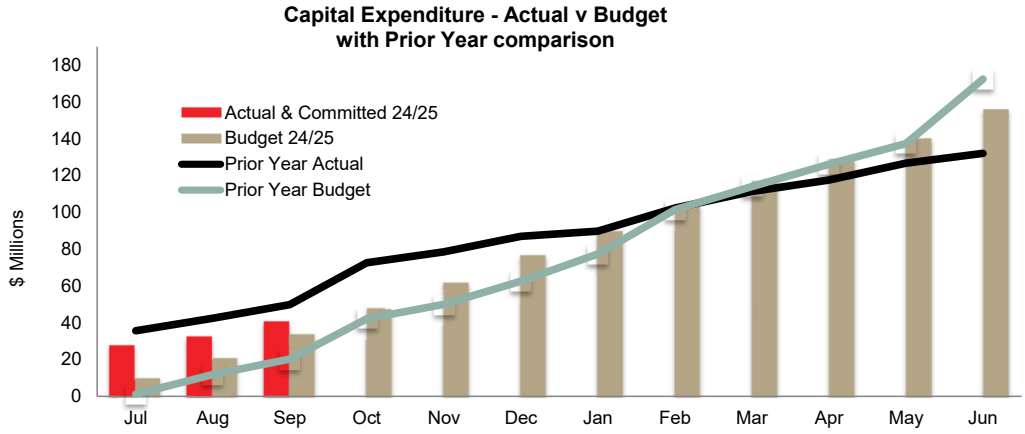
► **Swan Active Midland** A budget of $2m has been allocated for the next stage of the ongoing upgrade at Swan Active, Midland for the construction of a family change room facility. The design phase is complete, and the construction contract has been awarded, with initial site work kicking off at the beginning of the year. To date 87% or $1.8m of the budget has been consumed with the City anticipating the delivery of works in the second half of the financial year.

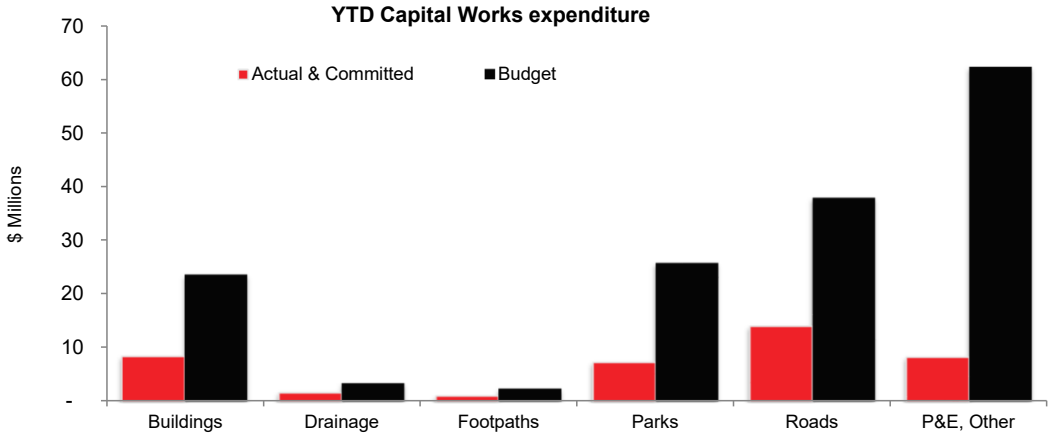
► **Swan Active Ellenbrook** has committed 88% or $3m of its $3.4m budget which has been afforded to the City to continue the design and construction of Swan Active Ellenbrook. The concept design phase is complete and is now being further developed. This is a multi-year, staged project, with construction anticipated to be completed by the end of 2027.

► **Ballajura Intergenerational Play Space** This year a budget of $5.3m has been assigned to create an all-abilities playground in Ballajura, designed to cater for all ages and a variety of physical capabilities, encouraging social participation, discovery, and access to nature. Funding of $2.3m has been committed by Lottery west to help the City deliver the project, The Play Space is currently under construction, administering 86% or $4.6m of the annual budget and is planned to be completed in the third quarter of the year

► **Gnangara Road** The project is to undertake construction of the second carriageway of Gnangara Road, specifically the section between Henley Brook Avenue and Pinaster Parade. The Department of Infrastructure, Transport, Regional Development have agreed to contribute $3m towards the work . The design phase has been completed and currently, utility service relocation works are in progress expending $1.9m (including a $582k commitment for service relocations) against a $2.9m budget.

► **Henley Brook Avenue** The City is duplicating and extending Henley Brook Avenue from Gnangara Road to Park Street. Traffic modelling indicates that the extension and duplication of Henley Brook Avenue is anticipated to reduce traffic along West Swan Road, to improve traffic safety and tourism in the Swan Valley. This is a major road work project which continues from 2023/24, with a budget of $8.4m, of which 22% or $1.9m has been utilised. The City's construction crew have commenced works between Messara Avenue and Asturian Drive and are on track to opening this section of works in anticipation of opening of the road to the public early next month.The section from Asturian Drive to Park Street is awaiting the approval of the clearing permit to proceed.





*** These are interim results only and are subject to change ***

3.1 Capital Works - Future Variations to date

Council has endorsed a capital works program as part of the annual budget cycle. Projects often necessitate variations for various reasons. Each variation is assessed to ensure compliance with Regulation 21Aa and the General Conditions of Contract. Below are significant project variations occurring within the current reporting period.

Baskerville Drainage is significantly completed and was finished under budget. No carry forward was arranged from the 2023/24 budget as the project was planned to be completed within that period. While the project is now predominantly complete, some finishing up works are required and could not be competed due to wet weather. It is necessary to return when ground conditions are drier to complete these works. Additional funds are also required for survey and legal fees to formalise the drainage easement.

Benara Road Bridge The project has gone over budget due to latent conditions requiring additional and extensive repairs beyond what was originally anticipated. The rectification works have been completed as it is a safety concerns and it is feasible to do it now while a Contractor has been engaged. The City is seeking grant funding to help cover the cost of these bridge repairs. A budget adjustment will be done.

2024/25 Budget variations

Midland Junction Lotteries House The project is staged over two financial years, with construction commencing in the 2023/24 financial year. Insufficient budget was allocated for the 2024/25 financial year, and additional funds are required to complete the project. The project is scheduled to be completed in the first half of the 2024/25 financial year.

Baskerville Pavilion Councillors have directed a redesign of the pavilion following feedback from stakeholders. A budget is required in the 2024/25 financial year to undertake the redesign, and a budget adjustment will be made accordingly.

Wynne Street, Hazelmere has gone over budget due to several factors. These include encountering rock during construction, which slowed progress and required additional time and costs for excavation using a rock breaker attachment. Additional measures were also implemented to protect nearby houses due to the proximity of the works to private properties. Furthermore, relocation and protection work were necessary for utility services and for working within the rail reserve. An additional budget is required, and a budget adjustment will be made with funds coming from the drainage reserve.

Ellenbrook BMX Track The project was significantly completed in the 2023/24 financial year, with an opening scheduled for August 23, 2024. No carry forwards were arranged from the 2023/24 budget, as the project was planned to be completed within that period. However, some finishing work could not be completed on time. A budget is required in the current 2024/25 financial year to make payment for the work that has been completed by the contractor.

Universal Access - Footpath: The project involves installing new pram ramps at nine locations around Ballajura. Additional budget is required because the reinstatement costs is higher than the original estimate, and there is also a need for vegetation trimming. Additionally, a 10th location has been proposed at Swan Active Ballajura, which will have further cost increase.

Ballajura Safe Active Street Link The City has received grant funding from the State Government to construct a Safe Active Street cycle link trom Ballajura Central to the Tonkin Highway Principal Shared Path. The project is staged over two financial years and a budget adjustment is required to recognise the grant funding and to undertake design and planning in the current 2024/25 financial year. A budget adjustment will be prepared for the October 2024 Ordinary Meeting of Council.

Marshall Road The City has received grant funding from the State Government to construct a new shared path along Old Marshall Road. A budget adjustment is required to recognise the grant funding and to undertake the construction in the current 2024/25 financial year. A budget adjustment will be prepared for the October 2024 Ordinary Meeting of Council.

City Wide Minor Park Furniture: Louisa Grove, Ellenbrook Ward Councillors have requested a minor safety project to install electrical connections and gate timer infrastructure at Louisa Grove in Ellenbrook. A budget adjustment is required and will be prepared for the October 2024 Ordinary Meeting of Council to undertake these works in the current 2024/25 financial year.

Minor Projects Parks & Streetscapes: South Guildford BMX At the June 12, 2024, Ordinary Meeting of Council, Councillors resolved to proceed with the construction of a BMX track within the Queens Road Arboretum. A budget adjustment is required and will be prepared for the October 2024 Ordinary Meeting of Council to undertake the design and construction in the current 2024/25 financial year.

Administration Building: Normally each year $50k is budgeted for the replacement of furnishing like chairs, etc. Budget was not included in 24/25, Budget adjustment will be done at October 2024 Ordinary Meeting of Council.

Sports Oval Lighting - Minor: Budget overspend of $6k of which commitments is $5k will be adjusted at Mid-Year Budget Review.

Brockman Community Centre: The City has applied for grant funding to undertake fit-out works to meet stakeholder expectations. Depending on the outcome, it may be necessary to allocate some budget in 2024/25 for design and planning to enable construction in 2025/26.

Marshall Road, Ballajura: The City has received grant funding from the State Government for the construction of a temporary roundabout, which will provide a safer and more efficient solution until the major roundabout works can commence. A budget adjustment is required to recognise the grant funding.

Hazelmere Industrial Area Infrastructure: Additional funds will be required to undertake service relocations at Stirling Crescent (south of Great Eastern Highway Bypass) for the planned upgrade of that road. Funds will be coming from the Hazelmere Industrial Area Reserve.

Old Bankwest Building: The project program is being realigned and it is proposed to transfer a portion of the budget to the Deferred Project Reserve until the scope of work is clearly defined. Currently, there is no set timeframe for project completion.

2023/24 Carry forward variations

Greenfield Park An additional budget is required due to the actual quote received being higher than estimated. The design was amended to include additional play elements following feedback from the community. Construction has commenced and is anticipated to be completed in October 2024.

Drainage Fawell St Midland: Budget overspend will be rectified as the project has sufficient budget from 23/24 which has been carried forward. Budget will be topped up as part of the Carry Forward reconciliation process.

Marangaroo/Hepburn Intersection: Budget overspend will be rectified as the project has sufficient budget from 23/24 which has been carried forward. Budget will be topped up as part of the Carry Forward reconciliation process.

District Park Active: Budget overspend will be rectified as the project has sufficient budget from 23/24 which has been carried forward. Budget will be topped up as part of the Carry Forward reconciliation process.

Foreshore Restoration-Wangalla Brook: Budget overspend will be rectified as the project has sufficient budget from 23/24 which has been carried forward. Budget will be topped up to $157k as part of the Carry Forward reconciliation process.

YTD Capital Projects Summary Report
For the Period Ending 30 September 2024

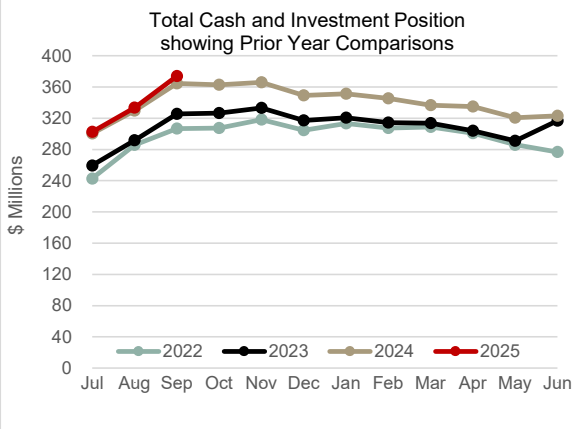
		Expenses					Revenue		
Code	Description	FY Budget	YTD Actual	Commitments	YTD Total	% of Budget	FY Budget	YTD Actual	% of Budget
BCW - Building Capital Works									
200001	BCW Administration Building	300,000	159,327	77,175	236,502	79%	0	0	0%
200002	BCW Air Conditioning Renewal Program	170,000	57,410	106,565	163,975	96%	0	0	0%
200005	BCW Swan Active Beechboro	570,000	422	503,186	503,608	88%	0	0	0%
200008	BCW Asbestos Management Program	50,000	0	0	0	0%	0	0	0%
200009	BCW Swan Active Ballajura	120,000	0	0	0	0%	0	0	0%
200010	BCW Ballajura Library	20,000	0	89,225	89,225	446%	0	0	0%
200014	BCW Bin Compounds	35,000	0	0	0	0%	0	0	0%
200015	BCW Kingfisher Oval Pavilion South	500,000	0	0	0	0%	200,000	0	0%
200017	BCW Bullsbrook Waste Transfer Sta	1,184,000	0	85,560	85,560	7%	0	0	0%
200018	BCW Bus Shelters - Renewal Program	85,000	0	0	0	0%	0	0	0%
200022	BCW Community Facilities	100,000	2,158	5,534	7,692	8%	0	0	0%
200026	BCW District Park Active- Buildin	20,000	18,953	28,703	47,655	238%	0	0	0%
200028	BCW Ellenbrook DOS Nthn	284,050	0	0	0	0%	142,025	0	0%
200035	BCW Equipment Fire System Safety	18,000	0	5,637	5,637	31%	0	0	0%
200041	BCW Guildford Potters	140,000	17,164	61,100	78,264	56%	0	0	0%
200045	BCW Integrated Systems Program	985,000	0	0	0	0%	0	0	0%
200050	BCW Lock & Key Renewal Program	190,000	23,966	110,012	133,978	71%	0	0	0%
200054	BCW Midland Junction Arts Centre	681,000	181,306	101,433	282,738	42%	0	0	0%
200056	BCW Midland Junction Lotteries House	120,000	259,990	27,637	287,627	240%	0	0	0%
200058	BCW Midland Town Hall	995,000	15,325	65,940	81,266	8%	0	0	0%
200061	BCW Minor Capital Building Projec	160,000	73,919	49,113	123,032	77%	0	0	0%
200064	BCW Operations Centre	950,000	266,961	94,165	361,125	38%	0	0	0%
200076	BCW Swan Active Midland	2,021,379	201,121	1,558,556	1,759,676	87%	1,521,379	0	0%
200078	BCW Switchboards Renewal	312,000	3,858	125,599	129,457	41%	0	0	0%
200080	BCW Toilet Renewals	200,000	0	0	0	0%	0	0	0%
200082	BCW West Bullsbrook Hall	443,000	37,122	2,960	40,082	9%	0	0	0%
200106	BCW Baskerville Pavilion	0	0	73,317	73,317	0%	0	0	0%
200107	BCW Bullsbrook Sports Club	40,000	0	0	0	0%	0	0	0%
200108	BCW Bus Shelters - New Shelters	52,545	0	0	0	0%	22,230	0	0%
200109	BCW Charlottes Vineyard Pavilion	10,000	120,209	0	120,209	1202%	0	0	0%
200110	BCW Ellenbrook Youth Facility	20,000	0	28,929	28,929	145%	0	1,116,063	0%
200116	BCW Heritage Buildings Renewal Program	16,000	0	3,186	3,186	20%	0	0	0%
200141	BCW Old Bankwest Building	540,000	34,366	288,278	322,644	60%	0	0	0%
200147	BCW Guildford Town Hall	30,000	0	34,438	34,438	115%	0	0	0%
200234	BCW Gidgegannup Agricultural Hall	568,000	4,025	48,035	52,060	9%	0	0	0%
200237	BCW Ellenbrook Community Hub	5,550,000	24,765	92,600	117,365	2%	5,550,000	400,000	7%
200238	BCW Dulcie Liddelow Netball Centre	10,000	1,325	3,978	5,303	53%	0	0	0%
200239	BCW Altone Park Pavillion	400,000	0	8,400	8,400	2%	200,000	0	0%
200240	BCW Bells Rapid Lookout Tower	800,000	0	660	660	0%	800,000	0	0%
200241	BCW Brabham Community Building - Murray Rd	128,561	10,756	188,390	199,146	155%	0	0	0%
200244	BCW Swan Active Ellenbrook	3,410,000	675,753	2,329,006	3,004,759	88%	3,360,000	0	0%
200245	BCW Commercial Building Upgrades	865,500	26,289	0	26,289	3%	0	0	0%
200246	BCW Community Buildings - Lift Replacement Program	468,000	0	0	0	0%	0	0	0%
200247	BCW Swan Active - Energy Management Project	80,500	0	0	0	0%	40,250	0	0%
BCW - Building Capital Works		**23,642,535**	**2,216,489**	**6,197,315**	**8,413,804**	**36%**	**11,835,884**	**1,516,063**	**13%**
BRG - Bridges Capital Works									
800011	BRG Bridges Renewal Program	530,000	4,662	62,082	66,743	13%	0	0	0%
800126	BRG Bells Rapids Footbridge, Brigadoon	50,000	0	0	0	0%	0	0	0%
800136	BRG Smallbrook Retreat Footbridge, Caversham	30,000	0	48,890	48,890	163%	0	0	0%
800254	BRG Benara Road Bridge	20,000	44,498	8,193	52,692	263%	0	0	0%
BRG - Bridges Capital Works		**630,000**	**49,160**	**119,165**	**168,325**	**27%**	**0**	**0**	**0%**
DRN - Drainage									
300015	DRN Hamersley Street	1,500,000	67,137	377,094	444,231	30%	0	0	0%
300016	DRN Hazelmere/Guildford Drainage	250,000	5,318	16,940	22,258	9%	0	0	0%
300022	DRN Midland Drainage	790,000	41,459	143,722	185,180	23%	0	0	0%
300026	DRN Other Drainage Upgrades	270,000	0	0	0	0%	0	0	0%
300057	DRN Wynne Street, Hazelmere	50,000	207,869	75,294	283,163	566%	0	0	0%
300058	DRN Altone Road, Beechboro	20,000	5,894	22,259	28,153	141%	0	0	0%
300063	DRN Fawell Street, Midland	500,000	0	724,997	724,997	145%	0	0	0%
DRN - Drainage		**3,380,000**	**327,676**	**1,360,306**	**1,687,982**	**50%**	**0**	**0**	**0%**
FTP - Footpaths									
400000	FTP City Wide Footpath Replacements	774,000	43,929	63,803	107,731	14%	0	0	0%
400001	FTP City Wide Footpaths New	80,000	442	0	442	1%	0	0	0%
400003	FTP Swan Cycle Planning Project	55,000	0	0	0	0%	0	0	0%

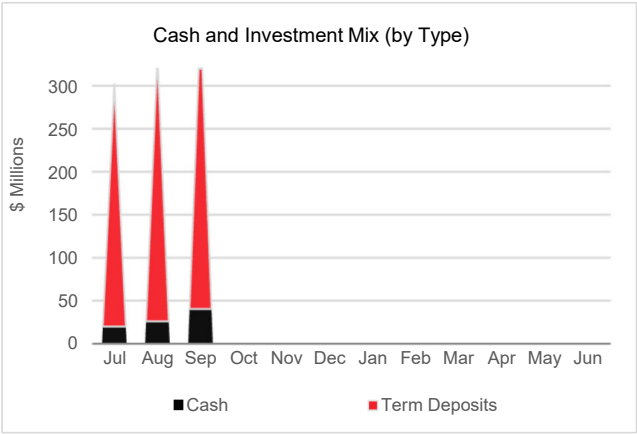
		Expenses					Revenue		
Code	Description	FY Budget	YTD Actual	Commitments	YTD Total	% of Budget	FY Budget	YTD Actual	% of Budget
400004	FTP Universal Access - Footpath	30,000	17,580	29,194	46,774	156%	0	0	0%
400030	FTP Ballajura Safe Active Street Link	50,000	0	0	0	0%	0	40,000	0%
400031	FTP Helena Street Safe Active Street	100,000	0	65,132	65,132	65%	0	0	0%
400032	FTP Marshall Road - Shared Path	0	30,801	6,645	37,445	0%	0	100,000	0%
400033	FTP Pinaster Parade Shared Path	1,300,000	616,385	191,578	807,964	62%	1,300,000	0	0%
FTP - Footpaths		**2,389,000**	**709,137**	**356,352**	**1,065,489**	**45%**	**1,300,000**	**140,000**	**11%**
ISV - Information Services									
600012	ISV One Council Implementation	1,932,500	1,500	16,260	17,760	1%	0	0	0%
600038	ISV Library Services Technology Replacement & Renewa	25,378	0	0	0	0%	0	0	0%
912401	ISV Business Systems Software	443,200	0	0	0	0%	0	0	0%
912402	ISV Computer Upgrades & Replacement	2,223,662	48,636	11,671	60,307	3%	0	0	0%
ISV - Information Services		**4,624,740**	**50,136**	**27,931**	**78,067**	**2%**	**0**	**0**	**0%**
PRK - Parks and Reserves									
700006	PRK Altone Park	100,000	0	0	0	0%	0	0	0%
700014	PRK City Gateways Project	367,000	0	39,630	39,630	11%	0	0	0%
700016	PRK Brigadoon Playspace	482,000	0	0	0	0%	0	0	0%
700020	PRK District Park Active	445,000	165,710	623,019	788,729	177%	0	0	0%
700025	PRK Foreshore Restoration	274,682	0	0	0	0%	70,804	0	0%
700026	PRK Foreshore Restrn-Blackadder Cr	5,000	0	25,000	25,000	500%	0	0	0%
700029	PRK Foreshore Restrn-Lilac Hill	200,000	1,396	6,000	7,396	4%	77,190	49,104	64%
700033	PRK Foreshore Restrn-Wangalla Brk	50,000	72,491	8,414	80,904	162%	0	0	0%
700040	PRK Kings Meadow	61,000	497	0	497	1%	0	0	0%
700044	PRK City Wide - Minor Park Furniture	30,000	1,380	0	1,380	5%	0	0	0%
700049	PRK Parks Electrical Infrastructu	470,000	43,962	0	43,962	9%	0	0	0%
700052	PRK Playspace Replacemet Pgm	1,283,000	31,550	11,172	42,721	3%	0	0	0%
700053	PRK Acquisition of Public Art	448,000	28,435	32,391	60,826	14%	0	0	0%
700054	PRK Regional Open Space - Whiteman	358,000	12,915	16,074	28,989	8%	0	0	0%
700055	PRK Street Trees - Residential	1,400,000	285,561	117,206	402,767	29%	0	0	0%
700056	PRK Reticulation/Hydrozoning	836,000	62,510	31,855	94,365	11%	200,000	45,455	23%
700058	PRK Street Trees - Rural	200,000	0	0	0	0%	0	0	0%
700060	PRK Sports Oval Lighting - Minor	10,000	11,898	4,955	16,853	169%	0	0	0%
700074	PRK Bushland Preservation	383,250	0	15,220	15,220	4%	0	0	0%
700075	PRK Parks Electrical Infrastructure	50,000	543	0	543	1%	0	0	0%
700076	PRK Minor Projects Parks & Streetscapes	129,500	19,775	47,580	67,356	52%	0	0	0%
700077	PRK City Wide - Parks & Streetscapes Renewal Program	306,000	29,199	0	29,199	10%	0	0	0%
700106	PRK Fawell Park	10,000	849	0	849	8%	0	0	0%
700179	PRK Foreshore Restrn-Bells Rapids	100,000	0	0	0	0%	0	0	0%
700187	PRK Ballajura Intergenerational Playspace	5,284,970	1,307,659	3,258,079	4,565,737	86%	2,250,000	0	0%
700191	PRK Play Space Program - shade	710,880	12,982	265,996	278,978	39%	0	0	0%
700192	PRK Sam Rosa Park, Dayton	10,000	0	0	0	0%	0	0	0%
700306	PRK Sports Oval Lighting- Koongamia Oval	40,000	37,726	6,250	43,976	110%	0	0	0%
700314	PRK Aveley embellishment?s	150,000	0	0	0	0%	0	0	0%
700315	PRK Jack Williamson Oval	1,205,622	0	0	0	0%	0	0	0%
700319	PRK Allington Park	200,000	202,557	85,704	288,260	144%	0	0	0%
700321	PRK Ellenbrook BMX track	0	43,992	86	44,078	0%	0	0	0%
700324	PRK Greenfield Park	100,000	292,059	61,056	353,114	353%	0	0	0%
700327	PRK Sports Oval Lighting Coolamon Oval Courts	60,500	2,148	0	2,148	4%	30,250	0	0%
700328	PRK Sports Oval Lighting Baskerville Oval	581,000	1,526	0	1,526	0%	193,535	0	0%
700329	PRK Sports Oval Lighting Pickett Park Courts	60,500	0	0	0	0%	30,250	0	0%
700330	PRK Sports Oval Lighting Farrall Oval	452,000	1,152	1,000	2,152	0%	200,465	0	0%
700331	PRK Brabham Neighbourhood Park - Murray Rd	4,658,277	0	0	0	0%	0	0	0%
700332	PRK Henley Brook Neighbourhood Park	4,291,709	0	0	0	0%	0	0	0%
700333	PRK Local Park Dayton - Vivid Chase/Sunlit Avenue	10,000	0	0	0	0%	0	0	0%
700334	PRK Local Park Dayton - Grandis Road	15,000	0	0	0	0%	0	0	0%
PRK - Parks and Reserves		**25,828,890**	**2,670,471**	**4,656,685**	**7,327,156**	**28%**	**3,052,494**	**94,559**	**3%**
RDN - Roads									
800013	RDN Brookmount Drive	200,000	6,671	19,820	26,491	13%	0	0	0%
800022	RDN Contributions to Works by Others	200,000	0	0	0	0%	0	0	0%
800028	RDN Ellenbrook Town Centre Parking	50,000	0	24,693	24,693	49%	0	0	0%
800030	RDN Gnangara Road	2,900,000	1,352,495	582,920	1,935,416	67%	2,900,000	0	0%
800036	RDN Hazelmere Industrial Area Infrast.	70,000	25,692	45,941	71,633	102%	0	0	0%
800038	RDN Henley Brook Avenue	8,355,132	854,248	972,353	1,826,601	22%	3,000,000	1,600,000	53%
800039	RDN Isodoon St (Ex Lord Street) Dayton	20,792	100,751	0	100,751	485%	0	0	0%
800045	RDN Investigation, Design Projects	350,000	92,046	37,602	129,648	37%	0	0	0%
800052	RDN Local Road Prog - City Wide	7,925,000	128,725	1,041,618	1,170,343	15%	1,900,000	0	0%
800053	RDN Local Roads Program - Testing	350,000	11,814	35,018	46,832	13%	0	0	0%
800058	RDN Marshall Road, Ballajura	700,000	611,100	775,250	1,386,351	198%	700,000	0	0%
800065	RDN Morrison Road	842,700	9,573	1,472	11,045	1%	202,395	80,958	40%
800070	RDN Neaves Road	1,615,265	19,429	846,706	866,135	54%	686,615	274,646	40%

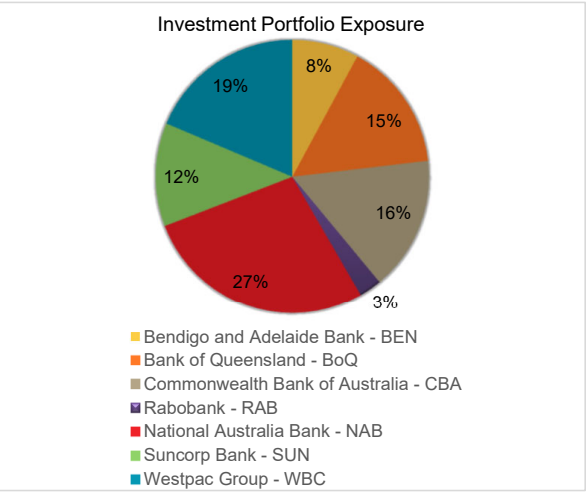
		Expenses					Revenue		
Code	Description	FY Budget	YTD Actual	Commitments	YTD Total	% of Budget	FY Budget	YTD Actual	% of Budget
800088	RDN Street Lighting Upgrades	1,805,000	96,515	0	96,515	5%	0	0	0%
800096	RDN Traffic Safety Minor Projects	20,000	43,708	34,943	78,651	393%	0	200,717	0%
800098	RDN Victoria Rd & Malaga Rd intersection	20,000	9,460	52,655	62,116	311%	0	0	0%
800173	RDN Apple Street, Upper Swan	200,000	43,369	50,502	93,871	47%	0	0	0%
800176	RDN Stock Road extension, Bullsbrook	801,490	547,345	117,316	664,661	83%	0	0	0%
800221	RDN Marangaroo/Hepburn Intersection	100,000	731,204	110,791	841,995	842%	0	0	0%
800230	RDN Arbor Drive, Ellenbrook	182,000	7,457	72,745	80,201	44%	0	0	0%
800285	RDN Raphael Road, Bullsbrook	500,000	33,234	334,150	367,383	73%	0	0	0%
800301	RDN Arthur Street Dayton	732,112	372,453	73,563	446,016	61%	0	0	0%
800308	RDN Benara Rd/Lord St Intersection	966,800	24,429	0	24,429	3%	0	0	0%
800314	RDN Shady Hills	3,424,914	2,074,664	1,373,411	3,448,075	101%	1,624,914	0	0%
800315	RDN Great Northern HWY & Main Entrance RAN Bullsbro	2,725,700	247	0	247	0%	0	0	0%
800325	RDN New Junction Sewer relocation works	250,000	0	0	0	0%	0	0	0%
800326	RDN Padbury Ave & Moore Rd Intersection	250,001	2,843	0	2,843	1%	143,319	57,328	40%
800327	RDN Benara Rd & Altone Rd Intersection	54,001	0	0	0	0%	54,001	21,600	40%
800328	RDN Hermitage Dve & Ellenbrook Dve Intersection	15,000	0	0	0	0%	0	0	0%
800331	RDN Altone Park Oval Car Park	70,000	9,455	14,947	24,403	35%	0	0	0%
800332	RDN Beechboro Swan Active Car Park	195,000	2,255	912	3,167	2%	0	0	0%
800333	RDN New Junction St:1 (Morrison to Junction Pde)	1,000,000	59,961	18,034	77,995	8%	0	0	0%
800334	RDN New Junction St:2 (Grandstand Way)	1,000,000	63,928	25,034	88,962	9%	0	0	0%
800335	RDN Railway Parade - North/South to Ellenbrook Bridge	60,000	0	0	0	0%	0	0	0%
RDN - Roads		**37,950,907**	**7,335,072**	**6,662,397**	**13,997,469**	**37%**	**11,211,244**	**2,235,249**	**20%**
LND - Land									
912013	LND Road Bullsbrook Land Acquisitions	10,000	0	0	0	0%	0	0	0%
912014	LND Henley Brook Parks	20,000	0	0	0	0%	0	0	0%
912072	LND Brabham - Roads	10,000	0	0	0	0%	0	0	0%
912078	LND Paradise Quays	412,366	2,881	1,350	4,231	1%	0	0	0%
912082	LND - New Junction Planning	293,390	8,475	71,648	80,123	27%	0	0	0%
912083	LND Local Park Passive Dayton	1,452,717	0	78,442	78,442	5%	0	0	0%
912094	LND New Juntion Morrison Rd, Midland	1,100,000	0	0	0	0%	0	0	0%
912095	LND New Juntion The Crescent, Midland	3,000,000	2,869,468	2,814	2,872,282	96%	0	0	0%
912096	LND Road Henley Brook	3,834,863	0	0	0	0%	0	0	0%
LND - Land		**10,133,336**	**2,880,824**	**154,254**	**3,035,079**	**30%**	**0**	**0**	**0%**
VEH - Vehicles									
912802	MVE Community Care Vehicles Replacement	391,200	0	0	0	0%	78,200	0	0%
912803	MVE Light Fleet Vehicles - Replacement	1,897,100	121,702	551,055	672,757	35%	948,500	0	0%
912805	MVE Light Fleet Vehicle: New	45,000	0	0	0	0%	0	0	0%
VEH - Vehicles		**2,333,300**	**121,702**	**551,055**	**672,757**	**29%**	**1,026,700**	**0**	**0%**
PEQ - Plant & Equipment									
600006	PEQ Fire Fighting Assets	212,000	0	31,682	31,682	15%	0	0	0%
600010	PEQ Midland Parking Technology	20,000	0	0	0	0%	0	0	0%
600014	PEQ FOGO Program	2,815,644	639,225	1,338,728	1,977,952	70%	0	0	0%
600024	PEQ Security Systems - CCTV - Software/Equipment	100,000	0	0	0	0%	0	0	0%
600025	PEQ Electrical Vehicle Charging Station	67,646	0	73,721	73,721	109%	67,646	0	0%
600037	PEQ E- waste infrastructure/plant	280,000	0	0	0	0%	250,000	0	0%
912703	PEQ Plant & Equipment - Replacement	2,037,200	253,795	1,671,048	1,924,843	94%	407,400	0	0%
912704	PEQ Plant & Equipment: New	260,000	0	0	0	0%	0	0	0%
912705	PEQ Waste Management - New	120,000	0	0	0	0%	0	0	0%
912706	PEQ Waste Management - Replacement	321,000	50,807	33,370	84,177	26%	64,200	0	0%
PEQ - Plant & Equipment		**6,233,490**	**943,826**	**3,148,549**	**4,092,375**	**66%**	**789,246**	**0**	**0%**
FFE - Furniture Fittings & Equipment									
943100	FFE Ellenbrook Youth Facility	197,730	1,124	6,244	7,367	4%	0	0	0%
943150	FFE Ellenbrook Minor Capital Embellishments	75,000	0	0	0	0%	0	0	0%
943200	FFE Beechboro Library	20,000	0	0	0	0%	0	0	0%
943300	FFE Ballajura Library	20,000	0	10,000	10,000	50%	0	0	0%
943400	FFE Bullsbrook Library	10,000	0	0	0	0%	0	0	0%
943500	FFE Ellenbrook Library	20,000	0	0	0	0%	0	0	0%
943600	FFE Guilford Library	5,000	0	0	0	0%	0	0	0%
943700	FFE Midland Library	20,000	0	0	0	0%	0	0	0%
943800	FFE Creative Spaces - Libraries	64,700	4,673	3,280	7,953	12%	0	0	0%
943900	FFE Midland Youth Facility	17,000	0	0	0	0%	0	0	0%
943910	FFE Bullsbrook Youth Facility	10,000	1,039	0	1,039	10%	0	0	0%
945201	FFE Swan Active Beechboro	156,500	0	0	0	0%	0	0	0%
945312	FFE Swan Active Ballajura	77,500	0	5,261	5,261	7%	0	0	0%
945513	FFE Swan Active Midland	164,000	7,663	8,052	15,715	10%	0	0	0%
945516	FFE Ellenbrook Sports Hub	4,200	0	473	473	11%	0	0	0%
985000	FFE Library Stock	260,000	51,505	140,786	192,291	74%	0	0	0%
FFE - Furniture Fittings & Equipment		**1,121,630**	**66,004**	**174,096**	**240,100**	**21%**	**0**	**0**	**0%**

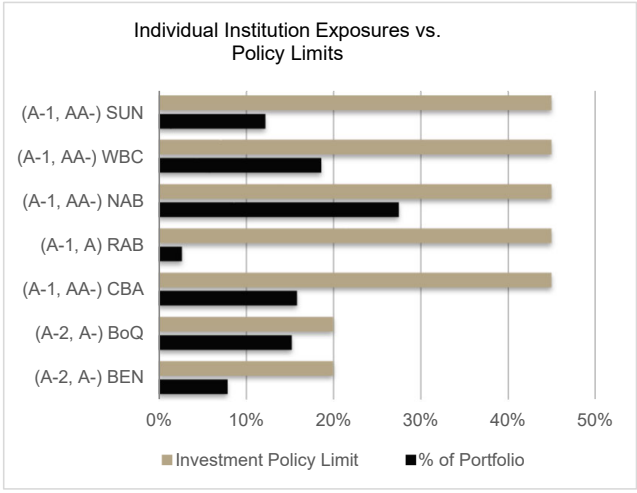
		Expenses					Revenue		
Code	Description	FY Budget	YTD Actual	Commitments	YTD Total	% of Budget	FY Budget	YTD Actual	% of Budget
	Total Funded Capital Works	**118,267,828**	**17,370,499**	**23,408,103**	**40,778,603**	**34%**	**29,215,568**	**3,985,871**	**14%**
In-Kind Assets contributed by Developers									
Road, Drainage and Footpaths									
960003	INK DCP Road Works - Other	13,000,000	0	0	0	0%	0	0	0%
960004	INK DCP Stormwater Drainage - Other	8,500,000	0	0	0	0%	0	0	0%
960008	INK DCP Cycleways/Footpaths - Other	2,000,000	0	0	0	0%	0	0	0%
960009	INK DCP Bullsbrook Residential Road Infrastructure	4,713,320	0	0	0	0%	0	0	0%
960011	INK DCP Road Henley Brook	2,847,630	0	0	0	0%	0	0	0%
	Total Road, Drainage and Footpaths	**31,060,950**	**0**	**0**	**0**	**0%**	**0**	**0**	**0%**
Recreation/Parks									
960007	INK Other	1,250,000	0	0	0	0%	0	0	0%
960013	INK DCP Parks Henley Brook	5,026,713	0	0	0	0%	0	0	0%
	Total Recreation/Parks	**6,276,713**	**0**	**0**	**0**	**0%**	**0**	**0**	**0%**
In-Kind Assets contributed by Developers		**37,337,663**	**0**	**0**	**0**	**0%**	**0**	**0**	**0%**
	Total Capital Works Program	**155,605,491**	**17,370,499**	**23,408,103**	**40,778,603**	**26%**	**29,215,568**	**3,985,871**	**14%**

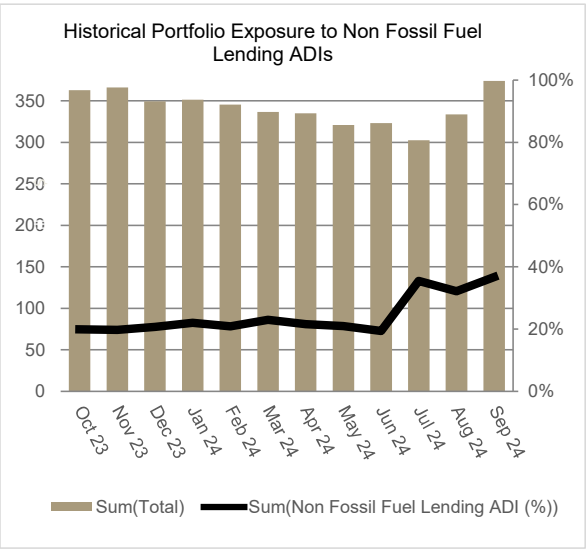
4.0 Cash and Investments











ADI Lending Status	Value Invested $
Fossil Fuel lending ADI's	
Commonwealth Bank of Australia	59,273,599
National Australia Bank	102,800,000
Rabobank	10,000,000
Westpac Group	64,700,000
	236,773,599
Socially Responsible Investments	
Westpac Group	5,000,000
	5,000,000
Non Fossil Fuel lending ADI's	
Bendigo and Adelaide Bank	29,500,000
Bank of Queensland	57,000,000
Suncorp Bank	45,700,000
	132,200,000
Total Cash and Cash Equivalents	**373,973,599**

5.0 Rates Debtors

GRAPH 5.1 Rates Debtor Position with Prior Year Comparisons

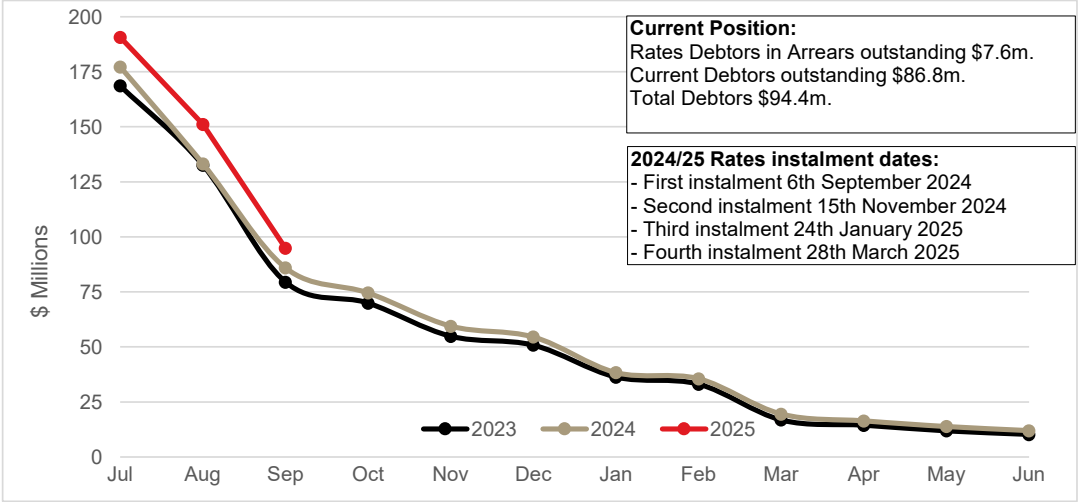


TABLE 5.2 Rates Debtor Breakdown by Type

Type of Debtor	Total Levied $('000) Current & Arrears	Collected YTD $('000)	Outstanding $('000) Current & Arrears	Total Outstanding %
General Rates	161,674	74,908	86,766	54%
Sanitation Charges	35,010	28,003	7,007	20%
Drainage Charges	3,539	2,599	940	27%
Security Charges	506	409	97	19%
Other	500	414	86	17%
	$ 201,229	**$ 106,333**	**$ 94,896**	**47%**

COMMENTARY

2024/25 Rates debtors and ESL were levied on 5 July 2024. The total amount of Rates debtors levied was approx. $190m and the total ESL levied was approx. $24.7m

The outstanding balance (including Deferred) at the end of September 2024 is $94.8m, which has **reduced by approx $56.2m or 37%** compared to the end of August. The decrease in the total outstanding balance is significant as the due date for payment in full or 1st instalment was 6th September 2024.

As per Council resolution on 26 June 2024, penalty interest will be applied in the 2024/25 financial year at 5% p.a. for 4 instalment payment option and overdue rates and charges.

14.5.2 LIST OF ACCOUNTS PAID - SEPTEMBER 2024

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Financial Services and Rates
Authorised Officer	Executive Director Corporate
Voting Requirements	Simple Majority

KEY ISSUES

- This report provides information about cheques, electronic funds transfers and bank charges entries made from the City's bank accounts for the month ended 30 September 2024.

BACKGROUND

Council has delegated to the Chief Executive Officer (CEO) the exercise of its power to make payments from its Municipal and Trust Funds. In accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996 a list of accounts paid by the CEO is to be prepared each month and presented to the council at the next ordinary meeting of the council after the list is prepared.

From 1 September 2023, local governments are required to disclose information about each transaction made on a credit card, debit card or other purchasing cards.

A new regulation has been added to the Local Government (Financial Management) Regulations 1996 to increase transparency and accountability in local government, through greater oversight of incidental spending.

Regulation 13A covers purchasing cards issued by local governments to their employees. Purchasing cards use a local government approved line of credit that allows for the timely payment of goods and services acquired in the ordinary course of business. Under this new regulation, transaction listings of the City’s purchase cards – Fleet fuel cards and Bunnings cards are provided.

DETAILS

In September 2024, total payments of $31,265,898.92 including net fund transfers of $1,278,474.92 were made from the City's bank account. During this period the City paid $25,788.85 by cheque, $31,240,110.07 by electronic funds transfer (EFT) towards creditors and payroll inclusive of $104,582.65 to settle its corporate credit card which is one month in arrears and $98,591.26 for bank charges.

CONSULTATION

Not applicable.

ATTACHMENTS

1. List of Accounts Paid Report - September 2024 [**14.5.2.1** - 57 pages]
2. BP Fuel Purchase Card Details Report - September 2024 [**14.5.2.2** - 19 pages]
3. Bunnings Purchase Card Details Report - September 2024 [**14.5.2.3** - 3 pages]
4. Fleetcare Purchase Card Details Report - September 2024 [**14.5.2.4** - 2 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership
G1.2 Engage, communicate and consult with our community and stakeholders
G1.3 Promote and advocate on behalf of the City of Swan

Governance

G2 Sustainable and optimal use of City resources
G2.1 Improve capability and capacity

STATUTORY IMPLICATIONS

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996.

The City’s List of Accounts Paid report is compliant with legislative requirements.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That Council resolve to:

1. Note the Chief Executive Officer's list of accounts paid under delegated authority for September 2024, in accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996.

CARRIED EN BLOC

CERTIFICATE OF TREASURER/ MAYOR TO ORDINARY COUNCIL REPORT FOR September 2024

This schedule of accounts to be passed for payments covering the following:

		AMOUNT ($)
CHEQUE PAYMENTS		
Advanced Fund Creditors 235579 to 235760		
Excluding: Cancelled Cheques:		
NA		
Total Cheque Payments		25,788.85
ELECTRONIC PAYMENTS		
Municipal Fund Creditors 69170 to 70228		
Excluding: Voided Payments:		
Subtotal Electronic Payments to Creditors		26,089,292.08
Payroll		
	Pay Period End Date: 8/09/2024	2,464,014.47
	Pay Period End Date: 22/09/2024	2,483,629.61
Subtotal Payroll		4,947,644.08

Direct Debits	
Merchant Fees	79,044.29
Other Fees & Charges	19,546.97
Subtotal Bank Charges	98,591.26
Corporate Credit Card	104,582.65
Total Electronic Payments	31,240,110.07
Total Payments	31,265,898.92
FUNDS TRANSFER	
From Municipal Acct to Advance Acct	-25,788.85
From Advance Acct to Municipal Acct	0.00
From Municipal Acct to Trust Acct	0.00
From Trust Acct to Municipal Acct	0.00
From Municipal Acct to Brabham DCP	-76,191.79
From Brabham DCP to Municipal Acct	66,936.08
From Municipal Acct to Caversham DCP	0.00
From Caversham DCP to Municipal Acct	93,429.67
From Municipal Acct to Dayton DCP	-2,240,063.09
From Dayton DCP to Municipal Acct	990,379.93
From Municipal Acct to West Swan West DCP	0.00
From West Swan West DCP to Municipal Acct	0.00
From Municipal Acct to Bullsbrook DCP	0.00
From Bullsbrook DCP to Municipal Acct	77.96

From Henley Brook DCP to Municipal Acct	0.00
From Municipal Acct to Henley Brook DCP	-87,254.83
NET MOVEMENT (FROM) / TO MUNICIPAL ACCOUNTS	-1,278,474.92

which was submitted to each member of the council on 13 November 2024 has been checked and is fully supported by vouchers and invoices which are available for inspection and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computation, costing and the amounts shown are due for payment.

_____ TREASURER

_____ MAYOR

Cheque Number	*Payee Name*	*Date Issued*	*Amount*	*Description*
235579	AAI Limited t/as GIO	3/09/2024	-430.00	Cancellation of Unpresented Cheque235579
235739	Town of Bassendean	3/09/2024	16,902.98	LSL Entitlement Claim
235740	Hamilton, Merle Sylvia	3/09/2024	621.46	Refund Pensioner Rebate
235741	Markneweck, Tiffany R & Daniel J	3/09/2024	300.12	Refund Pensioner Rebate
235742	Colli, Patricia & James	3/09/2024	598.93	Refund Pensioner Rebate
235743	Beckett, Valerie Joy	3/09/2024	669.41	Refund Pensioner Rebate
235744	Firth, Peter Anthony	3/09/2024	884.58	Refund Pensioner Rebate
235745	Lambert, Diane	3/09/2024	705.28	Refund Pensioner Rebate
235746	Beckett, Valerie Joy	16/09/2024	669.41	Refund Pensioner Rebate
235747	Creative Patios	30/09/2024	61.65	Refund Fees
235748	Duncan, Terence C C	30/09/2024	34.00	Refund Fees
235749	Salazar, Georgia AT	30/09/2024	388.50	Refund Pensioner Rebate
235750	Sullaphen, PS & JR	30/09/2024	169.06	Refund Pensioner Rebate
235751	Winstone, Judith A	30/09/2024	884.58	Refund Pensioner Rebate
235752	Pasquier, Barbara-Anne	30/09/2024	602.68	Refund Pensioner Rebate
235753	Tomasovich, Gary J	30/09/2024	140.69	Refund Pensioner Rebate
235754	Day, Liesl Janelle & McDonald, Daniel K	30/09/2024	442.29	Refund Pensioner Rebate
235755	De Silva, Caroline & McGhee, David A	30/09/2024	152.98	Refund Pensioner Rebate
235756	Kiec, Wanda	30/09/2024	765.05	Refund Pensioner Rebate
235757	Bader, Ann Catherine	30/09/2024	824.81	Refund Pensioner Rebate
235758	Bangma, Ronald & Bangma Ijssel, Cora	30/09/2024	174.74	Refund Pensioner Rebate
235759	Webster, Ilse	30/09/2024	34.00	Refund Fees
235760	Hoare, Stephanie R	30/09/2024	191.65	Refund Fees
		Sub Total	25,788.85	

EFT Number	*Payee Name*	*Date Issued*	*Amount*	*Description*
069170	AUST TAXATION OFFICE ADELAIDE	3/09/2024	712,696.00	PAYG Tax F 25/08/2024
069171	A2K Technologies Pty Ltd	3/09/2024	1,182.50	AutoCAD Essential PLUS
069172	Abco Products	3/09/2024	2,016.96	Antibacterial Bamboo Wipes Carton 3200 (x16)
069173	Acclaimed Catering	3/09/2024	1,758.35	Catering for Council Meeting 210824(x23)
069174	Activ Foundation Inc	3/09/2024	2,601.98	Home Care/ Maintenance Services
069175	Advanced Lock & Key	3/09/2024	357.74	Lock & Key Parts & Services
069176	Alinta Sales Pty Ltd	3/09/2024	25,109.85	Business and General Gas Usage
069177	ALS Library Services Pty Ltd	3/09/2024	2,372.23	Library Books, Cataloguing Copy Record and Processing – Barcode Spinelabel
069178	Aquamonix	3/09/2024	368.85	Reticulation Parts & Services
069179	ASLAB PTY LTD	3/09/2024	22,042.66	Pavement Testing - Profile Holes
069180	ATOM Supply	3/09/2024	352.26	Station Safety Tag - 8 Pocket Brady
069181	Australian Communications and	3/09/2024	500.00	Licence Renewal Notice
069182	Australian HVAC Services Pty Ltd for Sk	3/09/2024	3,708.52	HVAC Services
069183	Australian Institute of Compan	3/09/2024	50.00	Virtual: Perth Directors' Briefing: Futu Focus - 10/09/2024
069184	AUSTRALIAN TRAINING MANAGEMENT	3/09/2024	1,212.62	Training - Mobile Crane Operations
069185	AWARD IRRIGATION	3/09/2024	660.00	Electrical inspection - Greenfields Park
069186	BENARA NURSERIES	3/09/2024	11,078.90	Various Plants
069187	BOC GASES	3/09/2024	2,056.46	Oxygen Medical C Size
069188	Bookeasy Pty Ltd	3/09/2024	108.90	Retail - Min. Monthly Fee - Jul 2024
069189	BP Australia Ltd	3/09/2024	60,785.89	Fleet Diesel & Unleaded
069189	BP Australia Ltd	3/09/2024	20,336.93	**(Please see BP Fuel Purchase Card attachment for details)**
069190	Brownes Foods Operations P/L	3/09/2024	644.36	Cafe Milk Supply
069191	Budo Group Pty Ltd	3/09/2024	140,772.81	Refurbishment -Midland Junction Arts Ctr and Midland Library Lotteries
069192	Bunnings Building Supplies Pty Ltd (West	3/09/2024	51.39	Black Marker (x9)
069192	Bunnings Building Supplies Pty Ltd (West	3/09/2024	3,520.79	**(Please see Bunnings Purchase Card attachment for details)**
069193	Incuvate Pty Ltd t/as Castle C	3/09/2024	660.00	White/brown blanket cotton rag 15x10kg (x15)
069194	City Electric Supply Pty Ltd	3/09/2024	24,893.14	Electrical Parts & Materials
069195	City of Stirling	3/09/2024	13,336.57	LSL Entitlement Claim

069196	COATES HIRE SERVICE	3/09/2024	4,929.39	Hire of Equipment - Various
069197	Coca-Cola Europacific Partners Australia	3/09/2024	1,960.24	Cafe Drinks Supply
069198	Construct360 Pty Ltd	3/09/2024	26,381.30	Claim - Midland Village Accessible Lift
069199	Contraflow Pty Ltd	3/09/2024	67,634.98	Traffic Control Services
069200	Devco Builders	3/09/2024	9,949.88	Misc Repairs Works - City Wide
069201	Drainflow Services Pty Ltd	3/09/2024	16,564.37	Drain Flow Services
069202	Dymocks Ellenbrook	3/09/2024	309.48	Library Books
069203	E & M J ROSHER PTY LTD	3/09/2024	8,268.41	Maintenance Parts & Materials
069204	EASTERN METRO REGIONAL COUNCIL	3/09/2024	204,821.72	Waste Disposal
069205	Eastside Concrete	3/09/2024	20,252.65	Semi Mountable Concrete Kerb
069206	Ezidebit Pty Ltd	3/09/2024	3,042.38	On-line Transaction Fees
069207	Fleetcare	3/09/2024	2,682.39	**(Please see Fleetcare Fuel Purchase Card attachment for details)**
069208	Frontline Fire & Rescue	3/09/2024	59.40	Name Badges
069209	Fulton Hogan Industries Pty Lt	3/09/2024	1,863.40	Drainage Materials for Hazelmere Works
069210	GALVINS PLUMBING	3/09/2024	134.09	Plumbing Parts & Materials
069211	Gillmore Electrical Services	3/09/2024	7,091.50	Electrical Services
069212	Hartway Galvanizers	3/09/2024	1,589.97	Galvanized Frames & Gratings
069213	Hays Specialist Recruitment (A	3/09/2024	19,254.48	Contract Labour WE 280724
069214	Highway Motor Trimmers	3/09/2024	393.25	Fabrication of Tarp for Ute
069215	Insight Enterprises Australia	3/09/2024	73,912.37	Veeam Backup for Microsoft Office 365
069216	Integran Pty Ltd	3/09/2024	28,710.00	SUGC Cost Review - Executive Advisor and Outvie license renewal 1 Jul – 30 Sep 24
069217	INSTITUTE OF PUBLIC WORKS ENG	3/09/2024	150.00	Breakfast: How Your LG Grant Road Funding
069218	iSubscribe Pty Ltd	3/09/2024	10,737.53	Subscription - iSubscribe
069219	JBA Surveys	3/09/2024	9,607.20	Survey & Statutory Fees
069220	JCB Construction Equipment Aus	3/09/2024	792.85	Power Slide Cable
069221	Kalamunda Toyota	3/09/2024	1,569.82	Maintenance Parts & Materials
069222	Kennedys Tree Services	3/09/2024	33,066.00	Tree Removal, Tree Pruning & Grinding Services
069223	Landcare Weed Control	3/09/2024	7,472.51	Land Care & Weed Control
069224	Landgate	3/09/2024	5,994.24	Mining Tenements Chargable Schedule and GRV Interim Valuations - Variou
069225	MAJOR MOTORS PTY LTD	3/09/2024	4,009.05	Maintenance Parts & Materials
069226	Major Security Services P/L	3/09/2024	48,503.50	Security Services-Crowd Control

069227	Mandoon Estate	3/09/2024	14,493.82	Citizenship Ceremony Deposit for 16/07/24, 27/08/24 and 17/09/24
069228	Marketforce Pty Ltd	3/09/2024	3,124.06	Advertising - Public Notices & Marketing
069229	Mastec Australia Pty Ltd	3/09/2024	1,891.93	Delivery of 1 x pallet of caddies, 22x360 Litre Green bin/yellow lid
069230	MATRIX PRODUCTIONS AUSTRALIA P	3/09/2024	24,635.11	Avon Descent AV requirements
069231	McGees Property	3/09/2024	3,278.00	Site specific Land Valuation Report
069232	MCLEODS BARRISTERS & SOLICITORS	3/09/2024	2,626.14	Legal Fees
069233	Michael Page International (Au	3/09/2024	1,128.49	Contract Labour WE 250824
069234	Midland Mini Crete	3/09/2024	7,350.20	Standard Ready Mix Concrete
069235	MMJ Real Estate (WA) Pty Ltd	3/09/2024	183.22	Variable Outgoings: 01/09/24 - 30/09/24
069236	Natsales Advertising Pty Ltd	3/09/2024	58.30	6xSpill Kit Stickers
069237	Nestle Nespresso Australia	3/09/2024	415.00	Coffee pods-Bullsbrook Library
069238	Paywise Trust Account	3/09/2024	8,360.04	SS/Deductions PE 250824
069239	Appala Holdings Pty Ltd The Trustee for	3/09/2024	8,623.60	Waste Disposal
069240	PGV Environmental	3/09/2024	363.00	Henley Brook Ave Clearing Permit
069241	Planning Institute of Australi	3/09/2024	730.00	WA State Conference 2024 - 06 Sep 24
069242	RAC Businesswise	3/09/2024	258.00	BusinessWise Service Fee
069243	Repco (a Division of GPC Asia Pacific Pt	3/09/2024	1,743.23	Maintenance Parts & Materials
069244	ROYAL LIFE SAVING SOCIETY	3/09/2024	944.50	S&S Certificates and Pool Lifeguard
069245	RTKnetwest	3/09/2024	4,400.00	VRS Subscription 010724-300625
069246	SCM EARTHMOVING CONTRACTORS PTY LTD	3/09/2024	2,803.24	Carting & Clearing Services
069247	Scott Print	3/09/2024	2,091.10	Council Meeting Agenda July 342pp, Millhouse Rd Intersection Postcards x 123 and Thinking Green Booklet x 400
069248	SITTELLA WINERY	3/09/2024	277.20	Sparkling Chenin for Old Vine Launch
069249	SPORTSWORLD OF WA	3/09/2024	3,108.96	Aquatic Leisure Merchandis and Swimming Aids
069250	Sprayline Spraying Equipment	3/09/2024	1,547.80	Maintenance Parts & Materials
069251	ST JOHN AMBULANCE AUSTRALIA	3/09/2024	608.93	Provide CPR Refresher and Event Health Services-BMX Track Opening
069252	Steann Pty Ltd	3/09/2024	3,230.92	Vehicle Hire
069253	STEWART & HEATON CLOTHING CO P	3/09/2024	3,497.24	Brigade Member PPC
069254	Straker Translations Pty Ltd	3/09/2024	151.37	Document Translation
069255	SWAN TOWING SERVICE PTY LTD	3/09/2024	748.67	Towing Services
069256	Swim Australia	3/09/2024	1,146.00	SWIM Schools Australia Membership 2024/25
069257	Synergy	3/09/2024	40,944.62	Electricity Consumption

069258	Technology One Ltd	3/09/2024	5,781.22	AMS Program Uplift
069259	Temptations Catering	3/09/2024	231.37	Catering-ESF 240824 (x 13)
069260	THE LIFTING COMPANY	3/09/2024	797.50	Inspection and Certification of Rigging
069261	Total Green Recycling	3/09/2024	7,032.04	E-Waste Recycling
069262	Total Pitch Care	3/09/2024	40,150.00	Lilac Hill Ground Care & Maint-July24
069263	T-Quip	3/09/2024	554.85	Maintenance Parts & Materials
069264	Transcore Pty Ltd	3/09/2024	2,750.00	Bullsbrook Residential Traffice Modelling
069265	Truck Centre WA	3/09/2024	40,714.52	Maintenance Parts & Materials
069266	Turf Care WA Pty Ltd	3/09/2024	15,754.71	Mowing Ovals - Various
069267	Profounder Turfmaster Pty Ltd	3/09/2024	2,552.22	Supply & Lay Kikuyu
069268	UNIVERSAL DIGGERS	3/09/2024	13,665.03	Vehicle Hire and Wet Hire Excavator
069269	Visions Photo	3/09/2024	550.00	Citizenship Ceremony 270824
069270	Vorgee Pty Ltd	3/09/2024	600.60	Swimming Aids
069271	WA HINO SALES & SERVICE	3/09/2024	1,357.85	Maintenance Parts & Materials
069272	WA Reticulation Supplies	3/09/2024	4,239.50	Reticulation Parts & Services
069273	Water Corporation	3/09/2024	13,960.33	Water Use & Service Charges
069274	WATTLEUP TRACTORS	3/09/2024	3,023.77	Maintenance Parts & Materials
069275	West Australian Newspapers	3/09/2024	106.80	Newspaper Delivery 22/8-14/11/24
069276	WEST GIDGEGANNUP VOLUNTEER BUS	3/09/2024	240.00	Bi-Monthly Lawn Mowing Services
069277	W A Police Operationg Account	3/09/2024	72.00	National Police Check-4 Volunteers
069278	Western Power (Electricity Networks Corp	3/09/2024	28,270.00	Stirling Crescent Relocations and Kingfisher Ave Ballajura Design Fee
069279	Westoz Food Distributors	3/09/2024	5,179.81	Cafe supplies
069280	Westrac Pty Ltd	3/09/2024	447.84	Maintenance Parts & Materials
069281	WH Location Services	3/09/2024	7,823.22	Accredited ATCO High Pressure Gas Locato & Accredited Utility Technical
069282	Winc Australia Pty Limited	3/09/2024	3,929.77	Stationery
069283	Wren Oil	3/09/2024	451.00	Oil Waste Disposal
069284	Social Oil Swan Valley Pty Ltd	3/09/2024	1,437.66	Cafe Supplies
069285	MMM (WA) Pty Ltd	3/09/2024	65,386.21	Wangalla Brook Drainage Outlet Upgrades
069286	Arrow, Tina	3/09/2024	80.64	Travel Reimbursement - Volunteer
069287	AUSTRALIAN SERVICES UNION	3/09/2024	261.00	Union ASU F 25/08/2024
069288	JW Beatty	3/09/2024	56.00	Travel Reimbursement - Volunteer
069289	CFMEU	3/09/2024	44.00	Union CFMEU F 25/08/2024

069290	AUSTRALIAN TAXATION OFFICE	3/09/2024	3,065.11	Child Support F 25/08/2024
069291	CITY OF SWAN	3/09/2024	255.00	Social Club Workers F 25/08/2024
069292	CITY OF SWAN (PAYROLL)	3/09/2024	5,309.76	Extended Vehicle Use, Parking and Laptop Salary Sacrifice F 25/08/2024
069293	HEALTH INSURANCE FUND	3/09/2024	1,275.50	HIF F 25/08/2024
069294	Lake, Lynda	3/09/2024	281.60	Travel Reimbursement - Volunteer
069295	Datacom Systems (AU) Pty Ltd - WA Div	3/09/2024	3,454.94	DELL UltraSharp U2724DE computer (x5)
069296	Social Pinpoint Pty Ltd	3/09/2024	29,425.00	Subscription 190624-180625
069297	West-Sure Group Pty Ltd	3/09/2024	479.80	Petty Cash Recoup WE 270824 - SWANCOMMUNITYTRANSPORT
069298	Payclear Services Pty Ltd	3/09/2024	536,959.15	Super Match % F 25/08/2024
069299	Barker, Patricia Ann	3/09/2024	384.00	Travel Reimbursement - Volunteer
069300	AIT Specialists Pty Ltd	3/09/2024	3,215.30	Review of records - Fuel Tax Credits
069301	Tompkin Hiab	3/09/2024	1,357.13	Transport 4 Headframes Koongamia Oval
069302	Department of Planning Lands and Heritag	3/09/2024	24,408.00	Transfer of DA application
069303	R1i Services	3/09/2024	933.94	Cisco Unified Wireless IP Phone -Various (x14)
069304	Environmental Health Australia (NSW) Inc	3/09/2024	1,100.00	Subscription - I'M ALERT Food Safety Program
069305	Blue force Pty Ltd	3/09/2024	381.21	Security System Services
069306	Oracle Surveys	3/09/2024	9,790.00	Catalpa Avenue Lot 12062 Ellenbrook Feature Survey
069307	Site Sentry Pty Ltd	3/09/2024	4,400.00	Mobile CCTV Operational
069308	Beatty, Annette	3/09/2024	120.00	Travel Reimbursement - Volunteer
069309	CS Legal	3/09/2024	12,366.91	Debt Recovery Fees (Rates)
069310	Echo Newspaper	3/09/2024	1,940.44	Advisement - Mktg Monthly Advertorial and Public Notices
069311	Afgri Equipment Australia Pty Ltd	3/09/2024	30,118.40	Diagnose & Repair Eqpt Transmission
069312	AL Midland Pty Ltd (The Proprietorial Mi	3/09/2024	82.39	Vehicle Parts
069313	Back Beach Co Pty Ltd	3/09/2024	393.80	Leisure Merchandise - Towel Robes
069314	Easi Packaging Pty Ltd	3/09/2024	9,820.53	SS/Deductions PE 250824
069315	TPG Aged Care (Chanticleer Holdings Pty	3/09/2024	20,624.78	Domestic Assistance
069316	Complete Office Supplies Pty Ltd	3/09/2024	698.05	Cleaning Tools,Toilet Rolls & Liquid Soap
069317	Fuelquip Industries Pty Ltd	3/09/2024	6,420.15	Maintenance & Repairs
069318	Equifax Australasia Workforce Solutions	3/09/2024	192.50	Fit to Work Charges
069319	Chargestar Pty Ltd	3/09/2024	438.90	Inspect Charging Stations & Repairs
069320	Rawlinsons (WA)	3/09/2024	3,740.00	Cost Review - Bullsbrook DCP
069321	ENZED WELSHPOOL 93518855	3/09/2024	262.06	Maintenance Parts & Materials

069322	Seek Limited	3/09/2024	7,023.27	Branded SEEK Contract-Instalment
069323	Allpipe Technologies	3/09/2024	74,624.34	Relining: Pipe Diameter 201-300mm
069324	Flexi Staff	3/09/2024	1,234.44	Contract Labour WE 220824
069325	MDM Entertainment	3/09/2024	800.07	Supply Fiction and Non-Fiction DVDs
069326	CPG Research & Advisory Pty. Limited	3/09/2024	1,246.67	Advisory Services - July 2024
069327	Metrix Consulting Pty Ltd	3/09/2024	18,463.50	Community Sentiment Tracker - 100% Project Fees
069328	Woolworths Group Limited	3/09/2024	68.23	Club Catering - 050824 and 060824
069329	Jobfit Health Group Pty Ltd	3/09/2024	8,265.49	Pre-employment Medical Check
069330	Team Global Express Pty Ltd	3/09/2024	3,302.90	Freight Charges
069331	JTK Property Services Pty Ltd	3/09/2024	1,864.50	Inspection - Old Great Northern Hwy Car Park, Kitchen Repairs Stafford St, and Repairs Remediation Roof Leaks Keane St
069332	Vivian Paans	3/09/2024	670.00	Circle Weaving Midland
069333	O'Neil, Stephen	3/09/2024	384.00	Travel Reimbursement - Volunteer
069334	Holligom, Andrew	3/09/2024	43.20	Travel Reimbursement - Volunteer
069335	Fire Shield Services Pty Ltd	3/09/2024	4,204.58	Fire Protection Services & Materials
069336	Stribs Handyman Services	3/09/2024	380.00	Repairs & Maintenance - 8 Stafford Street
069337	Hydroquip Pumps and Irrigation Pty Ltd	3/09/2024	341,587.40	Pump & Irrigation Services
069338	Serenity Hill Sound	3/09/2024	1,375.00	AV for Citizenship Ceremony 160724
069339	Rudd Industrial (Synergy Business System	3/09/2024	1,734.31	Tools & PPE's
069340	Art Jam WA Pty Ltd	3/09/2024	4,950.00	1 Hr Youth Program Term 3 2024 (x10)
069341	Cromag Pty Ltd t/as Sigma Telford Group	3/09/2024	593.45	Aquatics Solutions & Materials
069342	Totally Workwear Malaga (Moore Enterpris	3/09/2024	1,874.67	Uniforms and Safety Boots
069343	Access 1 Security Systems (The Kaizen E	3/09/2024	7,986.00	Access Control Auto Doors and Autodoor Upgrade with Lock - Stafford Cou
069344	Paull, Anthony	3/09/2024	110.40	Travel Reimbursement - Volunteer
069345	Grosvenor, David	3/09/2024	48.00	Travel Reimbursement - Volunteer
069346	SEC Newgate Pty Limited	3/09/2024	2,200.00	Professional Consultancy Fees - September
069347	Centrepay (Services Australia- Dept'l Re	3/09/2024	73.26	Transaction Charges - July 2024
069348	Ingram, Victoria	3/09/2024	15.36	Travel Reimbursement - Volunteer
069349	The Local Government, Racing & Cemeterie	3/09/2024	792.00	LGRCEU F 25/08/2024
069350	LD Total	3/09/2024	19,485.02	Playground Upgrade and Equipment Replace
069351	Quik Gas Recovery (Acct. Antonio Muia)	3/09/2024	2,266.00	Degassing Fridges/Aircon
069352	Hire Express Pty Ltd	3/09/2024	1,078.00	Hire of VMS Message Board C Type and Hire of Toilet Freshwater Skid

069353	Seery, Tina (Styntje)	3/09/2024	108.00	Travel Reimbursement - Volunteer
069354	Australian Pump Industries Pty. Limited	3/09/2024	594.72	Maintenance Parts & Materials
069355	MCLEODS LAWYERS PTY LTD	3/09/2024	20,200.07	Legal Fees
069356	ROBERT WALTERS PTY LTD	3/09/2024	21,341.10	Employee Placement
069357	TKPH PTY LTD	3/09/2024	8,410.92	Tyres-Disposal and Additional Parts
069358	Coleman, Malcolm	3/09/2024	99.20	Travel Reimbursement - Volunteer
069359	Rin the Garden Fairy (Katherine Bunn)	3/09/2024	150.00	House Plant Presentation
069360	Evolve Talent Pty Ltd	3/09/2024	8,263.20	Recruitment Placement Fee
069361	Williams, Sienna	3/09/2024	350.00	Cash Donation 2024-25
069362	Dean, Noni	3/09/2024	105.00	Refund Fees
069363	Batey, Emily	3/09/2024	40.00	Refund Fees
069364	Kickett, Taylor	3/09/2024	250.00	Refund Fees
069365	Good Shepard Catholic School	3/09/2024	16.06	Refund Fees
069366	Avid Leisure/A Street Feast	3/09/2024	264.00	Refund Fees
069367	Shreeji Soda Center	3/09/2024	4,392.00	Refund Fees
069368	Yasmai Acharya	3/09/2024	250.00	Cash Donation 2024-25
069369	Jackson, Sydney	3/09/2024	500.00	Cash Donation 2024-25
069370	Madit, Nyilueth	3/09/2024	500.00	Refund Bond
069371	McNicol, Kayla	3/09/2024	500.00	Reimburse Employee - Skills Development and Funding Support
069372	Sholdas, Bevan	3/09/2024	77.50	Refund Fees
069373	Nicholas, Kenneth A	3/09/2024	32.00	Refund Fees
069374	Nagaraju, Aarav	3/09/2024	250.00	Cash Donation 2024-25
069375	South West Compassionate Communities	3/09/2024	1,500.00	Donation for Guest Speaker attendance
069376	Vitolino, Zaidan	3/09/2024	500.00	Cash Donation 2024-25
069377	Sadler, Chloe	3/09/2024	160.00	Refund Fees
069378	Stickland, Charlotte	3/09/2024	500.00	Cash Donation 2024-25
069379	WA Wrestling	3/09/2024	250.00	Refund Bond
069380	Simpkins-Wall, Retimana	3/09/2024	500.00	Cash Donation 2024-25
069381	Steele, Jarrod	3/09/2024	250.00	Cash Donation 2024-25
069382	Isalbi Pty	3/09/2024	836.29	Novelty Products for SVVC Retail
069383	Draber, Phillip	3/09/2024	447.50	Audit Committee Meeting - 19/08/2024
069384	Doman, Nathania	3/09/2024	677.90	Reimburse Employee - Skills Development and Funding Support

069385	Bell, Greer	3/09/2024	18.00	Refund Fees
069386	Buck, Susan	3/09/2024	105.00	Refund Fees
069387	Draber, Phillip	3/09/2024	161.28	Reimburse - CPA Ethics and Governance Online Registration
069388	Kramer, Kate	3/09/2024	500.00	Refund Bond
069389	Cook, Madeleine	3/09/2024	500.00	Cash Donation 2024-25
069390	Catholic School Parents WA Inc	3/09/2024	3,300.00	Community Grant - Public Yarning Circle program
069391	Galiki, Ky-Mani	3/09/2024	500.00	Cash Donation 2024-25
069392	Galiki, Zion	3/09/2024	500.00	Cash Donation 2024-25
069393	Simpson, Renae	3/09/2024	135.00	Refund Fees
069394	Maturo, Gavin R & Simone B Tania	3/09/2024	3,500.00	Refund Rates Over-payment
069395	Pawski, Jason E & Karen M	3/09/2024	2,000.00	Refund Rates Over-payment
069396	King, Chloe & O'Donnell, Cheyne	3/09/2024	850.00	Refund Rates Over-payment
069397	Damasco, Craig James	3/09/2024	1,680.00	Refund Rates Over-payment
069398	Debono, Kylie Maree	3/09/2024	118.62	Refund Rates Over-payment
069399	Kean, Gregory & Louise	3/09/2024	1,180.68	Refund Rates Over-payment
069400	CQ Stone Pty Ltd	3/09/2024	2,982.01	Refund Rates Over-payment
069401	Cooper, Aurelia	3/09/2024	36.00	Refund Fees
069402	De Vita, Rosaria & Carmelo Pasquale	3/09/2024	349.76	Refund Rates Over-payment
069403	De Vita, Rosaria & Carmelo Pasquale	3/09/2024	349.76	Refund Rates Over-payment
069404	Bonannella, Francesco & Julie	3/09/2024	333.34	Refund Rates Over-payment
069405	Freedom Pools and Spas	3/09/2024	80.47	Refund Fees
069406	Butcher, Belinda J	3/09/2024	55.00	Refund Fees
069407	Bridges, Mark	3/09/2024	236.56	Reimburse Employee - Various Meals 12D Conference 27/07 to 31/07
069408	Allen, Renate	3/09/2024	250.00	Refund Bond
069409	Matikiti, Fredy	3/09/2024	400.00	Cross-over Contribution
069410	Occupational Therapy Services Group	3/09/2024	1,534.75	Manual Handling/People Handling Training - Swan Caring 02/08/24
069411	Perth Party Hire	3/09/2024	1,670.00	Furniture Hire for Ellenbrook BMX Event
069412	Auslan in the West	3/09/2024	990.00	Deaf Awareness Training - 19/09/24
069413	Erin Griffin	3/09/2024	600.00	Workshops - Get Dead Set 07/08/24 & Legacy Boxes 21/08/24
069414	Scouts WA	3/09/2024	1,925.00	SausageSsizzle for Ellenbrook BMX Event on 23/08/24
069415	Christopher G Young	3/09/2024	400.00	Song Writing Worshop at Old Midland House - 12/08/24
069416	Enlightenment Coach	3/09/2024	400.00	Loving Kindness Meditation for 5 Libraries

069417	Birdbooks PTY LTD	3/09/2024	1,661.00	Creative Writing Workshop - 20th Aug-24 & 13th Sep-24
069418	Hayward, Renae	3/09/2024	1,075.00	30- Min Story Time Services (x5)
069419	Joey Ice-Cream holdings PTY LTD	3/09/2024	500.00	Catering for Ellenbrook BMX Event - 24/08/24
069420	Isobel Bevis	3/09/2024	1,094.00	Reading - Book & Science Family Day (x 4 sessions)
069421	Paul Dennis Design	3/09/2024	2,600.00	Tourism Award Entry Portfolio and Images
069422	Natalie Damjanobvich-Napoleon	3/09/2024	500.00	Writing to the Ancestors workshop at Old Midland Courthouse - 10/08/24
069423	Accidental Health & Safety	9/09/2024	1,573.10	Brigade First Aid Supplies
069424	Acurix Networks Pty Ltd	9/09/2024	2,442.00	Wifi Juniper Gardens Rotunda
069425	Advanced Lock & Key	9/09/2024	6,054.55	Lock & Key Parts & Services
069426	Alinta Sales Pty Ltd	9/09/2024	478.70	Business and General Gas Usage
069427	Allpest WA	9/09/2024	651.20	Pest Control Services
069428	Australian HVAC Services Pty Ltd for Sk	9/09/2024	114,106.32	HVAC Services
069429	AUSTRALIAN TRAINING MANAGEMENT	9/09/2024	4,102.16	Training - Training Fire Eqpt Inspection & Testing, Provide First Aid (incl CPR
069430	B & J CATALANO PTY LTD	9/09/2024	6,955.25	Ferricrete Supply
069431	Beaver Tree Services	9/09/2024	226,600.00	Power Line Pruning Services
069432	BOC GASES	9/09/2024	1,574.64	CO2 Beverage
069433	BP Australia Ltd	9/09/2024	60,145.58	Fleet Diesel & Unleaded
069434	Brownes Foods Operations P/L	9/09/2024	722.78	Cafe Milk Supply
069435	Bunnings Building Supplies Pty Ltd (West	9/09/2024	24.50	Storage Containers (x5) - SA Midland
069435	Bunnings Building Supplies Pty Ltd (West	9/09/2024	196.54	Storages Containers (x6) and Tape (x2) - SA Midland
069435	Bunnings Building Supplies Pty Ltd (West	9/09/2024	489.79	Rechargeable Industrial Light & Materials - SA Midland
069435	Bunnings Building Supplies Pty Ltd (West	9/09/2024	1,306.65	**(Please see Bunnings Purchase Card attachment for details)**
069436	City Electric Supply Pty Ltd	9/09/2024	1,068.60	Electrical Parts & Materials
069437	COATES HIRE SERVICE	9/09/2024	5,867.58	Hire of Portable Dual Toilet
069438	Coca-Cola Europacific Partners Australia	9/09/2024	575.83	Cafe Drinks Supply
069439	Commercial Aquatics Aust	9/09/2024	951.50	Supply and Install Correct Liquid End
069440	Contraflow Pty Ltd	9/09/2024	16,554.30	Traffic Control Services
069441	Cookies & More	9/09/2024	1,024.49	Cafe Supply - Cookies
069442	Devco Builders	9/09/2024	19,164.94	Misc Repairs Works - City Wide
069443	Drainflow Services Pty Ltd	9/09/2024	21,723.93	Drain Flow Services
069444	Eastside Concrete	9/09/2024	6,631.98	Construction of Residential Crossover
069445	Ergolink	9/09/2024	1,348.49	Encore Electric Sit & Stand Desk (x2)

069446	GALVINS PLUMBING	9/09/2024	15.18	Plumbing Parts & Materials
069447	Gillmore Electrical Services	9/09/2024	17,050.45	Electrical Services
069448	Hays Specialist Recruitment (A	9/09/2024	4,996.74	Contract Labour WE 250824
069449	INSTITUTE OF PUBLIC WORKS ENG	9/09/2024	75.00	Breakfast Forum: Changes to the WA Bike
069450	IPWEA-Sydney	9/09/2024	3,410.00	Professional Certificate AMP - 26 August
069451	Les Mills Asia Pacific	9/09/2024	2,209.55	Licence & Contract Fees - SA Midland
069452	Major Security Services P/L	9/09/2024	42,265.93	Security Services-Community Patrols
069453	Minter Ellison	9/09/2024	42,865.46	Legal Fees
069454	MMJ Real Estate (WA) Pty Ltd	9/09/2024	389.13	Variable Outgoings: 18/07/24 - 26/08/24
069455	Nestle Nespresso Australia	9/09/2024	296.00	Coffee pods-Bullsbrook Library
069456	NEVERFAIL SPRINGWATER LTD	9/09/2024	220.79	15L Springwater Bottles x 8 and Rental Fees
069457	ONHOLD MAGIC PTY LTD	9/09/2024	93.59	On Hold Messages Subscription
069458	Questamon Training Services	9/09/2024	1,695.00	Registration-Management & Negotiation
069459	Raine & Horne	9/09/2024	1,351.25	Drafting Deed of Extension - Toodyay Rd
069460	Randstad Pty Ltd	9/09/2024	11,313.62	Contract Labour WE 280724
069461	Scott Print	9/09/2024	15,332.90	2024/25 Budget Booklet x 51,500
069462	ST JOHN AMBULANCE AUSTRALIA	9/09/2024	100.00	Provide First Aid Class
069463	Stantons International	9/09/2024	346.50	Irrigation Servies
069464	SWAN CITY YOUTH SERVICE INC	9/09/2024	13,818.75	Youth Contracted Service Agreement Jul24-Sep24
069465	Synergy	9/09/2024	5,580.43	Electricity Consumption
069466	Talis Consultants Pty Ltd	9/09/2024	6,481.75	RAMM Data and Inventory Upload
069467	Technology One Ltd	9/09/2024	65,837.08	INTRAMAPS Subscription Fees
069468	Telstra Limited	9/09/2024	849.00	T311 Apple IPAD GEN 10 5G 64GB SILVER (x1)
069469	TIM EVA'S NURSERY	9/09/2024	8,858.30	Various Plants
069470	UNIVERSAL DIGGERS	9/09/2024	6,920.25	Vehicle Hire and Wet Hire Excavator
069471	Western Australian Local Govt Assoc	9/09/2024	654.50	Speaking Professionally as an Elected Member - 6 Sep-24
069472	Westoz Food Distributors	9/09/2024	1,716.07	Cafe supplies
069473	West-Sure Group Pty Ltd	9/09/2024	2,672.89	Cash in Transit/Collection July 24
069474	WFS Australia Pty Ltd	9/09/2024	5,225.00	Monthly Software Fees
069475	WH Location Services	9/09/2024	29,493.04	Various Road Rehabilitation Works
069476	Winc Australia Pty Limited	9/09/2024	172.57	Stationery
069477	Social Oil Swan Valley Pty Ltd	9/09/2024	1,120.97	Cafe Supplies

069478	West-Sure Group Pty Ltd	9/09/2024	170.05	Petty Cash Recoup WE 300824 - WSHS
069479	Taylor, Ruth	9/09/2024	163.20	Travel Reimbursement - Volunteer
069480	Cummings, Diana	9/09/2024	64.00	Travel Reimbursement - Volunteer
069481	Little Home Bakery	9/09/2024	436.54	Bakery Supplies
069482	SAI Global Australia Pty Ltd	9/09/2024	145.64	Subscription - Pressurised Equipment
069483	Reward Investments Pty Ltd	9/09/2024	161,576.28	Progress Claim - Stage 2 & 3 Isoodon Upgrad
069484	CSO Group Pty Ltd	9/09/2024	55,237.58	Licence for Email Security Platform YR3
069485	Fihalhohi Pty Ltd as Trustees for DJL Fa	9/09/2024	2,026.50	Cleaning Vats & Supply of Canola Oil
069486	Before You Dig Australia Ltd	9/09/2024	3,798.34	Membership & Referral Fees
069487	Woolworths Group Limited	9/09/2024	264.06	Club Catering - 150824, 190824, 210824 and 260824
069488	Team Global Express Pty Ltd	9/09/2024	1,657.93	Freight Charges
069489	Direct Communications Pty Ltd	9/09/2024	57,974.40	Mobile Radio - Tait TM9315 & SFE Key (x34)
069490	Chidlow Water Carriers	9/09/2024	265.00	Delivery of Water - Noble Falls
069491	STIHL Shop Osborne Park	9/09/2024	620.00	Maintenance Parts & Materials
069492	Totally Workwear Malaga (Moore Enterpris	9/09/2024	161.85	Safety Boots
069493	LD Total	9/09/2024	393,404.04	Allington Park and Greenfield Play Space, Tree Planting April 2024 and Morrison Road Tree Relocation
069494	Evolve WA	9/09/2024	4,800.00	De-escalating Conflict and Aggression
069495	Hire Express Pty Ltd	9/09/2024	5,346.00	Hire of Toilets and Notice Board - Avon
069496	Carabiner Architects Pty Ltd	9/09/2024	5,573.70	SA Midland Change Village Variation Drawdown
069497	Seery, Tina (Styntje)	9/09/2024	126.56	Travel Reimbursement - Volunteer
069498	Brayshaw, Kim	9/09/2024	172.80	Travel Reimbursement - Volunteer
069499	MARS PARTNERSHIP PTY. LTD.	9/09/2024	6,621.52	Contract Labour WE 180824
069500	Fox, Margaret	9/09/2024	380.80	Travel Reimbursement - Volunteer
069501	Wootton, Monique	9/09/2024	1,455.70	Refund Fees
069502	McGregor-Dawson, Alison	9/09/2024	48.00	Refund Fees
069503	Pennison, NA & C	9/09/2024	66.70	Refund Fees
069504	Van Amerongen, Stefani J	9/09/2024	78.00	Refund Fees
069505	Panaia, Annette	9/09/2024	500.00	Refund Bond
069506	Umoh, Tina	9/09/2024	1,000.00	Refund Bond
069507	Turner, Braxton	9/09/2024	150.00	Cash Donation 2024-25
069508	QBE Insurance (Australia) Ltd	9/09/2024	40.00	Refund Fees

069509	Brosnan, Hannah	9/09/2024	1,800.00	Refund Reformer Pilates Teacher Training
069510	Flags and Canopies Australia	9/09/2024	5,003.46	Printed Canopies with Frames (x3); 3m Full Height Wall Print (x9)
069511	Comiskey, Louise	9/09/2024	77.50	Refund Fees
069512	Dick, Maddyson	9/09/2024	250.00	Cash Donation 2024-25
069513	Le, Jonathan	9/09/2024	300.00	Non-office Work Equipment Reimbursement
069514	Acholi Community Association of Western	9/09/2024	5,000.00	Community Grant - Acholi Australian National Soccer Tournament in Ellenb
069515	The Springs Shopping Centre	9/09/2024	220.00	Casual Mall Lease – 2 days (30 & 31 August 2024)
069516	Beam Me Up Media Pty Ltd	9/09/2024	390.50	One-hour Astrophotography Presentation - 25/07/24
069517	The Trustee for Amass Investments Unit T	12/09/2024	354,741.20	DCP Upgrade Works - Arthur St
069518	Accidental Health & Safety	16/09/2024	559.14	On-Site First Aid Kit Servicing and Swan SES First Aid Supplies
069519	Acclaimed Catering	16/09/2024	1,529.00	Catering for Council Meeting 040924(x20)
069520	Action Glass & Aluminum	16/09/2024	4,098.39	Window Repairs & Reglazed
069521	Activ Foundation Inc	16/09/2024	1,980.00	Home Care/ Maintenance Services
069522	Advance Press (2013) Pty Ltd	16/09/2024	3,333.00	Business Cards (x20) and DL Window Face Envelope (Press Seal)
069523	Advanced Lock & Key	16/09/2024	25,891.23	Lock & Key Parts & Services
069524	AFL SPORTSREADY LTD	16/09/2024	15,518.82	Sports Education Labour FE 300824
069525	Alinta Sales Pty Ltd	16/09/2024	11,641.03	Business and General Gas Usage
069526	All Aboard Seafoods	16/09/2024	262.00	Catering Mixed Sandwich Platter
069527	Allpest WA	16/09/2024	2,586.10	Pest Control Services
069528	ALS Library Services Pty Ltd	16/09/2024	4,165.65	Library Books, Cataloguing Copy Record and Processing – Barcode Spinelabel
069529	Aqua Shades	16/09/2024	4,470.40	Shase Sail Works at Altone Park Rec Ctr
069530	Aquamonix	16/09/2024	2,742.34	Reticulation Parts & Services
069531	WA Gas Networks Pty Ltd	16/09/2024	106,260.00	Gas Infastructure Alterations
069532	AUSTRALIA POST PERTH	16/09/2024	47,653.78	Postage - PreSort Letter Small & Large
069533	Australian HVAC Services Pty Ltd for Sk	16/09/2024	19,399.42	HVAC Services
069534	AUSTRALIAN INSTITUTE OF MANAGE	16/09/2024	1,520.00	Training Project Management Fundamentals
069535	AUSTRALIAN TRAINING MANAGEMENT	16/09/2024	960.75	Training - Dogging
069536	B & J CATALANO PTY LTD	16/09/2024	19,076.98	Ferricrete Supply
069537	BAILEYS FERTILISERS	16/09/2024	14,300.00	Grosorb Liquid 1000L - Store Item
069538	BOC GASES	16/09/2024	3,658.49	CO2 Beverage & Supply of Oxygen
069539	BP Australia Ltd	16/09/2024	61,008.15	Fleet Diesel & Unleaded

069539	BP Australia Ltd	16/09/2024	19,120.44	**(Please see BP Fuel Purchase Card attachment for details)**
069540	Brownes Foods Operations P/L	16/09/2024	1,636.63	Cafe Milk Supply
069541	Bucher Municipal	16/09/2024	2,122.27	Maintenance Parts & Materials
069542	Bunnings Building Supplies Pty Ltd (West	16/09/2024	504.45	Handy Storage Crate (x8) & Cleaning Materials
069542	Bunnings Building Supplies Pty Ltd (West	16/09/2024	2,484.27	**(Please see Bunnings Purchase Card attachment for details)**
069543	Chemistry Centre WA	16/09/2024	1,133.44	Samples of water for Testing 260724 (x32)
069544	The Worm Shed	16/09/2024	3,395.00	Worm Workshop 10/8/24 - Guildford
069545	City Electric Supply Pty Ltd	16/09/2024	18,953.42	Electrical Parts & Materials
069546	CJD Equipment Pty Ltd	16/09/2024	809.44	Maintenance Parts & Materials
069547	COATES HIRE SERVICE	16/09/2024	3,492.27	Hire of Fence Mesh, Portable Dual Toilet and Fencing
069548	Coca-Cola Europacific Partners Australia	16/09/2024	583.61	Cafe Drinks Supply
069549	Commercial Aquatics Aust	16/09/2024	566.50	Replace Various Gauges - SA Brechboro
069550	Contraflow Pty Ltd	16/09/2024	106,617.81	Traffic Control Services
069551	Cookies & More	16/09/2024	1,393.11	Cafe Supply - Cookies
069552	Corsign WA Pty Ltd	16/09/2024	235.41	Installation of Artwork Image
069553	Decipha Pty Ltd	16/09/2024	1,247.85	City of Swan MR Services
069554	Department of Fire & Emergency	16/09/2024	7,419,274.10	2024-25 ESLB 1st Qtr Contribution
069555	Devco Builders	16/09/2024	10,239.35	Misc Repairs Works - City Wide
069556	Drainflow Services Pty Ltd	16/09/2024	27,501.43	Drain Flow Services
069557	Dymocks Ellenbrook	16/09/2024	838.76	Library Books
069558	EAST SWAN VOLUNTEER BUSH FIRE BRIGADE	16/09/2024	480.00	Hazard Reduction Burn at Connemara Dr
069559	EASTERN METRO REGIONAL COUNCIL	16/09/2024	247,725.14	Waste Disposal
069560	Eastside Concrete	16/09/2024	24,441.00	Construction of New Footpaths - City Wide
069561	Embroidme Midland	16/09/2024	1,745.70	Youth Committee Shirts (x96)
069562	Enviro Sweep	16/09/2024	708.31	Road Sweeping Services
069563	Environmental Health Aust (WA)	16/09/2024	2,756.00	Corporate Membership Renewal
069564	Ezidebit Pty Ltd	16/09/2024	5,566.45	On-line Transaction Fees
069565	Fulton Hogan Industries Pty Lt	16/09/2024	174,380.69	Drainage Materials for Hazelmere Works
069566	GALVINS PLUMBING	16/09/2024	799.57	Plumbing Parts & Materials
069567	Gillmore Electrical Services	16/09/2024	149,551.82	Electrical Services
069568	Gresley Abas Pty Ltd	16/09/2024	2,765.02	Claim - Dayton Stage2, West Pavilion & DOS
069569	Hays Specialist Recruitment (A	16/09/2024	72,602.08	Contract Labour WE 010924

069570	HEAVY AUTOMATIC PTY LTD	16/09/2024	940.50	Vehicle Repairs & Servicing
069571	Swan View IGA	16/09/2024	265.49	Cafe Purchases
069572	Infor Global Solutions(ANZ)P/L	16/09/2024	1,650.00	Pathway Consulting Services
069573	Instant Weighing	16/09/2024	1,344.07	Calibration Services
069574	Instant Windscreens (Trans Australia Gla	16/09/2024	2,243.20	Windscreen Repairs & Services
069575	Ixom Operations Pty Ltd	16/09/2024	1,316.11	Sodium Hypochlorite 12.5% (bulk)
069576	Janetto Holdings Pty Ltd t/as	16/09/2024	273.58	Vehicle Parts - Cargo Step Panel
069577	JBA Surveys	16/09/2024	1,650.00	Site Survey Set Out
069578	JCB Construction Equipment Aus	16/09/2024	858.91	Power Slide Cable
069579	JULIES BOARDING KENNELS	16/09/2024	36,319.80	Impoundment Fees for Dogs & Cats
069580	Kennedys Tree Services	16/09/2024	37,405.50	Tree Removal, Tree Pruning & Grinding Services
069581	Landgate	16/09/2024	110.12	Copy of Certificate of Title
069582	Leisure Institute of Western	16/09/2024	660.00	Annual State Conference : Delegates (x2)
069583	Levanta	16/09/2024	1,017.50	Service & Maintenance of Oil Dispensers
069584	Jardine Lloyd Thompson Pty Ltd	16/09/2024	22,240.82	OSH Contracts - Strategic OSH Contract
069585	LGIS Workcare	16/09/2024	171,678.58	Insurance Cover - Worker's Compensation
069586	MAJOR MOTORS PTY LTD	16/09/2024	4,883.34	Maintenance Parts & Materials
069587	Major Security Services P/L	16/09/2024	7,547.40	Security Services-Crowd Control
069588	Mastec Australia Pty Ltd	16/09/2024	241,612.16	Various size bin lids x 2160, Various size bin lids x 8044, 7lt Solid KO PCR Light Grey x 6400 Bin
069589	MCDOWALL AFFLECK PTY LTD	16/09/2024	1,100.00	Proposed Develop-Trackside Entrance & Gr Design Variation-Amend Water Design
069590	McGees Property	16/09/2024	1,639.00	Valuation Fees - Lot 177
069591	Michael Page International (Au	16/09/2024	868.07	Contract Labour WE 010924
069592	Midland Mini Crete	16/09/2024	7,004.65	Standard Ready Mix Concrete
069593	MMJ Real Estate (WA) Pty Ltd	16/09/2024	3,071.78	Property Rental Variable Outgoings: 01/08/24 - 31/08/24
069594	Multilec Engineering	16/09/2024	412.50	Repairs Ceiling Hoist Not Raising - Village Area
069595	Natsales Advertising Pty Ltd	16/09/2024	2,310.00	Litter Bin Advertising
069596	NEVERFAIL SPRINGWATER LTD	16/09/2024	95.60	15L Springwater Bottles x 4
069597	ONHOLD MAGIC PTY LTD	16/09/2024	187.18	On Hold Messages Subscription
069598	PARKS & LEISURE AUSTRALIA	16/09/2024	160.00	2024 PLA Conference - 13 to 16 Oct 2024
069599	PWE Valuations Pty Ltd	16/09/2024	1,925.00	Update Valuation Paradise Quays Ballajura

069600	Picnic Tables Hire	16/09/2024	5,982.35	Avon Descent Furniture Hire
069601	PowerVac Pty Ltd	16/09/2024	439.00	On Site Operator Training
069602	PT POWDER COATERS	16/09/2024	1,321.10	Fence Panels (x4) and Gate Panel (x1)
069603	Randstad Pty Ltd	16/09/2024	14,631.29	Contract Labour WE 010924
069604	Repco (a Division of GPC Asia Pacific Pt	16/09/2024	13,983.89	Maintenance Parts & Materials
069605	Hills Community Support Group	16/09/2024	12,003.20	Youth Service Agreement 010724-300924
069606	ROYAL LIFE SAVING SOCIETY	16/09/2024	770.00	WAW Yellow Wristbands
069607	SCM EARTHMOVING CONTRACTORS PTY LTD	16/09/2024	55,159.21	Carting & Clearing Services
069608	Scott Print	16/09/2024	8,814.30	FOGO Waste Tags x 8000, Swan Valley ACM Signage x 6, Pull up Banner x 8 and Business Pack Booklets x 8
069609	Segafredo Zanetti Australia Pty Ltd	16/09/2024	420.00	Maintenance Parts & Materials
069610	Sign Supermarket	16/09/2024	480.00	Corflute Sign (x6)
069611	STEWART & HEATON CLOTHING CO P	16/09/2024	1,480.22	Brigade Member PPC
069612	Supa Pest & Weed Control	16/09/2024	694.32	Weed Spraying-Hazelmere Ward
069613	Superior Pak Pty Ltd	16/09/2024	18,163.14	Maintenance Parts & Materials
069614	SUSSEX INDUSTRIES	16/09/2024	203.50	50 x 50 x 225 Survey Pegs (x100)
069615	SWAN TOWING SERVICE PTY LTD	16/09/2024	2,263.42	Towing Services
069616	Synergy	16/09/2024	68,976.21	Electricity Consumption
069617	Talis Consultants Pty Ltd	16/09/2024	2,079.00	Provision of Consultancy Services Aug 24
069618	Technology One Ltd	16/09/2024	5,068.51	AMS Uplift Request and AMS Monthly Program
069619	The Fruit Box Group Pty Ltd	16/09/2024	132.80	Milk Supply
069620	TK Elevator Australia Pty Ltd (Thyssenk	16/09/2024	847.00	Servicing for Midland Administration Building
069621	Transcore Pty Ltd	16/09/2024	7,150.00	Bullsbrook Residential Traffice Modelling
069622	Truck Centre WA	16/09/2024	5,552.54	Maintenance Parts & Materials
069623	Turf Care WA Pty Ltd	16/09/2024	4,218.77	Turf Renovation Services-MSA Middle Swan
069624	Tutt Bryant Equipment	16/09/2024	527.46	Maintenance Parts & Materials
069625	Unilever Australia Ltd	16/09/2024	532.58	Milk Supply
069626	UNIVERSAL DIGGERS	16/09/2024	13,896.97	Vehicle Hire and Wet Hire Excavator
069627	Valvoline Australia	16/09/2024	18,715.16	E900 Plus Engine Oil (x1000L), ULTRAMAX HVI 68 IBC (x1000L), Valtorque C4-10W (205L) and Valtorque C4-30W (205L)
069628	Vorgee Pty Ltd	16/09/2024	1,515.80	Swimming Aids
069629	W.A. LIMESTONE CO	16/09/2024	19,262.59	75mm Limestone-Gnangara Rd

069630	WA HINO SALES & SERVICE	16/09/2024	510.00	Maintenance Parts & Materials
069631	WA Library Supplies	16/09/2024	209.70	WALSCO Premium Gloss Self Adhesive Book
069632	WA Reticulation Supplies	16/09/2024	4,063.72	Reticulation Parts & Services
069633	Water Corporation	16/09/2024	15,013.11	Water Use & Service Charges
069634	West Coast Facility Maintenanc	16/09/2024	673.20	Paint Spill Removal
069635	Western Power (Electricity Networks Corp	16/09/2024	6,600.00	Design Fee Gnangara Rd to Pinas Gnangara Rd Ellenbrook
069636	Westoz Food Distributors	16/09/2024	5,989.84	Cafe supplies
069637	WH Location Services	16/09/2024	3,872.55	Accredited Utility Technical
069638	Winc Australia Pty Limited	16/09/2024	8,021.72	Stationery
069639	Wren Oil	16/09/2024	379.50	Oil Waste Disposal
069640	WTM Engineering	16/09/2024	461.68	Maintenance Parts & Materials
069641	Social Oil Swan Valley Pty Ltd	16/09/2024	906.04	Cafe Supplies
069642	Cranetech	16/09/2024	1,144.08	Maintenance Parts & Materials
069643	Cordy, Val	16/09/2024	345.60	Travel Reimbursement - Volunteer
069644	Mutch, Andrew	16/09/2024	352.00	Travel Reimbursement - Volunteer
069645	Pearson, Norman Ray	16/09/2024	409.60	Travel Reimbursement - Volunteer
069646	Philip, Rosanna	16/09/2024	336.00	Travel Reimbursement - Volunteer
069647	Datacom Systems (AU) Pty Ltd - WA Div	16/09/2024	4,326.25	EPOS Adapt 160T USB II (x45)
069648	West-Sure Group Pty Ltd	16/09/2024	383.25	Petty Cash Recoup WE 030924 - SWANCARING
069649	Bestrane Pty Ltd	16/09/2024	1,056.00	OnDemand Routing Monthly Fee
069650	Johns, Vicki A	16/09/2024	57.60	Travel Reimbursement - Volunteer
069651	R1i Services	16/09/2024	7,482.75	Cisco UC Phone (x30)
069652	Blue force Pty Ltd	16/09/2024	8,567.69	Supply & Install new Sifer Reader and Security System Services
069653	Site Sentry Pty Ltd	16/09/2024	18,399.30	Mobile CCTV Operational
069654	Worldwide East Perth	16/09/2024	2,104.00	Food Business Improvement Notice Books
069655	PAV Sales & Installation	16/09/2024	550.00	Attend Site to Check Speakers in Group Fitness Room - SA Beechbororc
069656	The Perth Mint	16/09/2024	2,513.50	2024 Citizenship Base Metal Coin (x500)
069657	DG Imagery	16/09/2024	2,475.00	Photography & Video Services
069658	Urban Resources Pty Ltd	16/09/2024	670.96	Bricklaying Sand Mather Dr Neerabup
069659	A Plus Training Solutions Pty Ltd	16/09/2024	1,650.00	Level 1 Chainsaw Training
069660	SETS Enterprises Pty Ltd	16/09/2024	3,530.00	Drive Emergency Vehicles Training
069661	Techworks Plumbing	16/09/2024	8,009.20	Plumbing/Gas Parts and Materials

069662	AL Midland Pty Ltd (The Proprietorial Mi	16/09/2024	2,718.23	Vehicle Parts and Servicing
069663	ABM Landscaping	16/09/2024	4,668.04	Paving Repairs - City Wide
069664	AWD Equipment Sales Pty Ltd	16/09/2024	4,572.58	Repairs & Maintenance Services
069665	Back Beach Co Pty Ltd	16/09/2024	938.30	Leisure Merchandise - Towel Robes
069666	Stephen Carrick Architects PtyLtd ITF S&	16/09/2024	880.00	Preparation & Attendance - DRP Meeting 13 Aug 24
069667	Trace Archaeology Pty Ltd	16/09/2024	12,353.31	Aboriginal Cultural Heritage Study
069668	TPG Aged Care (Chanticleer Holdings Pty	16/09/2024	37,049.86	Medication Training-2 staff plus Travel and Domestic Assistance
069669	Ibis Water Pty Ltd	16/09/2024	249.70	Quarterly Water Treatment Service -Aug24
069670	Complete Office Supplies Pty Ltd	16/09/2024	28,747.69	Office Pantry Supplies, Toilet Rolls & Hygiene Products
069671	Bourke, Diana	16/09/2024	280.80	Travel Reimbursement - Volunteer
069672	Wasley, Terence	16/09/2024	67.20	Travel Reimbursement - Volunteer
069673	WCBC Pty Ltd T/as West Coast Bus Charter	16/09/2024	841.50	Coach Hire 200824 - SA Beechboro
069674	Interactive Pty Ltd	16/09/2024	232.94	Monthly Maintenance Premium for Sept2024
069675	BrightMark Group Pty Ltd	16/09/2024	2,747.61	Monthly Hygiene Services to Various Facilities
069676	Westbooks	16/09/2024	1,187.15	Supply of Non-Fiction and Requests
069677	Eastern Hills Chainsaws & Mowers	16/09/2024	2,308.20	Maintenance Parts & Materials
069678	Rawlinsons (WA)	16/09/2024	7,920.00	Cost Review - Henley Brooke DCP
069679	Arbor West Pty Ltd t/as Classic Tree Ser	16/09/2024	5,717.80	Root Zone Inspection and Arborist Trees
069680	Dymocks Perth Pty Ltd	16/09/2024	6,540.96	Gift Cards (92 x $50 and 16 x $100) and Library BooksLibrary Books
069681	Flower, Roslyn Margaret	16/09/2024	67.20	Travel Reimbursement - Volunteer
069682	Banjac, Ratko	16/09/2024	153.60	Travel Reimbursement - Volunteer
069683	PHR & AM Barrett	16/09/2024	357.50	Review of Arts - Hypervision: Sweet Exhibition
069684	ENZED WELSHPOOL 93518855	16/09/2024	1,151.78	Maintenance Parts & Materials
069685	Fihalhohi Pty Ltd as Trustees for DJL Fa	16/09/2024	555.40	Cleaning Vats & Supply of Canola Oil
069686	Robowash Pty Ltd	16/09/2024	660.00	Monthly Rental
069687	Constructive Building Consultants (Austr	16/09/2024	1,375.00	STI, Structural Inspection
069688	LECE Pty Ltd	16/09/2024	16,551.85	Electrical Parts & Services
069689	Access Icon Pty Ltd	16/09/2024	608.30	Concrete Cover
069690	MDM Entertainment	16/09/2024	2,065.00	Supply Fiction and Non-Fiction DVDs
069691	LO-GO Appointments	16/09/2024	5,607.39	Contract Labour WE 240824
069692	Sheridans (Insculpo Pty Ltd T/as)	16/09/2024	449.24	Name Badges
069693	Level 5 Design Pty Ltd	16/09/2024	1,540.00	Design Review Panel DRP Attendance - 30 Jul 24 & 6 Aug 24

069694	Cohera-Tech Pty Ltd	16/09/2024	2,449.44	Subscription - VEMCOUNT Reporting & Analytics
069695	Place Laboratory	16/09/2024	1,540.00	Preparation & Attendance - DRP Meeting 6 & 8 Aug 24
069696	DnA Architects	16/09/2024	880.00	Design Review Panel DRP Attendance - 13 Aug 24
069697	Marsh, Jennifer	16/09/2024	24.04	Travel Reimbursement - Volunteer
069698	Tutaki Unit Trust ATF Tutaki Holdings Pt	16/09/2024	13,340.00	Marquee Hire - Avon Descent
069699	Rosmech Sales & Service Pty Ltd	16/09/2024	1,077.02	Maintenance Parts & Materials
069700	Midland Guildford Cricket Club	16/09/2024	1,747.36	Avon Descent - Parking Set-Out and Barriers for Disabled, Public & Others
069701	Jobfit Health Group Pty Ltd	16/09/2024	5,213.61	Pre-employment Medical Check
069702	ID Athletic	16/09/2024	24,117.85	Leisure Merchandise - Rashie Short Sleeves
069703	Kambarang Services Pty Ltd	16/09/2024	7,590.00	Cultural Awareness Training
069704	Dingo Loader Hire Pty Ltd T/as Mini Digg	16/09/2024	385.00	Hire - Dingo with Bucket
069705	Team Global Express Pty Ltd	16/09/2024	1,657.93	Freight Charges
069706	JTK Property Services Pty Ltd	16/09/2024	1,705.00	Roof Repairs - 47 Sayer Street
069707	Neighbourlytics Pty Ltd T/as Neighbourly	16/09/2024	3,564.00	Neighbourlytics Platform Subscription
069708	Fire Shield Services Pty Ltd	16/09/2024	1,584.41	Fire Protection Services & Materials
069709	Chubb Fire and Security	16/09/2024	11,768.00	Evacuation Exercise Training
069710	Hydroquip Pumps and Irrigation Pty Ltd	16/09/2024	7,325.01	Pump & Irrigation Services
069711	Foreman, Winnie	16/09/2024	4.48	Travel Reimbursement - Volunteer
069712	Perkins, Andrew	16/09/2024	140.00	Travel Reimbursement - Volunteer
069713	Rudd Industrial (Synergy Business System	16/09/2024	1,214.51	Tools & PPE's
069714	Cromag Pty Ltd t/as Sigma Telford Group	16/09/2024	522.91	Aquatic Chemicals
069715	Direct Communications Pty Ltd	16/09/2024	1,166.00	Installation of Two-Way Radio
069716	Chidlow Water Carriers	16/09/2024	265.00	Delivery of Water - Noble Falls
069717	Jokovich, Iolanda	16/09/2024	8.80	Travel Reimbursement - Volunteer
069718	STIHL Shop Osborne Park	16/09/2024	1,465.70	Maintenance Parts & Materials
069719	Allied Pumps Commercial Pty Ltd	16/09/2024	2,057.00	Pump Repairs & Services
069720	Totally Workwear Malaga (Moore Enterpris	16/09/2024	11,810.95	Uniforms and Safety Boots
069721	Paull, Anthony	16/09/2024	184.00	Travel Reimbursement - Volunteer
069722	Grosvenor, David	16/09/2024	38.40	Travel Reimbursement - Volunteer
069723	MacDonald, Marissa	16/09/2024	248.53	Travel Reimbursement - Volunteer
069724	Wainwright, Michael	16/09/2024	193.60	Travel Reimbursement - Volunteer
069725	HART Sport Australia Pty Ltd	16/09/2024	378.90	Indoor Pickleball

069726	Fuel Distributors of Western Australia P	16/09/2024	1,980.79	AdBlu in Bulk
069727	DWP Australia Pty Ltd	16/09/2024	256,459.09	Schematic Design - Swan Active Ellenbrook
069728	Deki	16/09/2024	40.80	Travel Reimbursement - Volunteer
069729	RELIANSYS PTY LTD	16/09/2024	10,010.00	ReliansSys® Software Access Fees
069730	Day, Paul	16/09/2024	80.00	Travel Reimbursement - Volunteer
069731	Sarich, Gordana	16/09/2024	153.60	Travel Reimbursement - Volunteer
069732	Miniquip - equipment hire	16/09/2024	13,036.76	Dry Hire of Tipper Truck
069733	Go Doors Pty Ltd	16/09/2024	2,554.76	Door Repairs & Maintenance
069734	MARS PARTNERSHIP PTY. LTD.	16/09/2024	6,621.52	Contract Labour WE 040824
069735	Hazel Law t/as The Curated Wardrobe Sust	16/09/2024	1,400.00	Re-loved Railway Market Day Workshop Delivery
069736	CMW Geosciences Pty Ltd	16/09/2024	14,135.00	Provision of Geotechnical Services
069737	MCLEODS LAWYERS PTY LTD	16/09/2024	7,286.40	Legal Fees
069738	PRETTY DARDY PTY LTD	16/09/2024	1,320.00	Concept Design Fee for Ballajura Public Art
069739	Sandra & Yani Wessley	16/09/2024	450.00	Introduction to Healing Herbs Workshops Beechboro Library (x2)
069740	TKPH PTY LTD	16/09/2024	12,934.53	Tyres-Disposal and Additional Parts
069741	Whinnett, Fiona	16/09/2024	96.00	Travel Reimbursement - Volunteer
069742	Nigel Chadd	16/09/2024	1,320.00	Ballajura Intergenerational Playspace Shortlisted Artist Concept Design Fee
069743	Kylie Boomerang Art and Design	16/09/2024	1,200.00	Concept Design Fee Ballajura Intergenerational Playspace
069744	Dylan Mark Gough	16/09/2024	630.00	Chess Lessons (x6)
069745	Satterley Property Group	16/09/2024	42,224.68	Refund Bond
069746	Venetian Nominees Pty Ltd	16/09/2024	4,435.64	Refund Bond
069747	Smith, Toni	16/09/2024	500.00	Refund Bond
069748	Pecchini, Brittani	16/09/2024	207.00	Refund Fees
069749	Tawfiq, Rafei	16/09/2024	152.98	Refund Fees
069750	Sarum, Ni L & Tial L	16/09/2024	2,450.00	Refund Rates Over-payment
069751	Maris, Anthony D & O'Donnell, Elizabeth	16/09/2024	388.50	Refund Pensioner Rebate
069752	Moore, Natasha S	16/09/2024	788.07	Refund Rates Over-payment
069753	Stockdale, Bruce J & Emily W	16/09/2024	2,886.04	Refund Rates Over-payment
069754	Rossi, Arcangelo & Rebecca A	16/09/2024	376.32	Refund Rates Over-payment
069755	Tong, Christine	16/09/2024	921.80	Refund Rates Over-payment
069756	Peet Brabham Proceeds Account	16/09/2024	199.00	Refund Fees
069757	Shelford Constructions Pty Ltd	16/09/2024	598.00	Refund Fees

069758	Shelford Constructions Pty Ltd	16/09/2024	675.00	Refund Fees
069759	Commissioner of State Revenue	16/09/2024	653.20	Refund Rates Over-payment
069760	Hopkins, Corey Robert	16/09/2024	1,964.04	Refund Rates Over-payment
069761	Burnane, Peter Raymond Charles	16/09/2024	3,639.28	Refund Rates Over-payment
069762	Commissioner of State Revenue	16/09/2024	621.46	Refund Rates Over-payment
069763	Barton, Corey John	16/09/2024	576.63	Refund Rates Over-payment
069764	Houlbrook, Katrina Gwenyth	16/09/2024	2,152.63	Refund Rates Over-payment
069765	Currie, Karen & Craig	16/09/2024	534.28	Refund Rates Over-payment
069766	Basher, Christopher & Gai, Nadine	16/09/2024	2,000.00	Refund Rates Over-payment
069767	Fanning, Paul John	16/09/2024	427.60	Refund Rates Over-payment
069768	Donatti, Glenn & ATF The Donnati Super	16/09/2024	2,484.00	Refund Rates Over-payment
069769	Arava Circle 8334 Pty Ltd	16/09/2024	4,000.00	Refund Bond
069770	Austurban Construction Pty Ltd	16/09/2024	500.00	Refund Bond
069771	Blurton, Gladys	16/09/2024	500.00	Refund Bond
069772	Owens, Hayden Lloyd	16/09/2024	437.54	Refund Rates Over-payment
069773	Foundation Housing	16/09/2024	85.00	Refund Fees
069774	Dela Cruz, Maegan	16/09/2024	105.00	Refund Fees
069775	Kay, Lisa	16/09/2024	125.30	Reimburse Employee - CE Development
069776	Greilach, Dieter	16/09/2024	60.50	Refund Fees
069777	Johnson, Mark	16/09/2024	100.86	Reimburse Employee - Fuel Purchase
069778	Edwards, Mark Brenton	16/09/2024	2,481.25	Reimburse Employee - Skills Development and Funding Support
069779	Bennett Springs Land Development Pty Ltd	16/09/2024	144,584.00	Refund Bond
069780	Sally Murphy	16/09/2024	1,045.00	1 Hr Family Session & Full Day at Bookweek Visit 3 Sessions
069781	Animal Sense	16/09/2024	1,500.00	Vet Service Report
069782	Playgroup Queensland-Play Matters	16/09/2024	919.03	Sing&Grow Workshop Resources for AEDC Swan Strong Project
069783	Magic Dale	16/09/2024	440.00	Magic Entertainment at Ballajura Library
069784	WA Child Safety Services-Caring Communit	16/09/2024	742.50	Child Protection & Abuse Presentation - 28/08/24
069785	Natalie Damjanobvich-Napoleon	16/09/2024	500.00	Writing to the Ancestors workshop at Old Midland Courthouse - 07/09/24
069786	CIR Door Services Pty Ltd	16/09/2024	15,271.30	Supply and Install Steel Roller Shutter for 8 Stafford Midland
069787	Christopher Bell	16/09/2024	500.00	Talkie Tea Room Display Service
069788	Chemutai Glasheen	16/09/2024	564.00	Book Week Presentation x 2 Sessions at Ellenbrook
069789	DUO Events Creative Studio	16/09/2024	2,585.00	Entwined Karrinyup Activation

069790	Henderson, Rod	16/09/2024	8,862.87	Sitting & ICT Allowance QTR1
069791	Johnson, Ian P	16/09/2024	13,029.25	Sitting & ICT Allowance QTR1
069792	McCullough, Catherine A	16/09/2024	9,032.00	Sitting & ICT Allowance QTR1
069793	Jones, Patricia A	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069794	ZANNINO CHARLIE	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069795	Catalano, Jennifer	16/09/2024	6,169.50	Sitting & ICT Allowance QTR1
069796	Payclear Services Pty Ltd	16/09/2024	7,710.00	Councillors Superannuation Contribution - QTR1
069797	Predovnik, Rashelle	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069798	Richardson, Tanya	16/09/2024	37,594.25	Sitting & ICT Allowance QTR1
069799	Howlett, Sarah	16/09/2024	6,394.50	Sitting & ICT Allowance QTR1
069800	Bowman, Aaron	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069801	Knight, David	16/09/2024	8,989.58	Sitting & ICT Allowance QTR1
069802	Singh, Jagdip	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069803	Aringo, Evia	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069804	Dorn, Amanda	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069805	Miles, Haeden	16/09/2024	9,169.50	Sitting & ICT Allowance QTR1
069806	AUST TAXATION OFFICE ADELAIDE	18/09/2024	723,608.00	PAYG Tax F 08/09/2024
069807	Centurion Local Express	18/09/2024	658.95	Courier Services
069808	MMJ Real Estate (WA) Pty Ltd	18/09/2024	3,349.44	Property Rental Variable Outgoings: 01/10/24 - 31/10/24
069809	Paywise Trust Account	18/09/2024	9,221.48	SS/Deductions PE 080924
069810	SWAN TOWING SERVICE PTY LTD	18/09/2024	2,481.86	Towing Services
069811	Profounder Turfmaster Pty Ltd	18/09/2024	9,224.60	Supply and Install Jumbo Roll Kikuyu (x 350)
069812	Water Corporation	18/09/2024	4,037.00	Sewer Fee
069813	WH Location Services	18/09/2024	12,093.48	Accredited Utility Technical
069814	AUSTRALIAN SERVICES UNION	18/09/2024	261.00	Union ASU F 08/09/2024
069815	CFMEU	18/09/2024	44.00	Union CFMEU F 08/09/2024
069816	AUSTRALIAN TAXATION OFFICE	18/09/2024	3,164.22	Child Support F 08/09/2024
069817	CITY OF SWAN	18/09/2024	255.00	Social Club Workers F 08/09/2024
069818	CITY OF SWAN (PAYROLL)	18/09/2024	5,344.24	Extended Vehicle Use, Parking and Laptop Salary Sacrifice F 08/09/2024
069819	HEALTH INSURANCE FUND	18/09/2024	1,275.50	HIF F 08/09/2024
069820	Payclear Services Pty Ltd	18/09/2024	537,102.32	Super Match % F 08/09/2024
069821	Easi Packaging Pty Ltd	18/09/2024	9,820.53	SS/Deductions PE 080924

069822	Aussie Natural Spring Water	18/09/2024	510.50	Spring Water in 15L Bottles
069823	Shellabears (Shellab Pty Ltd t/as)	18/09/2024	13,171.43	Rent & Management Fees: 01/09/24 - 30/09/24
069824	The Local Government, Racing & Cemeterie	18/09/2024	814.00	LGRCEU F 08/09/2024
069825	NATIONAL TYRE & WHEEL PTY LTD	18/09/2024	19,129.37	Tyres-Disposal and Additional Parts
069826	Rin the Garden Fairy (Katherine Bunn)	18/09/2024	597.00	Workshop - Pressed Flower Candle
069827	A Class Linemarking Service	24/09/2024	4,069.30	Line Marking Services
069828	Advance Press (2013) Pty Ltd	24/09/2024	418.00	Printing Fridge Magnets (x1000)
069829	Advanced Lock & Key	24/09/2024	400.91	Lock & Key Parts & Services
069830	Advanteering Civil Engineers	24/09/2024	775,418.08	Claim - Ballajura Intergenerational Playspace and Dayton District Open Spac
069831	Alinta Sales Pty Ltd	24/09/2024	2,363.40	Business and General Gas Usage
069832	Allpest WA	24/09/2024	702.90	Pest Control Services
069833	ALS Library Services Pty Ltd	24/09/2024	1,549.94	Library Books
069834	Aquamonix	24/09/2024	92.52	Reticulation Parts & Services
069835	ARRB Group Ltd	24/09/2024	995.00	Course - Pavement and Surface Performance
069836	ASLAB PTY LTD	24/09/2024	3,296.11	Asphalt for Sampling & Testing
069837	Australian Parking & Revenue Control Pty	24/09/2024	7,919.69	Payable Credit Card Transactions via Til and Software Update
069838	Australian HVAC Services Pty Ltd for Sk	24/09/2024	7,465.12	HVAC Services
069839	BAILEYS FERTILISERS	24/09/2024	5,421.66	Herbicides spraying - Various Parks & Ovals
069840	BOC GASES	24/09/2024	1,699.03	CO2 Beverage
069841	Brownes Foods Operations P/L	24/09/2024	1,118.96	Cafe Milk Supply
069842	Bunnings Building Supplies Pty Ltd (West	24/09/2024	142.58	Storage Containers & Materials for SA Beechboro
069842	Bunnings Building Supplies Pty Ltd (West	24/09/2024	3,321.46	**(Please see Bunnings Purchase Card attachment for details)**
069843	City Electric Supply Pty Ltd	24/09/2024	50,933.28	Electrical Parts & Materials
069844	Cleanaway	24/09/2024	63,581.66	Processing Recyclables Fleet Waste
069845	Contraflow Pty Ltd	24/09/2024	85,567.41	Traffic Control Services
069846	Corsign WA Pty Ltd	24/09/2024	102.37	Installation of Regulatory Warning
069847	Devco Builders	24/09/2024	376.07	Collect Various Items from Admin
069848	DONEL SOFTWARE	24/09/2024	5,566.00	FMS Software 2024 Upgrade Project 2023/12
069849	Downer Edi Works Pty Ltd	24/09/2024	34,736.13	Bridge Maintenance & Structure Repairs
069850	Drainflow Services Pty Ltd	24/09/2024	6,300.15	Drain Flow Services
069851	EASTERN METRO REGIONAL COUNCIL	24/09/2024	250,737.32	Waste Disposal
069852	Eastside Concrete	24/09/2024	3,255.11	Construction of New Footpaths - City Wide

069853	Enviro Sweep	24/09/2024	11,584.83	Road Sweeping Services
069854	FOOD TECHNOLOGY SERVICES PTY L	24/09/2024	18,656.85	Food Business Risk Assessments
069855	Fulton Hogan Industries Pty Lt	24/09/2024	958.56	Drainage Materials for Hazelmere Works
069856	GALVINS PLUMBING	24/09/2024	1,361.64	Plumbing Parts & Materials
069857	Gillmore Electrical Services	24/09/2024	11,079.26	Electrical Services
069858	Gresley Abas Pty Ltd	24/09/2024	1,705.00	Claim - Dayton Stage2, West Pavilion & DOS
069859	Hays Specialist Recruitment (A	24/09/2024	21,211.76	Contract Labour WE 110824
069860	Host Direct	24/09/2024	69.30	Thermometer Fridge/Freezer Digital Water
069861	Swan View IGA	24/09/2024	926.88	Cafe Purchases
069862	Interfire Agencies Pty Ltd	24/09/2024	75.90	DFES # 35 Light Yellow T.Card, Pack of 20
069863	Kennedys Tree Services	24/09/2024	35,090.00	Tree Removal, Tree Pruning & Grinding Services
069864	Landgate	24/09/2024	221.20	Copy of Certificate of Title
069865	LG Professionals Aust WA	24/09/2024	1,550.00	Annual State Conference 2024
069866	Major Security Services P/L	24/09/2024	466.66	Security Services-Crowd Control
069867	MCDOWALL AFFLECK PTY LTD	24/09/2024	3,300.00	Design and Documentation Sewer Extension
069868	Midland Mini Crete	24/09/2024	1,551.00	Standard Ready Mix Concrete
069869	MIDLAND TROPHIES	24/09/2024	1,094.00	Medals & Trophies (x116)
069870	MMJ Real Estate (WA) Pty Ltd	24/09/2024	2,918.52	Variable Outgoings: Aug-24 and Sep-24
069871	MUNDARING ARTS CENTRE	24/09/2024	2,400.00	Artwork Acquisitions - HYPERVISION
069872	Natsales Advertising Pty Ltd	24/09/2024	3,580.28	Vehicle Signage
069873	NEVERFAIL SPRINGWATER LTD	24/09/2024	119.50	15L Springwater Bottles x 10
069874	Randstad Pty Ltd	24/09/2024	6,850.81	Contract Labour WE 080924
069875	Roadline Removal (WA) Pty Ltd	24/09/2024	1,320.00	High Pressure Waterblast Line Removal
069876	ROYAL LIFE SAVING SOCIETY	24/09/2024	2,800.00	Pool Lifeguard Licence Renewal x16
069877	Schaffer Loaders	24/09/2024	397.67	Maintenance Parts & Materials
069878	SCM EARTHMOVING CONTRACTORS PTY LTD	24/09/2024	6,870.83	Carting & Clearing Services
069879	State Wide Turf Services	24/09/2024	10,096.90	Sweeping and Collection of Debris and Mowing Various Ovals
069880	Structerre Consulting Engineers (Zemla P	24/09/2024	3,850.00	Gidgegannup Agricultural Hall Effluent System-Site & Soil Evaluation
069881	Swan State Emergency Service	24/09/2024	10,000.00	2024-25 Quarterly LGGS
069882	Synergy	24/09/2024	487,373.75	Electricity Consumption and Streetlights Account
069883	Temptations Catering	24/09/2024	389.20	Catering-Bush Fire Advisory Comm (x 20)
069884	THE FRAMING FACTORY	24/09/2024	283.90	King Charles portrait - X 2

069885	UNIVERSAL DIGGERS	24/09/2024	1,891.68	Vehicle Hire and Wet Hire Excavator
069886	WA Reticulation Supplies	24/09/2024	2,794.13	Reticulation Parts & Services
069887	Westoz Food Distributors	24/09/2024	4,137.59	Cafe supplies
069888	WH Location Services	24/09/2024	2,211.00	Field Surveyor
069889	Winc Australia Pty Limited	24/09/2024	534.23	Stationery
069890	Social Oil Swan Valley Pty Ltd	24/09/2024	1,199.99	Cafe Supplies
069891	ZANNINO CHARLIE	24/09/2024	487.43	Mileage 010724-310824 & SV Wine Show Reimbursement
069892	Perth Party Hire	24/09/2024	120.00	Avon- Missing Table Clothes
069893	West-Sure Group Pty Ltd	24/09/2024	2,821.50	Petty Cash Recoup WE 170924 - SWANCOMMUNITYTRANSPORT
069894	Tompkin Hiab	24/09/2024	2,050.13	Transport Poles-Depot to Kingfisher Oval
069895	A E Hoskins Building Services	24/09/2024	1,451.89	Claim 5 - Operations Centre Refurbishment
069896	AL Midland Pty Ltd (The Proprietorial Mi	24/09/2024	1,782.85	Vehicle Parts and Servicing
069897	Azility	24/09/2024	60,500.00	Core Scorekeeping Service 1/7/24 to 30/6/25
069898	Wirtgen Australia Pty Ltd	24/09/2024	304.80	Maintenance Parts & Materials
069899	Ertech Pty Ltd	24/09/2024	53,838.43	Claim 36 - Stock Road Extension
069900	Complete Office Supplies Pty Ltd	24/09/2024	1,082.07	Office Pantry Supplies & AIr Freshener
069901	Eastern Hills Chainsaws & Mowers	24/09/2024	1,199.25	Power Tool - Pole Pruner
069902	LECE Pty Ltd	24/09/2024	30,628.25	Electrical Parts & Services
069903	Access Icon Pty Ltd	24/09/2024	3,041.50	Cover Trafficable 1200 x 200mm w/600dia
069904	LO-GO Appointments	24/09/2024	3,699.71	Contract Labour WE 070924
069905	Woolworths Group Limited	24/09/2024	31.67	Club Catering - 110924
069906	Team Global Express Pty Ltd	24/09/2024	1,638.79	Freight Charges
069907	Vivian Paans	24/09/2024	702.30	Circle Weaving Beechboro
069908	Hydroquip Pumps and Irrigation Pty Ltd	24/09/2024	34,113.86	Pump & Irrigation Services
069909	WA Rangers Association Inc	24/09/2024	150.00	2024 Pre Conference - Bushfire Act
069910	Yarrimbah Heights Bullsbrook Co-Venture	24/09/2024	769,628.05	Costs in relation to Second Access Road
069911	Lawn Doctor	24/09/2024	3,255.45	Lawn Top Dressing
069912	LD Total	24/09/2024	12,002.93	Lilac Hill Irrigation & Ellenbrook BMX Track
069913	Evolve WA	24/09/2024	1,200.00	De-escalating Conflict and Aggression
069914	Ruby Distributors Pty Ltd T/as Flex Fitn	24/09/2024	771.00	Gitness Tools & Materials
069915	Kilmore Group Pty Ltd	24/09/2024	85,624.89	Works at SA Midland Change Village
069916	Go Doors Pty Ltd	24/09/2024	1,158.85	Door Repairs & Maintenance

069917	Hazel Law t/as The Curated Wardrobe Sust	24/09/2024	1,050.00	Re-Loved Railway Market Pre-Event Planning
069918	MCLEODS LAWYERS PTY LTD	24/09/2024	485.10	Legal Fees
069919	Lightway Holdings Pty Ltd	24/09/2024	5,012.58	Refund Bond
069920	Costea, Natanael	24/09/2024	2,022.00	Refund Bond
069921	Finj, Hanaa	24/09/2024	87.50	Reimburse Employee - Mmembership Fees
069922	Kennedy, Michelle	24/09/2024	369.98	Reimburse Employee - Purchase 2 bags & 2 name tages for LEMC & BFAC Meetings
069923	Early Start Australia	24/09/2024	240.00	Refund Fees
069924	Kumbaroff, Evelyn	24/09/2024	400.00	Cross-over Contribution
069925	Clapp, Noreen	24/09/2024	225.00	Reimburse Employee - Purchase of Various Products for SVVC
069926	Lightway Holdings Pty Ltd	24/09/2024	1,278.71	Refund Bond
069927	Lightway Holdings Pty Ltd	24/09/2024	4,000.00	Refund Bond
069928	Little Consulting Pty Ltd	24/09/2024	1,563.60	Refund Bond
069929	Nasir, Muhammad U & Shafiq, Iqra	24/09/2024	400.00	Cross-over Contribution
069930	Noble, Anna	24/09/2024	75.00	Refund Fees
069931	Venkataramani, Deepika	24/09/2024	400.00	Cross-over Contribution
069932	McGraw, Sarah	24/09/2024	150.00	Refund Fees
069933	Sutton, Bella-Patrice	24/09/2024	165.00	Refund Fees
069934	McPherson, Ronald (Tex)	24/09/2024	22.50	Reimburse Employee - Milk Purchase
069935	Jelagat, Joan	24/09/2024	500.00	Refund Bond
069936	Khatiri, Mohamad	24/09/2024	89.25	Refund Fees
069937	AAI Limited T/as GIO	24/09/2024	430.00	Refund Fees
069938	Crabtree, Kathy	24/09/2024	250.00	Refund Bond
069939	Keith Lethbridge	24/09/2024	300.00	Bush Poetry at Silver Linings Event - 18/09/24
069940	Laura Fields	24/09/2024	600.00	1 Hr Workshop at Beechboro Library - 11 & 25 Jul-24
069941	Helen Townsend Music	24/09/2024	550.00	Little Library Concert at Guildford Library
069942	Ridgewood Forge	24/09/2024	400.00	Rustic Farm Art Awards - Welding Sculpture Demo - 23/08/24
069943	Rotary Club of Midland Swan Valley Inc	24/09/2024	1,200.00	Provision of 350 Sausage Sizzles Baby Expo - 10/09/24
069944	WA Trant	24/09/2024	575.00	Tribute Set for Silver Linings Event - 18/09/24
069945	VetCalls@Home	24/09/2024	220.00	Vet Consultation Service
069946	MAJOR MOTORS PTY LTD	26/09/2024	27,068.46	Maintenance Parts & Materials
069947	McLeods Law Practice Trust Account	26/09/2024	2,868,556.55	Land Acquisition

069948	Accidental Health & Safety	30/09/2024	637.29	Brigade First Aid Supplies
069949	ACS - SWAN EXPRESS PRINT	30/09/2024	561.00	Genre Labels & Classics & Indigenous Pictures
069950	Acurix Networks Pty Ltd	30/09/2024	1,690.70	Wifi Juniper Gardens Rotunda
069951	Alinta Sales Pty Ltd	30/09/2024	22,646.55	Business and General Gas Usage
069952	All Type Engraving	30/09/2024	171.60	Nameplate & magnets (x3)
069953	Allpest WA	30/09/2024	1,464.95	Pest Control Services
069954	ALS Library Services Pty Ltd	30/09/2024	2,617.29	Library Books, Cataloguing Copy Record and Processing – Barcode Spinelabel
069955	Aqua Shades	30/09/2024	660.00	Shade Sails Repairs at Augustus Park Playspace
069956	ASHTON ADMOR PTY LTD	30/09/2024	3,690.50	Silver Linings Variety Show
069957	Australian Parking & Revenue Control Pty	30/09/2024	6,365.27	Licence Host & Communications - August 2024 and Machine Maintenance - August 2024
069958	Australian HVAC Services Pty Ltd for Sk	30/09/2024	196.13	HVAC Services
069959	AUSTRALIAN TRAINING MANAGEMENT	30/09/2024	595.00	Training - Fire Eqpt Inspection & Testing
069960	Avantgarde Technologies Pty Lt	30/09/2024	35,499.75	Professional Fees for Report & Detailed Usage Report
069961	AWARD IRRIGATION	30/09/2024	3,459.50	Hire of Equipment & Labour
069962	B & J CATALANO PTY LTD	30/09/2024	27,397.26	Ferricrete Supply
069963	BENARA NURSERIES	30/09/2024	10,060.02	Various Plants
069964	Bladon WA Pty Ltd	30/09/2024	1,914.00	Calico Bags , PET Pens & Pink Books
069965	BOC GASES	30/09/2024	1,094.55	CO2 Beverage
069966	Bookeasy Pty Ltd	30/09/2024	525.90	Annual Gateway Fees and Retail - Min. Monthly Fee - Aug 2024
069967	BP Australia Ltd	30/09/2024	50,993.04	Fleet Diesel & Unleaded
069968	Brownes Foods Operations P/L	30/09/2024	565.39	Cafe Milk Supply
069969	Bunnings Building Supplies Pty Ltd (West	30/09/2024	11,889.41	Treated Pine Bollards (x300), Trolley Platform (x1) and Silicon and Pliers
069970	Incuvate Pty Ltd t/as Castle C	30/09/2024	660.00	White/brown blanket cotton rag 15x10kg (x15)
069971	City Electric Supply Pty Ltd	30/09/2024	504.22	Electrical Parts & Materials
069972	CJD Equipment Pty Ltd	30/09/2024	338.11	Maintenance Parts & Materials
069973	COATES HIRE SERVICE	30/09/2024	764.72	Hire of Trailer & Scissor Lift
069974	Coca-Cola Europacific Partners Australia	30/09/2024	3,381.36	Cafe Drinks Supply
069975	Contraflow Pty Ltd	30/09/2024	49,163.65	Traffic Control Services
069976	Cookies & More	30/09/2024	1,509.15	Cafe Supply - Cookies
069977	Corsign WA Pty Ltd	30/09/2024	9,790.16	Installation of Artwork Image and Installation of Street & Parking Sign

069978	COTA WA (Council on the Ageing WA Inc.)	30/09/2024	250.00	SFL 2-day Instructor Training Course
069979	Learning Horizons	30/09/2024	8,800.00	CEO Meetings & Briefing and CEO Performance Review
069980	Department of Transport	30/09/2024	2,441.05	Disclosure of Information Fees
069981	Department of Water	30/09/2024	129,862.00	Monetary Contribution
069982	Devco Builders	30/09/2024	250.71	Collect Stage from Midland Sports Complex
069983	DONEL SOFTWARE	30/09/2024	9,900.00	WRMS Software Maintenance and Support 2024/02
069984	Dymocks Ellenbrook	30/09/2024	447.73	Library Books
069985	EASTERN METRO REGIONAL COUNCIL	30/09/2024	699,434.12	Waste Disposal
069986	Economic Development Australia	30/09/2024	1,534.50	NEDC24 Conference
069987	Enviro Sweep	30/09/2024	8,065.44	Road Sweeping Services
069988	Ergolink	30/09/2024	647.25	Encore Electric Sit & Stand Desk (x1)
069989	Ezidebit Pty Ltd	30/09/2024	5,515.13	On-line Transaction Fees
069990	FREESTYLE NOW	30/09/2024	935.00	Opening Event - Ellenbrook Dirt Jumps
069991	Fulton Hogan Industries Pty Lt	30/09/2024	1,129.52	Drainage Materials for Hazelmere Works
069992	GALVINS PLUMBING	30/09/2024	563.17	Plumbing Parts & Materials
069993	Gillmore Electrical Services	30/09/2024	106,106.99	Electrical Services
069994	GISSA International Pty Ltd	30/09/2024	3,081.10	Contribution to A-SPEC Admin FY 2024-25
069995	Graffiti Systems Australia	30/09/2024	22,152.20	Removal of Graffiti for Aug 2024
069996	Hays Specialist Recruitment (A	30/09/2024	9,228.03	Contract Labour WE 150924
069997	Hocking Planning and Architect	30/09/2024	51,540.50	Architectural Svcs - Midland Post Office, Conservation - West Bullsbrook Hall and Guildford Village Potters Building Renew
069998	Infor Global Solutions(ANZ)P/L	30/09/2024	1,787.50	Pathway Consulting Services
069999	Kelair Holdings Pty Ltd	30/09/2024	581.13	Grease Trap Waste Services
070000	Instant Windscreens (Trans Australia Gla	30/09/2024	2,142.50	Windscreen Repairs & Services
070001	INSTITUTE OF PUBLIC WORKS ENG	30/09/2024	30.00	Fulton Hogan Technical Tour
070002	Ixom Operations Pty Ltd	30/09/2024	729.34	Sodium Hypochlorite 12.5% (bulk)
070003	JBA Surveys	30/09/2024	1,320.00	Survey Services
070004	Kennedys Tree Services	30/09/2024	1,394.25	Tree Pruning Services
070005	KLEENHEAT GAS	30/09/2024	428.08	LPG in bulk
070006	Landcare Weed Control	30/09/2024	2,166.25	Land Care & Weed Control
070007	Landgate	30/09/2024	4,547.22	GRV Interim Valuations - Various
070008	Landscape and Maintenance Solu	30/09/2024	12,897.50	Provisions of Mowing & Associated Works - City Wide

070009	Lease Equity Pty Ltd	30/09/2024	1,048.59	Property Rental Variable Outgoings: 01/10/24 - 31/10/24
070010	Limitless Promotions	30/09/2024	3,100.00	Disc Tags & Strap Tags
070011	Main Roads Western Australia	30/09/2024	32,819.23	Linemarking-Illawara Cr Raised Platform
070012	MAJOR MOTORS PTY LTD	30/09/2024	216.42	Maintenance Parts & Materials
070013	Major Security Services P/L	30/09/2024	29,126.17	Security Services-Crowd Control
070014	Mandoon Estate	30/09/2024	5,297.94	Citizenship Ceremony Balance Due for 27/08/24
070015	Marketforce Pty Ltd	30/09/2024	17,328.37	Advertising - Public Notices, Marketing and FOGO Mail Out (x 6854)
070016	Mastec Australia Pty Ltd	30/09/2024	368,713.33	7l Solid Light Grey Bin x 1226, 140l Green Bin Red Lid x 4860, 140l Green bin Red Lid x 3625
070017	Midland Mini Crete	30/09/2024	1,210.00	Standard Ready Mix Concrete
070018	Midland Mowers	30/09/2024	2,142.00	Maintenance Parts & Materials
070019	MMJ Real Estate (WA) Pty Ltd	30/09/2024	13,853.18	Various Owner Contribution: Sep-24 and Oct-24
070020	Moore Australia (WA) Pty Ltd	30/09/2024	291.50	2024 WALGA Tax Webinar - Grants and Contributions
070021	Nestle Nespresso Australia	30/09/2024	518.00	Coffee pods-Swan Valley Visitors Centre
070022	Nextgen Networks	30/09/2024	4,395.60	Guildford Public Library - Nuetherlink Sep24
070023	Perth Better Homes ATF Lucwambu Discreti	30/09/2024	8,415.00	Certificate of Building Compliance for 15 Parks
070024	OCLC (UK) Ltd	30/09/2024	2,036.77	CloudLibrary eAudiobook License
070025	ONHOLD MAGIC PTY LTD	30/09/2024	90.03	On Hold Messages Subscription
070026	Orbit Health & Fitness Soluti	30/09/2024	393.90	3 in 1 Foam Plyometric Box x 1
070027	Otium Planning Group Pty Ltd	30/09/2024	11,555.50	Open Space and Community Buildings and Background Technical Report
070028	PWE Valuations Pty Ltd	30/09/2024	1,650.00	Update Valuation Parking Bays in Midland
070029	Appala Holdings Pty Ltd The Trustee for	30/09/2024	113,564.96	Waste Disposal
070030	Planning Institute of Australi	30/09/2024	3,375.00	PIA Awards table x 2
070031	Reece Pty Ltd	30/09/2024	642.68	Aqueas Cvr For Inflatable Storage Reels
070032	Repco (a Division of GPC Asia Pacific Pt	30/09/2024	13,531.75	Maintenance Parts & Materials
070033	Scott Print	30/09/2024	20,156.40	Swan Scoop Newsletters x 3237, Budget Report x 160, Childrens Book x 200 and Swan Strong Brochure x 250
070034	Shopper Anonymous Australasia	30/09/2024	387.20	Mystery Shopping Report Aug 24
070035	SPORTSWORLD OF WA	30/09/2024	581.02	Swimming Aids
070036	Sprayline Spraying Equipment	30/09/2024	3,000.62	Maintenance Parts & Materials
070037	ST JOHN AMBULANCE AUSTRALIA	30/09/2024	1,310.00	Provide First Aid Class
070038	Stantons International	30/09/2024	387.20	Waste Trucks RFT/Ellenbrook Community

070039	STATE LIBRARY OF WESTERN AUSTR	30/09/2024	12,529.00	Better Beginnngs Invoicing 2024-25
070040	Superior Pak Pty Ltd	30/09/2024	1,394.83	Maintenance Parts & Materials
070041	SWAN CITY YOUTH SERVICE INC	30/09/2024	5,181.00	SCYS Studio Workshops
070042	SWAN TOWING SERVICE PTY LTD	30/09/2024	204.73	Towing Services
070043	Synergy	30/09/2024	45,503.37	Electricity Consumption
070044	TECHNIFIRE 2000	30/09/2024	1,958.25	Maintenance Parts & Materials
070045	Technology One Ltd	30/09/2024	5,577.26	AMS Uplift Request and AMS Monthly Program
070046	Total Green Recycling	30/09/2024	1,130.25	E-Waste Recycling
070047	Total Pitch Care	30/09/2024	43,168.13	Lilac Hill Ground Care & Maint-Aug24
070048	Truck Centre WA	30/09/2024	2,667.32	Maintenance Parts & Materials
070049	Profounder Turfmaster Pty Ltd	30/09/2024	10,655.26	Supply and Install Jumbo Roll Kikuyu (x 370)
070050	UNIVERSAL DIGGERS	30/09/2024	2,276.67	Vehicle Hire and Wet Hire Excavator
070051	Visions Photo	30/09/2024	550.00	Citizenship Ceremony & Digital Files
070052	VOLUNTEERING WESTERN AUSTRALIA	30/09/2024	935.00	Volunteering WA Membership Renewal 2024
070053	Vorgee Pty Ltd	30/09/2024	3,364.90	Swimming Aids
070054	WA Reticulation Supplies	30/09/2024	6,863.53	Reticulation Parts & Services
070055	Water Corporation	30/09/2024	802.32	Trade Waste Permit
070056	West Australian Newspapers	30/09/2024	250.80	Newspaper Delivery 24/09-17/12/ 24
070057	West Coast Profilers Pty Ltd	30/09/2024	4,802.77	Vehicle Hire
070058	WEST GIDGEGANNUP VOLUNTEER BUS	30/09/2024	315.89	Coffee Beans
070059	Western Australian Local Govt Assoc	30/09/2024	1,199.00	Effective Supervision - 21 & 22 Nov-24
070060	Westoz Food Distributors	30/09/2024	2,756.77	Cafe supplies
070061	West-Sure Group Pty Ltd	30/09/2024	3,015.49	Cash in Transit/Collection Aug 24
070062	WFS Australia Pty Ltd	30/09/2024	5,225.00	Monthly Software Fees
070063	Winc Australia Pty Limited	30/09/2024	4,991.23	Stationery
070064	Workpower Inc	30/09/2024	11,035.20	Mowing - Dayton, Brabham and Henley Brook
070065	Social Oil Swan Valley Pty Ltd	30/09/2024	1,429.22	Cafe Supplies
070066	ZircoData Pty Ltd	30/09/2024	4,296.25	Vault Storage 260627-250724 & 260724-250824
070067	Carey, Ron	30/09/2024	358.40	Travel Reimbursement - Volunteer
070068	AL and DC McArthur	30/09/2024	464.20	Travel Reimbursement - Volunteer
070069	West-Sure Group Pty Ltd	30/09/2024	707.60	Petty Cash Recoup WE170924 - SWANCARING
070070	Barker, Patricia Ann	30/09/2024	345.60	Travel Reimbursement - Volunteer

070071	AIT Specialists Pty Ltd	30/09/2024	2,735.26	Review of records - Fuel Tax Credits
070072	Newground Water Services Pty Ltd	30/09/2024	17,471.30	Claim - Vaucluse Park, Ellenbrook
070073	McInerney Ford	30/09/2024	55,846.58	Transit Van 2024 350L Base 2.0L Diesel (x 1 New Vehicle)
070074	Department of Planning Lands and Heritag	30/09/2024	6,168.00	Transfer of DA application
070075	Little Home Bakery	30/09/2024	89.80	Bakery Supplies
070076	Blue force Pty Ltd	30/09/2024	1,039.46	Security System Services
070077	Site Sentry Pty Ltd	30/09/2024	1,760.00	Mobile CCTV Operational
070078	Vocus Communications	30/09/2024	3,165.34	Dark Fibre Monthly Charges
070079	CMAK Technologies Pty Ltd	30/09/2024	1,635.63	Shared Group Data Plans 15GB Per Month
070080	Youth Futures Ltd	30/09/2024	13,818.75	Youth Contracted Service Agreement July-September 2024
070081	Hanson Australia Pty Ltd	30/09/2024	2,589.80	Equipment Rental Period 010721 to 300625
070082	Hodge Collard Preston Architects	30/09/2024	3,302.20	Workplace Strategy Development
070083	Home Chef	30/09/2024	3,785.36	CHSP MOW - Various Set Meals
070084	Urban Resources Pty Ltd	30/09/2024	2,770.77	Red Sand-Barrembie Way
070085	Echo Newspaper	30/09/2024	2,640.00	Advisement - Community Safety and Community Events
070086	AdSocial Pty Ltd	30/09/2024	198.00	Updating Bot and Softcharge Monthly Charge
070087	SETS Enterprises Pty Ltd	30/09/2024	3,530.00	Drive Emergency Vehicles training
070088	Techworks Plumbing	30/09/2024	17,290.58	Plumbing/Gas Parts and Materials
070089	Arc Infrastructure Pty Ltd	30/09/2024	3,164.15	Consultancy - Apple Street LX Upgrade
070090	ABM Landscaping	30/09/2024	24,858.07	Paving Repairs - City Wide and Rremoval of Tree Roots & Excess Materials
070091	Back Beach Co Pty Ltd	30/09/2024	1,796.30	Leisure Merchandise - Towel Robes
070092	Allstate Kerbing and Concrete	30/09/2024	6,056.60	Semi Mountable Kerb SM-1, 1-100 Metres
070093	Bolinda Publishing Pty Ltd	30/09/2024	53.46	Library Books
070094	TPG Aged Care (Chanticleer Holdings Pty	30/09/2024	39,249.14	Domestic Assistance
070095	Emerg Solutions Pty Ltd	30/09/2024	825.00	Annual Fee BART Direct SMS Number
070096	Ibis Water Pty Ltd	30/09/2024	528.00	Quarterly Water Treatment Service -Aug24
070097	Complete Office Supplies Pty Ltd	30/09/2024	56,311.69	Toilet Rolls, Compact Hand Towels, & Cleaning Agents
070098	Equifax Australasia Workforce Solutions	30/09/2024	323.40	Fit to Work Charges
070099	Ingeus Australia Pty Ltd	30/09/2024	8,662.50	Provision of Onsite Services - Middle Swan Department
070100	Eva's Flowers	30/09/2024	80.00	Box Arrangement Mixed Bright Flowers
070101	Aussie Natural Spring Water	30/09/2024	21.50	Spring Water in 15L Bottles
070102	BrightMark Group Pty Ltd	30/09/2024	10,182.72	Cleaning Services to Various Facilities

070103	McArthur (VIC) Pty Ltd	30/09/2024	715.00	Remuneration Analysis: Coordinator Engineering Maintenance
070104	Eastern Hills Chainsaws & Mowers	30/09/2024	69.00	Throttle Cable
070105	Arbor West Pty Ltd t/as Classic Tree Ser	30/09/2024	2,036.02	Installation of a Static Cable, Static Rod Brace and Arboricultural Report
070106	Swan Valley Angilican Community School	30/09/2024	858.00	Hire of MPH-Ellenbrook Sports Hub
070107	Dymocks Perth Pty Ltd	30/09/2024	250.79	Library Books
070108	Zettagrid Pty Ltd	30/09/2024	2,596.70	City Ethernet
070109	Audalize Pty Ltd	30/09/2024	209.00	Music Subscription - SA Midland
070110	PHR & AM Barrett	30/09/2024	214.50	Review Feedback from Artist - Lot 152 & 153 Talbot Rd, Hazelmere
070111	Three Chillies Design Pty Ltd	30/09/2024	3,080.00	South Guildford BMX Track Design
070112	ENZED WELSHPOOL 93518855	30/09/2024	133.74	Maintenance Parts & Materials
070113	Seek Limited	30/09/2024	7,098.20	Branded SEEK Contract-Instalment
070114	Stantec Australia Pty Ltd	30/09/2024	7,166.09	Bells Rapids Footbridge - Level 1 Structural Assessment
070115	Beaton, Alan	30/09/2024	73.60	Travel Reimbursement - Volunteer
070116	Sports Turf Technology	30/09/2024	33,785.04	Annual Soil Nutrient Analysis
070117	LECE Pty Ltd	30/09/2024	19,182.11	Electrical Parts & Services
070118	Flexi Staff	30/09/2024	822.96	Contract Labour WE 120924
070119	Insight Urbanism Pty Ltd	30/09/2024	5,995.00	Preparation & Attendance - DRP Meetings for Various Sites (x7)
070120	MDM Entertainment	30/09/2024	357.95	Supply Fiction and Non-Fiction DVDs
070121	LO-GO Appointments	30/09/2024	2,442.31	Contract Labour WE 190924
070122	APA Infrastructure Limited	30/09/2024	6,080.53	Claim - PGP pipeline Protection Works
070123	DnA Architects	30/09/2024	1,540.00	Design Review Panel DRP Attendance - 22 Oct & 24 Oct 24
070124	Hygiene Concepts	30/09/2024	13,128.88	Sanitary / Nappy Waste Services
070125	Alyka Pty Ltd	30/09/2024	962.50	Humanitix Button for Events
070126	Marsh, Jennifer	30/09/2024	23.80	Travel Reimbursement - Volunteer
070127	Tutaki Unit Trust ATF Tutaki Holdings Pt	30/09/2024	1,076.00	Marquee Hire - BMX Track Opening
070128	Woolworths Group Limited	30/09/2024	70.70	Club Catering - 180924 and 240924
070129	Jobfit Health Group Pty Ltd	30/09/2024	6,814.55	Pre-employment Medical Check
070130	Team Global Express Pty Ltd	30/09/2024	1,638.79	Freight Charges
070131	Fire Shield Services Pty Ltd	30/09/2024	204.73	Fire Protection Services & Materials
070132	Hydroquip Pumps and Irrigation Pty Ltd	30/09/2024	20,675.60	Pump & Irrigation Services
070133	Serenity Hill Sound	30/09/2024	1,595.00	AV for Citizenship Ceremony 270824
070134	Rudd Industrial (Synergy Business System	30/09/2024	2,056.41	Tools & PPE's

070135	Konica Minolta Business Solutions Austra	30/09/2024	17,179.15	Printer Hire - Various Sites
070136	Cromag Pty Ltd t/as Sigma Telford Group	30/09/2024	131.45	Aquatic Chemicals
070137	Anderson, Raymond	30/09/2024	202.40	Travel Reimbursement - Volunteer
070138	Direct Communications Pty Ltd	30/09/2024	4,459.84	Radio Communication Parts & Services
070139	Chidlow Water Carriers	30/09/2024	530.00	Delivery of Water - Noble Falls
070140	STIHL Shop Osborne Park	30/09/2024	241.20	Maintenance Parts & Materials
070141	Totally Workwear Malaga (Moore Enterpris	30/09/2024	11,589.56	Uniforms and Safety Boots
070142	Paull, Anthony	30/09/2024	73.60	Travel Reimbursement - Volunteer
070143	Grosvenor, David	30/09/2024	38.40	Travel Reimbursement - Volunteer
070144	Shellabears (Shellab Pty Ltd t/as)	30/09/2024	1,136.87	Rent Adjustment: 01/07/24 - 31/08/24
070145	Kids First Australia (Child Protection S	30/09/2024	27,637.50	Dungeon Youth Centre: Jul-Sep 2024 & Oct-Dec 2024
070146	Visual Inspirations Australia Pty Ltd	30/09/2024	5,405.95	Christmas Decoration Hire 2024
070147	Centrepay (Services Australia- Dept'l Re	30/09/2024	88.11	Transaction Charges - August 2024
070148	Pamela Lynch	30/09/2024	720.00	Presentations-Everest Base Camp at Bullsbrook & Ballajura Libraries
070149	Hire Express Pty Ltd	30/09/2024	1,919.50	Hire of Generator & Ground Mats and Hire of Toilet Freshwater Skid
070150	HART Sport Australia Pty Ltd	30/09/2024	500.80	Gym Tools & Materials
070151	Fuel Distributors of Western Australia P	30/09/2024	3,101.08	AdBlu in Bulk
070152	Site Environment and Remediation Service	30/09/2024	341.00	Site attendance for sampling Gidgegannup Agricultural Hall
070153	Si Hummerston	30/09/2024	22,000.00	Dayton Open Space Art Project Fabrication Commencement
070154	R.M PALMER & E.T STICKELLS t/as Rove Cha	30/09/2024	1,100.00	Coach Hire 280824 Ballajura Senior Citizens Association
070155	Go Doors Pty Ltd	30/09/2024	2,577.03	Door Repairs & Maintenance
070156	Gaetan Jimmy Cangy	30/09/2024	1,900.00	DJ Services at Ellenbrook Dirt Jump 23082024
070157	MCLEODS LAWYERS PTY LTD	30/09/2024	18,577.95	Legal Fees
070158	TKPH PTY LTD	30/09/2024	9,183.65	Tyres-Disposal and Additional Parts
070159	Whinnett, Fiona	30/09/2024	48.00	Travel Reimbursement - Volunteer
070160	Coleman, Malcolm	30/09/2024	144.00	Travel Reimbursement - Volunteer
070161	Katherine Ferguson	30/09/2024	3,000.00	Artist Fee - WINGS Mural Artworks
070162	Outlier Comms (Sue Yeap t/as)	30/09/2024	5,472.50	Entwined in the Valley-Media Release Media Familiarisation Pitch & Weath
070163	Omer Bajwa (51954)	30/09/2024	240.06	Returned Wages PE 08.09.24
070164	Australian Native Food	30/09/2024	1,321.80	Purchase of Various Products for SVVC
070165	Hot Jam Donuts Pty Ltd	30/09/2024	228.00	Purchase Vouchers (x57)
070166	Beebe, Simon	30/09/2024	30.00	Refund Fees

070167	Lewis, Lisa	30/09/2024	52.50	Refund Fees
070168	Griffin, Ben & Lori	30/09/2024	30.00	Refund Fees
070169	Collins, Ella	30/09/2024	82.50	Refund Fees
070170	Harman, Alison	30/09/2024	30.00	Refund Fees
070171	Culshaw, Airini	30/09/2024	72.00	Refund Fees
070172	Jasinska, Sofie	30/09/2024	350.00	Cash Donation 2024-25
070173	Cooper, Aurelia	30/09/2024	30.00	Refund Fees
070174	Harris, Jason	30/09/2024	250.00	Cash Donation 2024-25
070175	Callo, Nadine	30/09/2024	10.00	Refund Fees
070176	Christie-Stolt, Annabel	30/09/2024	350.00	Cash Donation 2024-25
070177	Hauraki, Uriah	30/09/2024	250.00	Cash Donation 2024-25
070178	Telstra Corporation Ltd	30/09/2024	241.64	Refund Rates Over-payment
070179	Settle On Point	30/09/2024	890.55	Refund Payment in Error Settle On Point
070180	Magicbow Pty Ltd	30/09/2024	201.50	Refund Rates Over-payment
070181	Mohideen, Mohamed A & LP	30/09/2024	227.14	Refund Rates Over-payment
070182	Magro, Calogero	30/09/2024	341.49	Refund Rates Over-payment
070183	Telstra Corporation Ltd	30/09/2024	313.69	Refund Rates Over-payment
070184	Telstra Corporation Ltd	30/09/2024	2,338.47	Refund Rates Over-payment
070185	Telstra Corporation Ltd	30/09/2024	405.00	Refund Rates Over-payment
070186	McLennan, Ian D & Nola L	30/09/2024	2,014.99	Refund Incorrect Payment
070187	Robeson, Kenneth A	30/09/2024	846.51	Refund Pensioner Rebate
070188	Telstra Corporation Ltd	30/09/2024	396.65	Refund Rates Over-payment
070189	Telstra Corporation Ltd	30/09/2024	2,646.86	Refund Rates Over-payment
070190	Telstra Corporation Ltd	30/09/2024	2,023.00	Refund Rates Over-payment
070191	Telstra Corporation Ltd	30/09/2024	101.16	Refund Rates Over-payment
070192	Commissioner of State Revenue	30/09/2024	36.67	Refund Pensioner Rebate
070193	Gaske, Matthew Raymond	30/09/2024	105.61	Refund Pensioner Rebate
070194	Groves, Frank James	30/09/2024	855.90	Refund Pensioner Rebate
070195	Griffen, Mark Thomas & Marion L	30/09/2024	2,000.00	Refund Rates Over-payment
070196	Lock, Christopher & Tahnee	30/09/2024	1,000.00	Refund Rates Over-payment
070197	Gupta, Sonal	30/09/2024	1,575.88	Refund Rates Over-payment
070198	Ethiopian Orthodox Tewahdo Church of Deb	30/09/2024	8,085.00	Event Sponsorship - Kids Cultural and Music Festival

070199	G8 Holdings Pty Ltd	30/09/2024	500.00	Refund Fees
070200	Sharma, Birbal	30/09/2024	61.65	Refund Fees
070201	Spendlove, Mark	30/09/2024	108.96	Reimburse Employee - Fuel Purchase
070202	Wallace, Heather	30/09/2024	82.50	Reimburse Employee - Social Sport Nomination Fee (x1)
070203	Riordan, Addison	30/09/2024	350.00	Cash Donation 2024-25
070204	Midland Meals Inc	30/09/2024	30,000.00	Grant - Support and Assiting the Homeless
070205	Ryan, Abel	30/09/2024	350.00	Cash Donation 2024-25
070206	Riordan, Mackenzie	30/09/2024	350.00	Cash Donation 2024-25
070207	Mann, Kevin D	30/09/2024	34.00	Refund Fees
070208	The Mews Joint Venture	30/09/2024	9,229.94	Refund Bond
070209	The Mews Joint Venture	30/09/2024	10,000.00	Refund Bond
070210	Pabedinskas, Abigail	30/09/2024	350.00	Cash Donation 2024-25
070211	McNicol, Kayla	30/09/2024	2,870.00	Reimburse Employee - Skills Development and Funding Support
070212	Williams, Mark AJ	30/09/2024	78.00	Refund Fees
070213	Magistro, Kaitlyn	30/09/2024	250.00	Cash Donation 2024-25
070214	Shelford Constructions Pty Ltd	30/09/2024	80.30	Refund Fees
070215	Nyandoro, Charity	30/09/2024	67.00	Refund Fees
070216	Walley, Rickeeta	30/09/2024	500.00	Refund Bond
070217	Amped Digital	30/09/2024	4,264.30	Digital Directory Board Installation at Stafford Court
070218	Alison Bannister	30/09/2024	550.00	Resume and Cover Letter Writing Workshop at Beechboro Library - 05/09/24
070219	Christopher Bell	30/09/2024	300.00	DJ Services at Re-Loved Railway Markets - 21/09/24
070220	Tasneem Vohra t/as Henna Florals	30/09/2024	400.00	Henna Workshop for 15 young people
070221	Sophie Weston t/as Fantasy Face Painter	30/09/2024	290.00	Face Painting at Midland Open Day
070222	Red Top Creations Pty Ltd	30/09/2024	770.00	Pick Up and Play Circus Workshop at Midland Open Day
070223	Maneki Neko Perth	30/09/2024	300.00	$15 Food Voucher
070224	Mr Accordion	30/09/2024	280.00	Piano Accordion Mini Concert at Midland Old Courthouse - 02/09/24
070225	MiLi Markets & Events	30/09/2024	2,420.00	Marketing Organisation for 14/09/2024
070226	Second Spark Studios	30/09/2024	300.00	Workshop at Dayton Family Hub
070227	Turin Robinson	30/09/2024	250.00	Musician Performance at Midland Library Open Day
070228	Sam Banks-Smith	30/09/2024	400.00	Guitar Workshop at Old Midland Courthouse

Sub Total			26,089,292.08

Corporate Credit Card

Card Holder	*Merchant Name*	*Date Issued*	*Amount*	*Description*
7301	Subway Beechboro	29/07/2024	149.50	Food for LGBTQI group
2675	EVENT AND CONFERENCE C	1/08/2024	2,598.40	Waste Conference 2024
2675	DOT - LICENSING	6/08/2024	19.40	Plate Swap
2675	DOT - LICENSING	6/08/2024	19.40	Plate Swap
2675	DOT - LICENSING	6/08/2024	19.40	Plate swap
2675	DOT - LICENSING	6/08/2024	19.40	Plate swap
2675	DOT - LICENSING	12/08/2024	19.40	Plate swap
2675	DOT - LICENSING	15/08/2024	47.90	Plate remake
2675	DOT - LICENSING	15/08/2024	19.40	Plate Swap
2675	DOT - LICENSING	15/08/2024	19.40	Plate swap
2675	DOT - LICENSING	15/08/2024	19.40	Plate swaps
2675	DOT - LICENSING	15/08/2024	19.40	Plate swaps
0280	CANVA* I04234-4509377	5/08/2024	17.99	Monthly subscription
2398	CPP Convention Centre	15/08/2024	25.24	LIWA Conference parking - presenting
2398	DEXION BALCATTA	22/08/2024	833.60	Replacement of MDF shelves with mesh
6085	SWAN VALLEY FRESH DE	5/08/2024	224.97	Staff member - Leaving morning tea
6085	BLACK SWAN BAKEHOUSE	5/08/2024	40.00	Staff member leaving morning tea
6085	BLACK SWAN BAKEHOUSE	5/08/2024	162.90	Staff member leaving morning tea
6085	DEPT OF JUSTICE-CTG PA	6/08/2024	189.00	Lindlaw Pty Ltd
6085	GILBERT'S FRESH MIDL	7/08/2024	65.04	Staff member leaving morning tea
6085	The Cheesecake Shop	7/08/2024	40.95	Staff member leaving morning tea
6085	WOOLWORTHS 4369	7/08/2024	106.95	Gift voucher - staff member leaving
6085	WOOLWORTHS 4369	7/08/2024	162.90	Gift voucher - staff member leaving
6085	COLES 0395COLES 0395	7/08/2024	43.35	Staff member leaving morning tea
6085	COLES 0395COLES 0395	7/08/2024	58.00	Staff member leaving morning tea
6686	BULLSBROOK SUPERMARK	29/07/2024	32.80	Bullseye Youth Committee

6686	BULLSBROOK SUPERMARK	30/07/2024	3.50	Bullseye consumables
6686	BULLSBROOK SUPERMARK	31/07/2024	39.60	Bullseye junior program
6686	Canva* 04234-16472869	5/08/2024	17.99	Canva subscription
6686	EB GAMES	6/08/2024	88.00	Bullseye games
6686	BIG W 0446	6/08/2024	91.90	Bullseye Youth Centre
6686	KMART 1282KMART 1282	6/08/2024	115.40	Bullseye Youth Centre
6686	BULLSBROOK SUPERMARK	6/08/2024	19.50	Bullseye Youth Centre
6686	BULLSBROOK SUPERMARK	7/08/2024	6.75	Bullseye junior program
6686	BULLSBROOK SUPERMARK	9/08/2024	6.89	Bullseye consumables
6686	BULLSBROOK SUPERMARK	12/08/2024	13.39	Bullseye Youth Committee
6686	BULLSBROOK SUPERMARK	14/08/2024	19.80	Bullseye junior program
6686	BULLSBROOK SUPERMARK	15/08/2024	10.00	Pool competition prizes
6686	BULLSBROOK SUPERMARK	16/08/2024	18.10	Bullseye consumables
6686	R U OK LIMITED	19/08/2024	175.38	Bullseye R U OK Day
6686	BULLSBROOK SUPERMARK	19/08/2024	20.20	Bullseye Youth Committee
6686	BULLSBROOK SUPERMARK	20/08/2024	77.14	Bullseye consumables
6686	BULLSBROOK SUPERMARK	22/08/2024	40.88	Bullseye consumables
6686	SQ *MR AUSSIE WHIPP	23/08/2024	561.00	Bullsbrook Youth Summit
6686	BIG W 0446	23/08/2024	38.00	Wear it Purple Day decor
6686	VEGIE BANDITS PTY LTD	23/08/2024	3.87	Youth Summit consumables
6686	VEGIE BANDITS PTY LTD	23/08/2024	90.83	Youth Summit consumables
6686	BULLSBROOK SUPERMARK	26/08/2024	3.30	Bullseye consumables
6686	BULLSBROOK SUPERMARK	26/08/2024	33.65	Bullseye Youth Committee
6686	BULLSBROOK SUPERMARK	27/08/2024	36.70	Bullseye consumables
1220	LS AB White and The Al	15/08/2024	31.00	Leadership meeting coffee
1220	MISS MAUD	16/08/2024	198.25	Morning tea staff member secondment
4611	AUSTRALIA THE GIFT	26/07/2024	45.84	Heath and fitness advertising
4611	BALLAJURA CITY IGA	30/07/2024	30.44	Cafe purchases - Leisure centre
4611	BALLAJURA CITY IGA	31/07/2024	20.21	Cafe purchases - Leisure centre
4611	KMART 1142KMART 1142	1/08/2024	10.00	Heath and fitness advertising
4611	RED DOT STORES	1/08/2024	35.60	Heath and fitness advertising
4611	BALLAJURA CITY IGA	9/08/2024	6.99	Cafe purchases - Leisure centre

4611	WOOLWORTHS 4373	9/08/2024	11.50	Cafe purchases - Leisure centre
4611	WOOLWORTHS 4373	9/08/2024	100.70	Cafe purchases - Leisure centre
4611	COLES 0314COLES 0314	9/08/2024	4.00	Consumables
4611	COLES 0314COLES 0314	9/08/2024	10.36	Cafe purchases - leisure centre
4611	BALLAJURA CITY IGA	14/08/2024	8.70	Cafe purchases - Leisure centre
4611	Woolworths Online	19/08/2024	207.25	Cafe purchases - Leisure centre
4611	WOOLWORTHS 4339	20/08/2024	22.00	Staff coffee
4611	WOOLWORTHS 4339	20/08/2024	4.80	Cafe purchases - Leisure centre
4611	KMART 1282KMART 1282	21/08/2024	158.00	Health and fitness consumables
4611	BALLAJURA CITY IGA	23/08/2024	9.00	Heath and fitness advertising
4611	THE REJECT SHOP 6651	23/08/2024	71.75	Aquatic advertising
2050	QUALITY COMICS	26/07/2024	191.35	Comic supply and delivery
2050	BUNNINGS GROUP LTD	26/07/2024	249.40	Local History storage tubs
2050	PAYPAL *DIGITALINSP	30/07/2024	-110.76	Refund issued (see July recon)
2050	AMAZON AU RETAIL	30/07/2024	77.97	Replacement library stock
2050	AMAZON AU RETAIL	4/08/2024	54.94	Replacement library stock
2050	AMAZON AU RETAIL	4/08/2024	205.05	Replacement library stock
2050	EZI*MUSIC PLUS CLEARA	13/08/2024	38.25	Replacement library stock
2050	WWW.FISHPOND.COM.AU	13/08/2024	47.85	Replacement library stock
2050	OFFICE RELOCTN SL PL	13/08/2024	907.50	Reloc Local History collec from storage
2050	SANITY WEB STORE	14/08/2024	61.32	Replacement library stock
2050	OPEN BOOK	16/08/2024	253.24	Replacement library stock
2050	IN *PLYMOUTH ROCKET, I	20/08/2024	713.53	Kitkeeper renewal for book clubs
2050	INTNL TRANSACTION FEE	20/08/2024	17.84	Kitkeeper renewal for book clubs
2050	JB HI-FI ONLINE	20/08/2024	54.95	Replacement library stock
2050	AMAZON AU RETAIL	21/08/2024	96.25	Replacement library stock
2050	SANITY WEB STORE	22/08/2024	18.58	Replacement library stock
2050	AMAZON AU RETAIL	23/08/2024	218.41	Replacement library stock
2050	AMAZON AU RETAIL	23/08/2024	25.72	Replacement library stock
2457	CONFERENCE LOGISTICS	5/08/2024	1,183.20	AMaGA conference
2457	X3DPRINTAUST	21/08/2024	359.40	3D printing filament refills - Libraries
6743	Live Payments	26/07/2024	47.04	Taxi home from airport

6743	The Sebel Kiama OPI	26/07/2024	70.04	Breakfast at conference
6743	SQ *POPPY'S	2/08/2024	101.70	Council member gift
6743	WILSON PARKING AUSTRAL	2/08/2024	7.60	Parking - visiting Council member
6743	CPP CONVENTION CENTRE	13/08/2024	25.00	Parking - training at Minter Ellison
6743	SQ *CROOKED SPIRE COFF	14/08/2024	11.20	Swan Chamber event - Executives
1180	JACKSONS DRAWING SUPPL	26/07/2024	168.60	Craft supplies
1180	SNAP PRINT MIDLAND	29/07/2024	360.00	Programs Banners
1180	Tickets*Acknowledg	30/07/2024	300.00	Acknowledgement of Country training
1180	Tickets*Acknowledg	30/07/2024	15.38	Acknowledgement of Country training
1180	Tickets*Acknowledg	30/07/2024	300.00	Acknowledgement of Country training
1180	Tickets*Acknowledg	30/07/2024	15.38	Acknowledgement of Country training
1180	SMART DOLLARS WESTERN	30/07/2024	17.97	USB cables
1180	NEWS PTY LIMITED	4/08/2024	87.00	Ellenbrook Library Australian Newspaper
1180	OFFICEWORKS 0608OFFICE	6/08/2024	69.96	Youth Centre Craft Program
1180	KMART 1052KMART 1052	6/08/2024	45.50	Youth Centre Craft Program
1180	JB HI FI MIDLAND CEN	8/08/2024	179.00	Music program equipment
1180	OFFICEWORKS 0608OFFICE	8/08/2024	349.01	Robotics program supplies
1180	TARGET 5069TARGET 5069	8/08/2024	78.00	Robotics program supplies
1180	EVENT LISTING FEE	12/08/2024	24.00	Special event booking fee
1180	FACEBK *43H648GMC2	12/08/2024	300.00	Library Facebook Promotion
1180	BUNNINGS 591000	13/08/2024	19.92	Hobby Hive program craft supplies
1180	BUNNINGS 591000	13/08/2024	62.77	Hobby Hive program craft supplies
1180	TARGET 5069TARGET 5069	13/08/2024	83.30	Hobby Hive program craft supplies
1180	KMART 1052KMART 1052	13/08/2024	24.00	Hobby Hive program craft supplies
1180	FACEBK *AD8SD88MC2	14/08/2024	24.38	Library Facebook Promotion
1180	SPACETOCO VENUE HIRE	14/08/2024	30.00	Bullsbrook Library Lovers
1180	Tickets*Acknowledg	15/08/2024	157.69	Acknowledgement of Country training
1180	ORG SUB FEE	17/08/2024	29.00	Booking software subscription
1180	COLES 0334COLES 0334	18/08/2024	12.50	Childrens Book Week - catering
1180	COLES 0334COLES 0334	18/08/2024	6.15	Childrens Book Week - catering
1180	KMART 1004KMART 1004	18/08/2024	26.00	Childrens Book Week - workshop materials
1180	2ND AVE IGA L0303	19/08/2024	25.89	Childrens Book Week - catering

1180	2ND AVE IGA L0303	19/08/2024	9.98	Childrens Book Week - catering
1180	BALLAJURA CITY IGA	19/08/2024	8.40	Childrens Book Week - catering
1180	BALLAJURA CITY IGA	19/08/2024	14.28	Childrens Book Week - catering
1180	BALLAJURACITYNEWSLPO	19/08/2024	24.00	Childrens Book Week - workshop materials
2871	ASIC	30/07/2024	10.00	Extract for fleet supplier
2871	ASIC	30/07/2024	50.00	5x extracts for fleet suppliers
2871	DOT - LICENSING	30/07/2024	31.10	Stolen plate 1ICF866, new 1IHR794
2871	BUNNINGS 591000	1/08/2024	258.88	Solar controller Kits
2871	BUNNINGS 591000	22/08/2024	98.90	Solar controller kit
2286	Subway Midland	29/07/2024	184.00	Staff training 2/8/24 - lunch
2286	Woolworths Online	29/07/2024	434.88	Club catering
2286	Woolworths Online	29/07/2024	58.63	Club catering
2286	RED DOT STORES	31/07/2024	48.98	Stationery drawers WSHS
2286	Woolworths Online	5/08/2024	457.37	Club catering
2286	Woolworths Online	5/08/2024	31.35	Club catering
2286	Dominos Estore Midland	12/08/2024	249.00	Staff training 15/8/24 - dinner
2286	Woolworths Online	12/08/2024	397.25	Club catering
2286	Woolworths Online	12/08/2024	32.87	Club catering
2286	Woolworths Online	12/08/2024	57.00	Vehicle cleaning
2286	Woolworths Online	19/08/2024	313.52	Club catering
2286	Woolworths Online	19/08/2024	72.82	Club catering
2286	Woolworths Online	26/08/2024	379.93	Club catering
2286	Woolworths Online	26/08/2024	37.73	Club catering
7109	OFFICEWORKS	31/07/2024	174.00	Flipcharts Ellenbrook Youth
7109	BUNNINGS 2174 ELLENBRO	1/08/2024	611.36	Shelving Ellenbrook Youth Centre
7109	BUNNINGS 2174 ELLENBRO	1/08/2024	157.27	Shelving Ellenbrook Youth Centre
7109	Woolworths Online	5/08/2024	38.70	Consumables Ellenbrook Youth Centre
7109	Woolworths Online	5/08/2024	79.13	Consumables Ellenbrook Youth Centre
7109	OCULUS *	15/08/2024	27.32	VR game - Ellenbrook Youth Centre
7109	BUNNINGS 2174 ELLENBRO	19/08/2024	33.82	Hardware equipment - Ellenbrook Youth
7109	BIGW ONLINE	20/08/2024	67.90	Basketball holder - Ellenbrook Youth
7109	BUNNINGS 2174 ELLENBRO	20/08/2024	248.00	Event safety cones EYC

7109	WOOLWORTHS 4385	22/08/2024	17.55	Consumables Ellenbrook Youth Centre
7109	WOOLWORTHS 4385	22/08/2024	29.76	Consumables Ellenbrook Youth Centre
1804	CPP Citiplace	29/07/2024	12.12	DPLH Ellenbrook to Bullsbrook Infrastructure
1804	SPACETOCO VENUE HIRE	31/07/2024	15.00	Venue hire Thinking Green Fauna Habitat
1804	LGPA	6/08/2024	100.00	Leafing by example - JM
1804	PLANNING INSTITUTE OF	6/08/2024	235.00	Delving Deeper into Heritage FC
1804	PLANNING INSTITUTE OF	13/08/2024	60.00	PIA Foresight CJ and RH
1804	PLANNING INSTITUTE OF	15/08/2024	235.00	Agile Planning & Placemaking IH
1804	WALGA EVENTS	15/08/2024	340.00	Planning Showcase MS RS JH IH
1804	WWW.NVNEWS.COM.AU	15/08/2024	295.00	Advertisement LHS Survey Stage 2
1804	CPP Citiplace	16/08/2024	18.17	DPLH Lakefarm Retreat, Ballajura
5422	SQ *WESTERN AUSTRALIAN	20/08/2024	400.00	TLAR WA Horse Council
2428	Woolworths Online	29/07/2024	51.25	Consumables - Ellenbrook Youth Centre
2428	Woolworths Online	29/07/2024	62.50	Consumables - Ellenbrook Youth Centre
2428	BIG W 0446	31/07/2024	240.00	Gaming equipment - EYC Gaming equipment - EYC
2428	POST ELLENBROOK LPO	5/08/2024	87.00	WWCC EYC
2428	Woolworths Online	13/08/2024	13.90	Consumables Ellenbrook Youth Centre
2428	Woolworths Online	13/08/2024	36.78	Consumables Ellenbrook Youth Centre
2428	BOUNCE HOLDINGS AUSTRA	13/08/2024	327.75	School holiday activity – Ellenbrook Youth
2428	KMART 1282KMART 1282	16/08/2024	64.20	Fathers day craft - EYC
2428	BUNNINGS 2174 ELLENBRO	16/08/2024	57.16	Fathers day craft - EYC
2428	Woolworths Online	19/08/2024	167.00	Consumables Ellenbrook Youth Centre
2428	Woolworths Online	19/08/2024	115.48	Consumables Ellenbrook Youth Centre
2428	Woolworths Online	26/08/2024	19.20	Consumables Ellenbrook Youth Centre
2428	Woolworths Online	26/08/2024	79.20	Consumables Ellenbrook Youth Centre
4877	ZLR*dominos Beechboro	25/07/2024	97.36	Consumables for Youth Committee
4877	Levi Strauss Australi	18/08/2024	-79.97	Personal purchase by accident
4877	Levi Strauss Australi	18/08/2024	79.97	Refund for personal purchase
5306	FACEBK *Z3BAH5LS32	29/07/2024	37.00	Avon Descent
5306	Live Chat	31/07/2024	3,767.17	Live Chat Year Subscription
5306	INTNL TRANSACTION FEE	31/07/2024	94.18	Live Chat Subscription
5306	FACEBK *BUASA6LSA2	31/07/2024	162.96	Ellenbrook Parking Plan

5306	FACEBK *BUASA6LSA2	31/07/2024	3.56	KRA Social
5306	FACEBK *BUASA6LSA2	31/07/2024	318.71	FOGO 2024
5306	FACEBK *BUASA6LSA2	31/07/2024	131.80	Engagement Framework
5306	FACEBK *BUASA6LSA2	31/07/2024	46.79	Millhouse Intersection
5306	FACEBK *BUASA6LSA2	31/07/2024	16.30	Thinking Green
5306	FACEBK *BUASA6LSA2	31/07/2024	199.81	Grant Funding
5306	FACEBK *BUASA6LSA2	31/07/2024	0.98	Calendar Competition
5306	INTNL TRANSACTION FEE	1/08/2024	0.96	International Charge Licence Fee
5306	MAPBOX	1/08/2024	38.39	API Images Website
5306	FACEBK *SSZY574T32	2/08/2024	41.00	Avon Descent
5306	Google ADS4749921091	2/08/2024	158.99	Fogo Campaign
5306	Google ADS4749921091	2/08/2024	509.72	Swan Valley Always On
5306	Google ADS4749921091	2/08/2024	140.94	Visit the Swan Valley
5306	INTNL TRANSACTION FEE	6/08/2024	0.31	International Charge Licence Fee
5306	UPTIMEROBOT.COM	6/08/2024	12.56	Website Uptime Monitoring
5306	THE FACTORY AUST	6/08/2024	1,068.30	Pop Up Lectern for Events
5306	FACEBK *PHEU37CT32	6/08/2024	46.00	Avon Descent
5306	FACEBK *WWVFL8Y7Y2	7/08/2024	191.67	Swan Valley Always On
5306	FACEBK *VNSQV6GT32	7/08/2024	29.79	Avon Descent
5306	ARTISTIC GREENERY	7/08/2024	450.00	Flower SV Activation - Avon
5306	FACEBK *3U8R76US32	7/08/2024	51.00	Avon Descent
5306	CANVA* I04236-4804783	7/08/2024	17.99	Monthly Licence
5306	FACEBK *TJLK77CT32	8/08/2024	57.00	Avon Descent
5306	WHISTLERS CHOCOLATE CO	9/08/2024	64.00	Samples Avon Descent
5306	WHISTLERS CHOCOLATE CO	9/08/2024	56.00	Samples for Avon Descent
5306	WWW.MONDONOUGAT.COM	9/08/2024	45.00	Samples Avon Descent
5306	IAP2 AUSTRALASIA	9/08/2024	2,750.00	Government Membership
5306	LS MORISH KITCHENS PT	9/08/2024	60.00	Samples Avon Descent
5306	FACEBK *HKEA97CT32	9/08/2024	63.00	Avon Descent
5306	INTNL TRANSACTION FEE	9/08/2024	0.72	International Charge Licence Fee
5306	REBRANDLY.COM	9/08/2024	28.95	SV Website Domain
5306	SQSP* INV144584313	10/08/2024	38.50	Website Subscription

5306	BIG W 0450	10/08/2024	11.75	Materials for SV Avon Descent
5306	BUNNINGS 751000	10/08/2024	25.22	Zip Ties for Event Kit
5306	FACEBK *JVJ797QS32	10/08/2024	70.00	Avon Descent
5306	SQ *PERK UP WITH ME MO	10/08/2024	12.65	VIP Coffee Avon Descent
5306	SQ *PERK UP WITH ME MO	10/08/2024	60.50	VIP Coffee Avon Descent
5306	POLITE PLAYGROUND	12/08/2024	5,610.00	Avon Descent Display
5306	KLAVIYO INC. SOFTWARE	16/08/2024	2,116.00	Monthly Licence Fee
5306	INTNL TRANSACTION FEE	16/08/2024	52.90	Klaviyo International Fee
9439	Google ADS9955165446	2/08/2024	264.00	SVVC ad on Google
9439	OPENAI *CHATGPT SUBSCR	16/08/2024	30.28	ChatGPT subscription
9439	INTNL TRANSACTION FEE	16/08/2024	0.76	International transaction charge
8734	MISS MAUD	13/08/2024	873.65	Catering for Corporate divisional
8734	GILBERTS FRESH MIDLAND	13/08/2024	139.99	Catering for Corporate divisional
8734	WOOLWORTHS 4321	14/08/2024	85.47	Catering for Corporate divisional
8734	WOOLWORTHS 4321	14/08/2024	3.88	Catering for Corporate divisional
8734	RED DOT STORES QPS	14/08/2024	12.00	Consumables for Corporate divisional
8734	COLES 0365COLES 0365	14/08/2024	19.60	Catering for Corporate divisional
8734	LIQUORLAND 3251LIQUORL	14/08/2024	188.00	Catering for Corporate divisional
8734	BP WOODBRIDGE 6073	15/08/2024	11.00	Consumables for Corporate divisional
8734	Pan Pacific	21/08/2024	18.00	Parking ED Corporate for Cyber conference
9439	ASIC	15/08/2024	10.00	ASIC company search of potential buyer for Paradise Quays
9439	AUSTRALIAN FINANCIAL	22/08/2024	15.00	Bankruptcy search of Director of company for Paradise Quays
9439	AUSTRALIAN FINANCIAL	22/08/2024	15.00	Bankruptcy search of Director of company for Paradise Quays
1113	PROBUILD TECHNOLOGIES	23/08/2024	549.78	Replacement fencing
4505	Subway Ellenbrook	1/08/2024	56.00	Ellenbrook Womens Group
4505	KMART 1282KMART 1282	1/08/2024	80.00	Ellenbrook Womens Group
4505	COLES 4839COLES 4839	8/08/2024	64.72	Ellenbrook Womens Group
4505	KMART 1052KMART 1052	10/08/2024	24.50	NAIDOC Fashion Show
4505	COLES 0278COLES 0278	15/08/2024	68.16	Ellenbrook Womens Group
4505	MIDLAND SUPA IGA	19/08/2024	37.48	Aboriginal Network Group
3256	WOOLWORTHS 4369	29/07/2024	6.20	LIW Morning Tea
3256	WOOLWORTHS 4369	29/07/2024	36.20	LIW Morning Tea

3256	OFFICEWORKS 0608OFFICE	29/07/2024	83.86	Urn Programs Midland
3256	OFFICEWORKS 0608OFFICE	29/07/2024	83.86	Urn Programs Ellenbrook
3256	MATCHBOX MIDLAND GAT	31/07/2024	397.00	Replacement Crockery Ellenbrook
3256	NEWS PTY LIMITED	1/08/2024	60.00	Australian Subscription
3256	Subway Ellenbrook	14/08/2024	116.00	Full Team Meeting Food
6244	Woolworths Online	30/07/2024	47.50	Cafe Prep Supplies - leisure centre
6244	Woolworths Online	30/07/2024	136.30	Cafe Prep Supplies - leisure centre
6244	WOOLWORTHS 4384	2/08/2024	13.40	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4339	5/08/2024	14.50	Cafe Prep Supplies - leisure centre
6244	WOOLWORTHS 4339	5/08/2024	42.00	Cafe Prep Supplies - leisure centre
6244	THE NEW BENARA FRESH F	5/08/2024	45.56	Cafe Prep Supplies - leisure centre
6244	Woolworths Online	12/08/2024	23.50	Cafe Prep Supplies - leisure centre
6244	Woolworths Online	12/08/2024	151.50	Cafe Prep Supplies - leisure centre
6244	WOOLWORTHS 4384	12/08/2024	43.30	Cafe menu supplies - leisure centre
6244	THE NEW BENARA FRESH F	12/08/2024	37.37	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4339	19/08/2024	18.00	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4339	19/08/2024	13.99	Cafe menu supplies - leisure centre
6244	Woolworths Online	19/08/2024	13.00	Cafe menu supplies - leisure centre
6244	Woolworths Online	19/08/2024	77.90	Cafe menu supplies - leisure centre
6244	Woolworths Online	19/08/2024	4.70	Cafe menu supplies - leisure centre
6244	THE NEW BENARA FRESH F	19/08/2024	25.75	Cafe menu supplies - leisure centre
6244	DANISH PATISSERIE	19/08/2024	58.83	Cafe menu supplies - leisure centre
6244	FAMILY FRESH MARKET	20/08/2024	3.30	Cafe menu supplies - leisure centre
6244	FAMILY FRESH MARKET	20/08/2024	4.48	Cafe menu supplies - leisure centre
6244	ZLR*Best Price Altone	20/08/2024	29.94	Cafe consumables - leisure centre
6244	WOOLWORTHS 4155	20/08/2024	5.50	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4384	20/08/2024	9.00	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4384	20/08/2024	48.74	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4384	26/08/2024	13.00	Cafe menu supplies - leisure centre
6244	WOOLWORTHS 4384	26/08/2024	52.99	Cafe menu supplies - leisure centre
6244	DANISH PATISSERIE	26/08/2024	57.57	Cafe menu supplies - leisure centre
6244	THE NEW BENARA FRESH F	27/08/2024	48.32	Cafe menu supplies - leisure centre

9568	STRATAGREEN	6/08/2024	1,597.86	Tree guards
6258	KMART	29/07/2024	51.00	Consumable items health & fitness
6258	KMART	29/07/2024	51.00	Consumable items health & fitness
6258	TOOPA.COM	31/07/2024	215.00	Be Active Silver Linings event advert
6258	ASIC	9/08/2024	10.00	Company extract for contract aquatics
6258	CPP Convention Centre	15/08/2024	25.24	Parking fees LIWA conference
6258	AUTISM SWIM	21/08/2024	275.00	Swim School teaching aids Ballajura
6399	GILBERTS FRESH MIDLAND	2/08/2024	149.98	Catering for Corporate Induction
6399	MISS MAUD	2/08/2024	203.85	Catering for De-escalation Skills Training
6399	Subway Midland	8/08/2024	421.50	Catering for ACAT session
6399	TEMU.COM	8/08/2024	359.57	Interactive mindful activities Lunchroom Wellness boxes for Staff
6399	WILSON PARKING AUSTRAL	14/08/2024	30.00	Parking Fee for Breakfast Seminar at ME
6399	ALDI STORES - MIDLAND	14/08/2024	19.05	Refreshment at HR Planning Day
6399	ALDI STORES - MIDLAND	14/08/2024	21.46	Refreshment at HR Planning Day
6399	Subway Midland	16/08/2024	157.00	Catering for De-escalation Training
6399	R U OK LIMITED	27/08/2024	55.39	RUOK Day Wellbeing event 12/09/2024
8777	GIDGEGANNUP BAKERY	27/08/2024	4.80	Milk for workshop
0807	SPACETOCO VENUE HIRE	26/07/2024	51.00	Staff meeting room hire
0807	SQ *NELLY?S CAFETERIA	8/08/2024	12.00	Volunteer recognition
0807	SPACETOCO VENUE HIRE	12/08/2024	72.25	Booking fee for training
0807	TOWN OF CAMBRIDGE	12/08/2024	6.40	Parking VWA Meeting
0807	TOWN OF CAMBRIDGE	12/08/2024	6.40	VWa meeting parking
0807	Lot One Kitchen	13/08/2024	20.35	Vol recognition
0807	SQ *NELLY?S CAFETERIA	15/08/2024	240.00	Staff meeting excel training
9612	BULLSBROOK NEWS	2/08/2024	80.00	Supply of newspapers for library
9612	POST CENTREPOINT MIDLA	2/08/2024	31.30	Regional inter library loans postage
9612	POST CENTREPOINT MIDLA	12/08/2024	32.90	Regional inter library loans postage
9612	POST BULLSBROOK LPO	16/08/2024	40.85	Regional inter library loans postage
9687	WOOLWORTHS 4369	26/07/2024	62.04	Catering Bullsbrook RC planting - 15
9687	WOOLWORTHS 4369	26/07/2024	44.95	Catering Bullsbrook RC planting - 15
2954	OFFICEWORKS 0621OFFICE	1/08/2024	57.49	Items for Youth Summit event
2954	OFFICEWORKS 0621OFFICE	1/08/2024	27.34	Items for Youth Summit event

2954	COLES 0314COLES 0314	1/08/2024	86.85	Items for Youth Summit planning
2954	COLES 0314COLES 0314	1/08/2024	15.00	Items for Youth Summit planning
2954	KMART 1142KMART 1142	1/08/2024	78.75	Items for Youth Summit Events
2954	WOOLWORTHS 4373	2/08/2024	100.00	Items for Youth Summit event
2954	WOOLWORTHS 4373	2/08/2024	13.75	Items for Youth Summit event
2954	Subway Ballajura	2/08/2024	281.70	Catering for Ballajura Youth Summit event
2954	WOOLWORTHS 4339	6/08/2024	8.19	Materials for Youth Summit Events
2954	OFFICEWORKS 0621OFFICE	6/08/2024	69.00	SD card for camera for Youth Summit event
2954	WOOLWORTHS 4339	13/08/2024	119.70	Food and prizes for Youth Summit event
2954	WOOLWORTHS 4339	13/08/2024	84.60	Food and Prizes for Youth Summit event
2954	WOOLWORTHS 4339	20/08/2024	100.00	Prizes for Youth Summit event
2954	OFFICEWORKS 0621OFFICE	21/08/2024	61.90	Items for Youth Summit event
2954	OFFICEWORKS 0621OFFICE	21/08/2024	20.17	Items for Youth Summit event
2954	KMART 1142KMART 1142	21/08/2024	9.00	Decorations for Youth Summit events
2954	OFFICEWORKS	22/08/2024	0.60	Youth Outreach item for youth program
8164	WOOLWORTHS 4337	9/08/2024	16.60	Undercover Movie Night
8901	WWW.CCIWA.* BUSINESS B	21/08/2024	156.70	CCIWA Premier WA Event EM Governance
8901	WWW.CCIWA.* BUSINESS B	21/08/2024	156.70	CCIWA Premier WA Event ED Corporate
8901	WWW.CCIWA.* BUSINESS B	21/08/2024	156.70	CCIWA Premier WA Event ED PSE
3711	COLES 0278COLES 0278	6/08/2024	13.00	Gifts for Alliance members
3711	SPACETOCO VENUE HIRE	13/08/2024	59.50	Mental Health Network venue booking
3711	SPACETOCO VENUE HIRE	20/08/2024	85.00	FDV Network - MMTM Meeting venue
4601	BIG W 0446	29/07/2024	74.85	EYC programs
4601	BIGW ONLINE	5/08/2024	159.00	EYC program non asset
4601	Spotify P2E63C4241	9/08/2024	23.99	Youth Development programs
4601	WOOLWORTHS 4385	15/08/2024	16.75	Youth Committee meeting consumables
4601	MIGHTYBOOTH	19/08/2024	699.00	Ellenbrook Youth Summit
4601	SQ *JIMMYS SOFT SERVE	20/08/2024	440.00	Ellenbrook Youth Summit
4601	WOOLWORTHS 4385	22/08/2024	19.40	Youth Committee meeting consumables
4601	WOOLWORTHS 4385	22/08/2024	0.25	Youth Committee meeting consumables
7570	Dominos Pizza Belmont	29/07/2024	36.07	Consumables Our Place meeting
7570	GILBERT'S FRESH MIDL	7/08/2024	42.44	Consumables Our Place Drop in

7570	BLACK SWAN BAKEHOUSE	7/08/2024	8.50	Consumables Our Place Drop in
7570	UBER *EATS	8/08/2024	129.09	Our Place Leadership consumables
7570	MIDLAND SUPA IGA	8/08/2024	41.39	Our Place Leadership consumables
7570	MIDLAND SUPA IGA	8/08/2024	40.58	Our Place Leadership consumables
7570	GILBERT'S FRESH MIDL	14/08/2024	12.17	Consumables Our Place Drop in
7570	GILBERT'S FRESH MIDL	14/08/2024	33.17	Consumables Our Place Drop in
7570	Tickets*Wear It Pu	19/08/2024	42.90	Staff training - leadership
7570	GILBERT'S FRESH MIDL	21/08/2024	63.18	Consumables Our place Drop in
7570	BLACK SWAN BAKEHOUSE	21/08/2024	14.50	Consumables Our Place Drop in
7570	SQ *JIMMYS SOFT SERVE	23/08/2024	440.00	Youth Summitt Leadership event
1265	PROGRESSIVE TRADING PT	10/08/2024	23.50	Avon Descent consumables
1265	SQ *BLISSFUL BREW	10/08/2024	18.00	VIP Food and Beverage Avon Descent
1265	SQ *CHIPS ON A STICK W	10/08/2024	71.97	VIP Food and Beverage Avon Descent
1265	FRANNYS KITCHEN PTY LT	10/08/2024	144.00	VIP Food and Beverage Avon Descent
1265	SQ *THE FIRE TRUCK	10/08/2024	213.00	VIP Food and Beverage Avon Descent
1265	HONEY CREME AUSTRALIA	10/08/2024	114.24	VIP Food and Beverage Avon Descent
1265	SQ *LOLA'S BIGGEST HAN	10/08/2024	245.58	VIP Food and Beverage Avon Descent
1265	SMP*Food Club Wa	10/08/2024	389.32	VIP Food and Beverage Avon Descent
1265	FRANNYS KITCHEN PTY LT	10/08/2024	333.00	VIP Food and Beverage Avon Descent
1265	SQ *STEAM BUN FACTORY	10/08/2024	34.54	VIP Food and Beverage Avon Descent
1265	SQ *OPA OPA SOFT SEVER	10/08/2024	94.50	VIP Food and Beverage Avon Descent
1265	SQ *HOT JAM DONUTS	10/08/2024	77.11	VIP Food and Beverage Avon Descent
1265	SQ *PRESTO PANINI	10/08/2024	36.00	VIP Food and Beverage Avon Descent
1265	SWAN VALLEY FRESH DE	13/08/2024	13.98	Avon Descent consumables
1265	SWAN VALLEY FRESH DE	13/08/2024	19.98	Avon Descent consumables
1265	OFFICEWORKS 0608OFFICE	15/08/2024	159.60	Envelopes
1265	BUNNINGS GROUP LTD	15/08/2024	49.98	Hot Glue Gun
1265	PROGRESSIVE TRADING PT	16/08/2024	150.00	Stamps
1265	OFFICEWORKS	19/08/2024	58.30	Envelopes
1265	SPECIALGIFTCARDSOFFERS	20/08/2024	200.00	SV Gift card for competition prize
1265	Woolworths Online	22/08/2024	95.00	Beverages for Ellenbrook BMX track event
1265	Woolworths Online	22/08/2024	82.00	Beverages for Ellenbrook BMX track event

3112	SPUD SHED	27/07/2024	79.44	Cafe ingredients - Leisure centre
3112	NP GROWER MARKET	28/07/2024	21.49	Cafe ingredients - Leisure centre
3112	KMART 1004KMART 1004	28/07/2024	82.00	Cafe serving trays
3112	THE NEW BENARA FRESH F	3/08/2024	9.47	Cafe ingredients - Leisure centre
3112	MEDICAL EQUIPMENT &	3/08/2024	106.75	Oxygen equipment
3112	MEDICAL EQUIPMENT &	3/08/2024	597.48	Oxygen equipment
3112	NP GROWER MARKET	7/08/2024	46.17	Cafe ingredients - Leisure centre
3112	WOOLWORTHS 4686	9/08/2024	100.80	Cafe ingredients - Leisure Centre
3112	WOOLWORTHS 4686	9/08/2024	18.90	Cafe ingredients - Leisure Centre
3112	IKEA PTY LTD	12/08/2024	119.00	Cafe furniture - High chairs
3112	WOOLWORTHS 4686	15/08/2024	18.84	Cafe ingredients - Leisure centre
3112	SPUD SHED	17/08/2024	84.31	Cafe ingredients - Leisure centre
3112	SPUD SHED	19/08/2024	74.76	Cafe ingredients - Leisure centre
3112	WOOLWORTHS 4686	20/08/2024	25.50	Cafe ingredients - Leisure centre
3112	SPUD SHED	20/08/2024	44.69	Cafe ingredients - Leisure centre
6610	WILSON PARKING AUSTRAL	14/08/2024	30.00	Parking fee for breakfast seminar at ME
6610	WILSON PARKING AUSTRAL	24/08/2024	21.00	Parking fee for quarterly meeting at ME
0849	ASIC	29/07/2024	20.00	ASIC Search - Mulberry Group Pty Ltd
0849	SARAHS FLOWERS PTY L	29/07/2024	218.75	Flowers sent to staff member in hospital
0849	SARAHS FLOWERS PTY L	31/07/2024	-24.95	Partial refund of the flower order
0849	MEGATIX.COM.AU	2/08/2024	256.39	1 x Registration EIA conference
0849	OFFICEWORKS 0608OFFICE	5/08/2024	92.00	SD cards for sound level meter
0849	ASIC	5/08/2024	20.00	Asic Search - Reva Foods Pty Ltd
0849	TOTALLYWORKWR MALAGA	12/08/2024	180.25	Safety boots and torch
0849	ASIC	13/08/2024	20.00	ASIC search - BDP Retail Pty Ltd
0849	ASIC	13/08/2024	20.00	ASIC search - Nando's Malaga
0849	ASIC	13/08/2024	20.00	ASIC Search - Shedan & Shahzad Pty Ltd
0849	ASIC	13/08/2024	10.00	ASIC search - Silverplated Pty Ltd
0849	ASIC	13/08/2024	20.00	ASIC search - Silverplated Pty Ltd
0849	ASIC	13/08/2024	20.00	Investigating - potential double payment
0849	ASIC	19/08/2024	20.00	ASIC search - Fresh Meat Markets Pty Ltd
4215	OFFICEWORKS 0608OFFICE	26/07/2024	96.91	Award frames and certificate paper HV

4215	QMUSIC	19/08/2024	779.00	BIGSOUND conference pass for volunteer
4215	QMUSIC	19/08/2024	779.00	BIGSOUND conference pass for volunteer
4215	QMUSIC	19/08/2024	779.00	BIGSOUND conference pass for staff member
4215	QMUSIC	19/08/2024	379.00	BIGSOUND conference pass for volunteer
4215	COLES 0278COLES 0278	21/08/2024	40.05	Team meeting catering
4215	COLES 0278COLES 0278	21/08/2024	8.40	Team meeting catering
4768	MYO*Ellenbrook Distri	13/08/2024	480.00	Commission to build 2 x weaving looms
4768	THE REJECT SHOP 6650	20/08/2024	12.50	Crafting supplies for Monday makers
4768	SPOTLIGHT 058	20/08/2024	90.50	Crafting supplies for Monday makers
4768	Tickets*Futuring C	20/08/2024	264.00	IOTA conference Ticket
4768	Tickets*Futuring C	20/08/2024	7.60	IOTA conference Ticket
4768	OFFICEWORKS 0608OFFICE	21/08/2024	35.50	Craft supplies for DFH
4768	THE POTTERS MARKET	22/08/2024	515.82	Glazes for Community Care Outreach project
4768	CERAMICRAFT	22/08/2024	104.80	Ceramic tiles for Community Care outreach
2464	Melbourne IT	30/07/2024	88.00	entwinedinthevalley.com.au domain renewal
2464	Melbourne IT	30/07/2024	52.00	Swan Active domain manager
2464	Melbourne IT	8/08/2024	-249.00	Transaction cancelled
2464	Melbourne IT	8/08/2024	249.00	Transaction cancelled
2464	Microsoft-G056290260	9/08/2024	2,132.00	Azure storage charges - Backups
2464	DNH*GODADDY#3233214756	14/08/2024	319.90	wifi.swan.wa.gov.au SSL Cert
2464	4CABLING	15/08/2024	132.83	Switch sfp replacement/council chamber
5575	THE GOOD GUYS WEB STOR	8/08/2024	1,143.00	PAAR Asset Number 0006701-Asset ID F2705 Dishwasher - Bullseye Youth Centre
6455	ZOOM.US 888-799-9666	13/08/2024	24.63	CD subscription INV268718602
0532	MISCELLANEOUS CREDIT	19/08/2024	-10.40	Refund from the bank
2674	EVENT AND CONFERENCE C	31/07/2024	2,598.40	Waste & Recycling Conference
2674	Jaycar Pty Ltd	15/08/2024	263.70	Waste Truck Tablet Holders
2674	ASIC	21/08/2024	10.00	ASIC Extract
0446	WESTERN POWER	1/08/2024	498.91	37 Northern Highway Midland
0446	LANDGATE	6/08/2024	31.60	Certificate of Title Lot 9116
0446	WESTERN POWER	9/08/2024	498.91	47 Helena Street Midland
0446	WESTERN POWER	16/08/2024	498.91	Gnangara Road Duplication

0446	AFPA* AUSTRALIAN FLEXI	20/08/2024	707.93	Training
0446	947Pin* Australian Tra	20/08/2024	500.00	Training
0446	424Pin* Australian Tra	20/08/2024	500.00	Training
0446	AFPA* AUSTRALIAN FLEXI	20/08/2024	707.93	Training
0446	LOCAL GOVERNEMENT MANA	26/08/2024	545.00	Training
9202	Live Chat	31/07/2024	3,738.89	Live Chat INC annual subscription 1 of 2
9202	INTNL TRANSACTION FEE	31/07/2024	93.47	International transaction fee
9202	SOCIAL MEDIA PERTH	20/08/2024	1,094.50	State of Socials Comm Engagement
2914	COLES 0278COLES 0278	31/07/2024	10.00	Youth Centre FOGO incursion
2914	COLES 0278COLES 0278	31/07/2024	26.30	Youth Centre FOGO incursion
2914	OFFICEWORKS 0608OFFICE	9/08/2024	28.30	FOGO stationery
5297	GILBERTS FRESH MIDLAND	26/07/2024	99.99	Gilbert's Catering Finance team morning tea - sweets
5297	GILBERT'S FRESH MIDL	31/07/2024	37.96	Gilbert's Catering Finance team morning tea - fruit
5297	EB *Local Government C	7/08/2024	800.00	Eventbrite- conference ticket Local Government Chief Officers group
5297	OFFICEWORKS 0608OFFICE	16/08/2024	11.21	Officeworks Markers for ED PSE
1277	SQ *SWEET ON CUPCAKES	26/07/2024	279.80	Thank You Day LIW 2024
1277	SQ *SWEET ON CUPCAKES	26/07/2024	197.60	Thank You Day LIW 2024
1277	SQ *SWEET ON CUPCAKES	26/07/2024	276.05	Thank you Day LIW 2024
1277	SQ *SWEET ON CUPCAKES	26/07/2024	453.65	Thank you Day LIW 2024
1277	SQ *SWEET ON CUPCAKES	26/07/2024	248.85	Thank you Day LIW 2024
1277	SQ *SWEET ON CUPCAKES	26/07/2024	188.35	Thank you Day LIW 2024
1277	ALDI STORES - BEECHBOR	29/07/2024	23.38	Consumable library information week 2024
1277	BROWNES DAIRY	1/08/2024	27.65	Milk
1277	BROWNES DAIRY	1/08/2024	9.95	Shipping & handling
1277	BROWNES DAIRY	12/08/2024	27.65	Milk
1277	BROWNES DAIRY	12/08/2024	9.95	Shipping & Handling
1277	ALDI STORES - BEECHBOR	19/08/2024	12.21	Consumable library leadership meeting
1277	ALDI STORES - BEECHBOR	19/08/2024	10.32	Consumable library leadership meeting
1277	BROWNES DAIRY	26/08/2024	29.70	Milk
1277	BROWNES DAIRY	26/08/2024	9.95	Shipping & handling
1277	POST BEECHBORO LPO	26/08/2024	10.95	Inter library loans postage PC 2601
1301	Google ADS8584614694	2/08/2024	79.77	Swan Active advertising

1301	YARNMARKETPLACE	3/08/2024	31.46	NAIDOC lanyards
1301	BW TRIBAL PTY LTD	3/08/2024	30.30	NAIDOC lanyards
1301	INTNL TRANSACTION FEE	5/08/2024	3.53	Sendgrid international fee
1301	TWILIO SENDGRID	5/08/2024	141.24	Swan Active - bulk emails
1301	INTNL TRANSACTION FEE	5/08/2024	1.47	Intercom international fee
1301	INTERCOM R&D	5/08/2024	58.61	Swan Active - live chat
1301	FACEBK *PPFAA6CRA2	13/08/2024	299.99	Swan Active advertising
1301	FACEBK *PPFAA6CRA2	13/08/2024	100.00	Swan Active advertising
1301	FACEBK *PPFAA6CRA2	13/08/2024	128.27	Swan Active advertising
1343	SQ *THE SWANS RESTAURA	26/07/2024	240.00	Team Building Lunch
1343	COLES 0278COLES 0278	26/07/2024	100.00	Staff recognition - gift voucher
1343	CITY OF KALAMUNDA	26/08/2024	80.00	Club Activity - Theatre
1343	CITY OF KALAMUNDA	26/08/2024	260.00	Club Activity - Theatre
1376	TOWN OF CAMBRIDGE	15/08/2024	6.40	Parking - IPWEA/WALGA Briefing
1376	IAP2 AUSTRALASIA	22/08/2024	695.00	Workshop
1608	IbisStylesBrisbane OPI	28/07/2024	856.00	12D Tech Forum 2024 - Brisbane
1608	IbisStylesBrisbane OPI	28/07/2024	856.00	12D Tech Forum 2024 - Brisbane
1608	CrownePlazaMelbournePL	28/07/2024	918.12	Australian Gift Fair Melbourne
1608	BLOOMEX PTY LTD	28/07/2024	52.10	Flowers for staff member
1608	VIRGIN AU	7/08/2024	504.31	AMaGA National Conference
1608	VIRGIN AU	13/08/2024	324.70	Big Sound Hyper
1608	VIRGIN AU	13/08/2024	309.00	Big Sound Hyper
1608	VIRGIN AU	13/08/2024	309.00	Big Sound Hyper
1608	VIRGIN AU	13/08/2024	309.00	Big Sound Hyper
1608	WWW.CCIWA.* BUSINESS B	13/08/2024	156.70	Mayor Richardson - Business Bfast - Hon Roger Cook
1608	QANTAS	13/08/2024	514.09	Big Sound Hyper - Brisbane
1608	QANTAS	13/08/2024	514.09	Big Sound Hyper - Brisbane
1608	QANTAS	13/08/2024	514.09	Big Sound Hyper - Brisbane
1608	QANTAS	13/08/2024	514.09	Big Sound Hyper - Brisbane
1665	BUNNINGS 591000	26/07/2024	105.44	Grab rail line 1
1665	BUNNINGS 591000	26/07/2024	58.62	Hinge cover power outlet Line 2
1665	BUNNINGS 591000	26/07/2024	69.53	Gate latch, spring and hinge

1665	BUNNINGS 591000	26/07/2024	73.60	Paint brushes Line 5
1665	BUNNINGS 591000	30/07/2024	36.05	Paid on card as account on hold Hinges & latch to refit a gate
1665	ROTA MOULDING	2/08/2024	233.75	Replace water tank SW16965
1665	MOTION PTY LTD	7/08/2024	17.95	Bearings for SW124
1665	PELICAAN INVESTMENT HO	7/08/2024	218.85	Safety mat for lathe
1665	GENTRONICS	16/08/2024	184.79	Push pull hand piece parts
2069	GIDGEGANNUP BAKERY	15/08/2024	280.15	Volunteer training
2143	JB HI FI MIDLAND CEN	5/08/2024	238.60	Work phone iPad, phone protection covers
2168	WESTFLEX PTY LTD	12/08/2024	247.75	Basketball re-surface paint-top coating
2168	WESTFLEX PTY LTD	12/08/2024	176.37	Base coat basketball re-surface paint
2192	CPP Citiplace	25/07/2024	18.17	Parking fees DPLH meeting
2192	CPP Citiplace	29/07/2024	12.12	Parking fees DPLH meeting
2192	CPP Citiplace	16/08/2024	18.17	Parking fees UDIA WA Industry lunch
2192	SQ *NELLY?S CAFETERIA	19/08/2024	24.80	Coffee fees Water Corporation meeting
2192	CPP Citiplace	21/08/2024	12.12	Parking fees DPLH meeting
4083	DMIRS EAST PERTH	7/08/2024	44.00	HRWL renewal CM staff
4083	INTNL TRANSACTION FEE	14/08/2024	2.74	International fee for mobile phone
4083	FASTFIELD	14/08/2024	109.49	Mobile phone monthly fee Manager CM
4083	AFPA* AUSTRALIAN FLEXI	20/08/2024	2,316.85	AFPA Gala award night
4083	AFPA* AUSTRALIAN FLEXI	23/08/2024	514.86	AFPA Gala award night
4083	PARAGON CORPORATE TR	23/08/2024	750.00	Security OP Lic job require
5949	OFFICEWORKS 0609OFFICE	20/08/2024	715.18	F207-1, 2, 3, 4 PAAR 6910 6911 6912 6913 Purchase of technology equipment
5949	OFFICEWORKS 0602OFFICE	20/08/2024	636.00	F207-5, 6, 7, 8 PAAR 6914 6915 6916 6917 Apple pencils for tablets
5949	EB GAMES	20/08/2024	29.95	Technology storage for Nintendo switch
5949	EB GAMES	20/08/2024	699.00	PAAR 0006910 Asset ID F2708 VR for Futures Lab spaces
5949	Games World Midland	22/08/2024	451.84	Technology puzzles for programs
5949	KMART 1052KMART 1052	23/08/2024	70.40	Purchase of supplies for art workshop
6509	AMAZON AU MARKETPLACE	13/08/2024	37.99	Tablet hardcover for onsite works
6509	DEPARTMENT OF TRANSPOR	22/08/2024	46.45	Community jetty renewal fee
6922	OFFICEWORKS 0608OFFICE	30/07/2024	125.00	Replace snap frame in Ed trailer
6922	BUNNINGS 2174 ELLENBRO	11/08/2024	59.70	Supplies for Avon Descent

0806	ANNUAL FEE	1/08/2024	3.33	Bank’s annual fee
3651	OFFICEWORKS 0608OFFICE	30/07/2024	149.00	Wireless keyboard
3651	ASM GLOBAL (PERTH AREN	30/07/2024	17.00	Tourism Council WA Luncheon with Peter W
3651	ANNUAL FEE	1/08/2024	3.33	Bank's annual fee
3651	MISS MAUD	7/08/2024	607.80	Catering for divisional meeting
3651	AMAZON AU MARKETPLACE	11/08/2024	61.82	Books for training Customer Experience
3651	OFFICEWORKS	13/08/2024	149.00	Book case for Executive office
7872	ANNUAL FEE	1/08/2024	3.33	Annual fee
7872	KMART 1052KMART 1052	21/08/2024	36.00	Programs supplies for BLJ Family Day
7872	BUNNINGS 591000	21/08/2024	53.48	Trolley for programs @ Dayton Family Hub
9668	GILBERT'S FRESH MIDL	1/08/2024	8.47	Toolbox meeting North x20
9668	MIDLAND KEBABS PIZZA C	1/08/2024	19.30	Toolbox meeting North x20
9668	COSTCO WHOLESALE AUSTR	1/08/2024	174.24	Toolbox meeting North x20
9668	COSTCO WHOLESALE AUSTR	1/08/2024	67.36	Toolbox meeting North x20
1396	KMART	5/08/2024	180.00	Sensory play - AEDC Swan Strong project
1396	CPP Convention Centre	6/08/2024	25.24	AEDC training - Parking day 1
1396	CPP Convention Centre	7/08/2024	25.24	AEDC training - Parking day 2
1396	Subway Ellenbrook	8/08/2024	151.25	Lunch - Accidental Counsellor training
1396	KINGSLEY IGA	13/08/2024	19.99	Fruit platter - CD team meeting
1396	KINGSLEY IGA	14/08/2024	46.28	Refreshments for Accidental Counsellor
1396	KINGSLEY IGA	14/08/2024	36.65	Refreshments for Accidental Counsellor
4928	LOCAL GOVERNEMENT MANA	7/08/2024	560.00	Local Govt. Professional Mship 2024 - 2025 full membership fees
1153	TARGET 5069TARGET 5069	21/08/2024	50.00	Travel to work survey prize gift card
5246	MISS MAUD	21/08/2024	388.30	Refreshments for BFB 1st aid training
5246	J AND K HOPKINS	22/08/2024	239.00	Lectern for use whilst training
1145	QUINNS ROCKS FRESH I	1/08/2024	67.65	Morning Tea
1145	QUINNS ROCKS FRESH I	1/08/2024	70.86	Morning Tea
1145	SPACETOCO VENUE HIRE	6/08/2024	15.00	Meeting room
1145	JB HI FI LAKESIDE JO	8/08/2024	12.98	Youth Movie choice
1145	WOOLWORTHS 4431	8/08/2024	95.50	Youth Movie Night
1145	WOOLWORTHS 4431	8/08/2024	15.00	Youth Movie Night
1145	BULLSBROOK SUPERMARK	9/08/2024	51.96	Youth Movie Night

1145	OFFICEWORKS 0607OFFICE	10/08/2024	99.94	Jnrs Resources
1145	KMART 1356KMART 1356	12/08/2024	20.20	Jnrs Resources
1145	BUNNINGS 387000	12/08/2024	16.36	Jnrs Resources
1145	VIBE GIDGEGANNUP	23/08/2024	7.50	Morning Tea
1145	VIBE GIDGEGANNUP	23/08/2024	73.90	Morning Tea
1145	VIBE BULLSBROOK	23/08/2024	39.95	BBQ Gas
1597	LSP*The Chargrill Mast	5/08/2024	152.25	Toolbox catering
1597	Jaycar Ellenbrook	14/08/2024	238.00	Battery charger
		Sub Total	104,582.65	

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	07165	BP Australia Ltd - Fuel card	01/07/2024	46.99	Unleaded
069189	07173	BP Australia Ltd - Fuel card	01/07/2024	48.06	Unleaded
069189	07314	BP Australia Ltd - Fuel card	01/07/2024	34.44	Unleaded
069189	07348	BP Australia Ltd - Fuel card	01/07/2024	74.69	Unleaded
069189	07363	BP Australia Ltd - Fuel card	01/07/2024	106.89	Diesel
069189	07389	BP Australia Ltd - Fuel card	01/07/2024	64.43	Unleaded
069189	05983	BP Australia Ltd - Fuel card	01/07/2024	42.47	Unleaded
069189	06023	BP Australia Ltd - Fuel card	01/07/2024	89.10	Unleaded
069189	06163	BP Australia Ltd - Fuel card	01/07/2024	63.46	Diesel
069189	06262	BP Australia Ltd - Fuel card	01/07/2024	49.52	Unleaded
069189	06296	BP Australia Ltd - Fuel card	01/07/2024	87.25	Unleaded
069189	06940	BP Australia Ltd - Fuel card	01/07/2024	69.94	Unleaded
069189	07421	BP Australia Ltd - Fuel card	02/07/2024	66.94	Unleaded
069189	07595	BP Australia Ltd - Fuel card	02/07/2024	131.56	Diesel
069189	06486	BP Australia Ltd - Fuel card	02/07/2024	39.78	Unleaded
069189	06692	BP Australia Ltd - Fuel card	02/07/2024	112.81	Diesel
069189	06981	BP Australia Ltd - Fuel card	02/07/2024	71.21	Unleaded
069189	07047	BP Australia Ltd - Fuel card	02/07/2024	38.57	Unleaded
069189	07165	BP Australia Ltd - Fuel card	03/07/2024	53.16	Unleaded
069189	07223	BP Australia Ltd - Fuel card	03/07/2024	46.43	Unleaded
069189	07397	BP Australia Ltd - Fuel card	03/07/2024	89.97	Unleaded
069189	07504	BP Australia Ltd - Fuel card	03/07/2024	64.37	Unleaded
069189	07652	BP Australia Ltd - Fuel card	03/07/2024	113.87	Diesel
069189	05405	BP Australia Ltd - Fuel card	03/07/2024	70.73	Diesel
069189	06312	BP Australia Ltd - Fuel card	03/07/2024	81.66	Unleaded
069189	06627	BP Australia Ltd - Fuel card	03/07/2024	84.20	Unleaded
069189	07146	BP Australia Ltd - Fuel card	03/07/2024	54.31	Unleaded
069189	07173	BP Australia Ltd - Fuel card	04/07/2024	64.72	Unleaded
069189	07207	BP Australia Ltd - Fuel card	04/07/2024	39.58	Unleaded
069189	07389	BP Australia Ltd - Fuel card	04/07/2024	68.63	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	07462	BP Australia Ltd - Fuel card	04/07/2024	76.44	Diesel
069189	07488	BP Australia Ltd - Fuel card	04/07/2024	150.05	Diesel
069189	07546	BP Australia Ltd - Fuel card	04/07/2024	64.55	Unleaded
069189	07561	BP Australia Ltd - Fuel card	04/07/2024	66.17	Unleaded
069189	07587	BP Australia Ltd - Fuel card	04/07/2024	205.80	Diesel
069189	07595	BP Australia Ltd - Fuel card	04/07/2024	132.79	Diesel
069189	07645	BP Australia Ltd - Fuel card	04/07/2024	106.47	Diesel
069189	07678	BP Australia Ltd - Fuel card	04/07/2024	79.53	Unleaded
069189	05660	BP Australia Ltd - Fuel card	04/07/2024	96.10	Unleaded
069189	06015	BP Australia Ltd - Fuel card	04/07/2024	94.29	Unleaded
069189	06437	BP Australia Ltd - Fuel card	04/07/2024	62.32	Unleaded
069189	06775	BP Australia Ltd - Fuel card	04/07/2024	80.79	Unleaded
069189	07165	BP Australia Ltd - Fuel card	05/07/2024	17.87	Unleaded
069189	07249	BP Australia Ltd - Fuel card	05/07/2024	87.06	Unleaded
069189	07264	BP Australia Ltd - Fuel card	05/07/2024	85.26	Unleaded
069189	07272	BP Australia Ltd - Fuel card	05/07/2024	77.84	Unleaded
069189	07389	BP Australia Ltd - Fuel card	05/07/2024	29.52	Unleaded
069189	07405	BP Australia Ltd - Fuel card	05/07/2024	68.71	Unleaded
069189	07421	BP Australia Ltd - Fuel card	05/07/2024	54.71	Unleaded
069189	05843	BP Australia Ltd - Fuel card	05/07/2024	71.29	Unleaded
069189	06163	BP Australia Ltd - Fuel card	05/07/2024	19.43	Diesel
069189	06593	BP Australia Ltd - Fuel card	05/07/2024	105.39	Diesel
069189	06916	BP Australia Ltd - Fuel card	05/07/2024	78.44	Unleaded
069189	07146	BP Australia Ltd - Fuel card	05/07/2024	82.86	Unleaded
069189	07153	BP Australia Ltd - Fuel card	05/07/2024	97.06	Diesel
069189	07237	BP Australia Ltd - Fuel card	05/07/2024	68.43	Diesel
069189	07492	BP Australia Ltd - Fuel card	05/07/2024	79.17	Unleaded
069189	07070	BP Australia Ltd - Fuel card	06/07/2024	69.11	Diesel
069189	07120	BP Australia Ltd - Fuel card	06/07/2024	52.15	Diesel
069189	07702	BP Australia Ltd - Fuel card	07/07/2024	91.01	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	06163	BP Australia Ltd - Fuel card	07/07/2024	52.67	Diesel
069189	06445	BP Australia Ltd - Fuel card	07/07/2024	78.29	Unleaded
069189	06718	BP Australia Ltd - Fuel card	07/07/2024	71.90	Unleaded
069189	07223	BP Australia Ltd - Fuel card	08/07/2024	47.45	Diesel
069189	07314	BP Australia Ltd - Fuel card	08/07/2024	33.75	Unleaded
069189	07363	BP Australia Ltd - Fuel card	08/07/2024	102.93	Diesel
069189	07371	BP Australia Ltd - Fuel card	08/07/2024	51.95	Unleaded
069189	07389	BP Australia Ltd - Fuel card	08/07/2024	45.81	Unleaded
069189	07447	BP Australia Ltd - Fuel card	08/07/2024	128.58	Diesel
069189	07538	BP Australia Ltd - Fuel card	08/07/2024	92.17	Diesel
069189	05835	BP Australia Ltd - Fuel card	08/07/2024	57.58	Diesel
069189	05983	BP Australia Ltd - Fuel card	08/07/2024	47.73	Unleaded
069189	06270	BP Australia Ltd - Fuel card	08/07/2024	68.61	Unleaded
069189	06957	BP Australia Ltd - Fuel card	08/07/2024	78.69	Unleaded
069189	07146	BP Australia Ltd - Fuel card	08/07/2024	60.67	Unleaded
069189	07215	BP Australia Ltd - Fuel card	09/07/2024	59.77	Unleaded
069189	06072	BP Australia Ltd - Fuel card	09/07/2024	69.73	Diesel
069189	06452	BP Australia Ltd - Fuel card	09/07/2024	72.90	Diesel
069189	06486	BP Australia Ltd - Fuel card	09/07/2024	41.64	Unleaded
069189	06692	BP Australia Ltd - Fuel card	09/07/2024	96.31	Diesel
069189	06841	BP Australia Ltd - Fuel card	09/07/2024	61.74	Unleaded
069189	07146	BP Australia Ltd - Fuel card	09/07/2024	91.18	Unleaded
069189	07173	BP Australia Ltd - Fuel card	10/07/2024	75.22	Unleaded
069189	07207	BP Australia Ltd - Fuel card	10/07/2024	49.00	Unleaded
069189	07421	BP Australia Ltd - Fuel card	10/07/2024	71.03	Unleaded
069189	05454	BP Australia Ltd - Fuel card	10/07/2024	113.82	Diesel
069189	07138	BP Australia Ltd - Fuel card	10/07/2024	63.63	Diesel
069189	07237	BP Australia Ltd - Fuel card	10/07/2024	54.81	Unleaded
069189	07165	BP Australia Ltd - Fuel card	11/07/2024	64.20	Unleaded
069189	07371	BP Australia Ltd - Fuel card	11/07/2024	67.40	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	07389	BP Australia Ltd - Fuel card	11/07/2024	60.70	Unleaded
069189	07470	BP Australia Ltd - Fuel card	11/07/2024	95.88	Unleaded
069189	07504	BP Australia Ltd - Fuel card	11/07/2024	75.02	Unleaded
069189	07660	BP Australia Ltd - Fuel card	11/07/2024	85.02	Diesel
069189	06031	BP Australia Ltd - Fuel card	11/07/2024	87.82	Unleaded
069189	06593	BP Australia Ltd - Fuel card	11/07/2024	112.79	Diesel
069189	07062	BP Australia Ltd - Fuel card	11/07/2024	82.67	Unleaded
069189	07215	BP Australia Ltd - Fuel card	12/07/2024	44.25	Unleaded
069189	07363	BP Australia Ltd - Fuel card	12/07/2024	104.93	Diesel
069189	07405	BP Australia Ltd - Fuel card	12/07/2024	66.28	Unleaded
069189	07413	BP Australia Ltd - Fuel card	12/07/2024	70.31	Unleaded
069189	07462	BP Australia Ltd - Fuel card	12/07/2024	80.80	Diesel
069189	07520	BP Australia Ltd - Fuel card	12/07/2024	62.16	Unleaded
069189	05983	BP Australia Ltd - Fuel card	12/07/2024	47.38	Unleaded
069189	06163	BP Australia Ltd - Fuel card	12/07/2024	66.90	Diesel
069189	06239	BP Australia Ltd - Fuel card	12/07/2024	110.65	Diesel
069189	06650	BP Australia Ltd - Fuel card	12/07/2024	95.78	Diesel
069189	06783	BP Australia Ltd - Fuel card	12/07/2024	87.69	Unleaded
069189	07120	BP Australia Ltd - Fuel card	12/07/2024	95.19	Diesel
069189	07280	BP Australia Ltd - Fuel card	13/07/2024	96.98	Diesel
069189	07355	BP Australia Ltd - Fuel card	13/07/2024	85.30	Unleaded
069189	07660	BP Australia Ltd - Fuel card	13/07/2024	44.05	Diesel
069189	07678	BP Australia Ltd - Fuel card	13/07/2024	71.57	Unleaded
069189	07694	BP Australia Ltd - Fuel card	13/07/2024	73.17	Diesel
069189	06312	BP Australia Ltd - Fuel card	13/07/2024	78.22	Unleaded
069189	06858	BP Australia Ltd - Fuel card	13/07/2024	58.43	Unleaded
069189	06874	BP Australia Ltd - Fuel card	13/07/2024	84.11	Unleaded
069189	05405	BP Australia Ltd - Fuel card	14/07/2024	79.45	Unleaded
069189	06247	BP Australia Ltd - Fuel card	14/07/2024	90.25	Diesel
069189	06437	BP Australia Ltd - Fuel card	14/07/2024	81.96	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	07207	BP Australia Ltd - Fuel card	15/07/2024	49.20	Unleaded
069189	07249	BP Australia Ltd - Fuel card	15/07/2024	97.60	Unleaded
069189	07272	BP Australia Ltd - Fuel card	15/07/2024	71.31	Unleaded
069189	07314	BP Australia Ltd - Fuel card	15/07/2024	38.22	Unleaded
069189	07397	BP Australia Ltd - Fuel card	15/07/2024	72.92	Unleaded
069189	07652	BP Australia Ltd - Fuel card	15/07/2024	92.82	Diesel
069189	06767	BP Australia Ltd - Fuel card	15/07/2024	91.70	Unleaded
069189	06916	BP Australia Ltd - Fuel card	15/07/2024	62.69	Unleaded
069189	07104	BP Australia Ltd - Fuel card	15/07/2024	84.58	Diesel
069189	07237	BP Australia Ltd - Fuel card	15/07/2024	46.03	Unleaded
069189	07173	BP Australia Ltd - Fuel card	16/07/2024	26.12	Unleaded
069189	07181	BP Australia Ltd - Fuel card	16/07/2024	75.43	Unleaded
069189	07215	BP Australia Ltd - Fuel card	16/07/2024	33.47	Unleaded
069189	07587	BP Australia Ltd - Fuel card	16/07/2024	155.97	Diesel
069189	05710	BP Australia Ltd - Fuel card	16/07/2024	59.38	Unleaded
069189	05819	BP Australia Ltd - Fuel card	16/07/2024	57.37	Unleaded
069189	06734	BP Australia Ltd - Fuel card	16/07/2024	67.56	Unleaded
069189	06981	BP Australia Ltd - Fuel card	16/07/2024	51.84	Unleaded
069189	07070	BP Australia Ltd - Fuel card	16/07/2024	71.06	Unleaded
069189	07146	BP Australia Ltd - Fuel card	16/07/2024	32.73	Unleaded
069189	07207	BP Australia Ltd - Fuel card	17/07/2024	44.20	Unleaded
069189	07389	BP Australia Ltd - Fuel card	17/07/2024	71.27	Unleaded
069189	07421	BP Australia Ltd - Fuel card	17/07/2024	86.82	Unleaded
069189	07702	BP Australia Ltd - Fuel card	17/07/2024	63.17	Diesel
069189	05496	BP Australia Ltd - Fuel card	17/07/2024	65.79	Diesel
069189	05744	BP Australia Ltd - Fuel card	17/07/2024	70.29	Diesel
069189	05983	BP Australia Ltd - Fuel card	17/07/2024	53.64	Unleaded
069189	06023	BP Australia Ltd - Fuel card	17/07/2024	78.61	Diesel
069189	06163	BP Australia Ltd - Fuel card	17/07/2024	64.19	Unleaded
069189	06262	BP Australia Ltd - Fuel card	17/07/2024	75.01	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	06429	BP Australia Ltd - Fuel card	17/07/2024	81.58	Unleaded
069189	06486	BP Australia Ltd - Fuel card	17/07/2024	62.53	Unleaded
069189	06692	BP Australia Ltd - Fuel card	17/07/2024	103.58	Diesel
069189	06841	BP Australia Ltd - Fuel card	17/07/2024	68.98	Unleaded
069189	07146	BP Australia Ltd - Fuel card	17/07/2024	55.87	Unleaded
069189	07492	BP Australia Ltd - Fuel card	17/07/2024	86.55	Unleaded
069189	07165	BP Australia Ltd - Fuel card	18/07/2024	66.99	Unleaded
069189	07173	BP Australia Ltd - Fuel card	18/07/2024	45.48	Unleaded
069189	07223	BP Australia Ltd - Fuel card	18/07/2024	74.78	Unleaded
069189	07561	BP Australia Ltd - Fuel card	18/07/2024	76.30	Unleaded
069189	07710	BP Australia Ltd - Fuel card	18/07/2024	80.66	Unleaded
069189	05660	BP Australia Ltd - Fuel card	18/07/2024	80.71	Unleaded
069189	06056	BP Australia Ltd - Fuel card	18/07/2024	78.15	Unleaded
069189	06296	BP Australia Ltd - Fuel card	18/07/2024	90.21	Unleaded
069189	06452	BP Australia Ltd - Fuel card	18/07/2024	81.19	Diesel
069189	06460	BP Australia Ltd - Fuel card	18/07/2024	88.78	Unleaded
069189	06593	BP Australia Ltd - Fuel card	18/07/2024	104.25	Diesel
069189	07146	BP Australia Ltd - Fuel card	18/07/2024	86.82	Unleaded
069189	07389	BP Australia Ltd - Fuel card	19/07/2024	39.26	Diesel
069189	07462	BP Australia Ltd - Fuel card	19/07/2024	77.87	Diesel
069189	07678	BP Australia Ltd - Fuel card	19/07/2024	73.69	Unleaded
069189	07686	BP Australia Ltd - Fuel card	19/07/2024	84.83	Unleaded
069189	07702	BP Australia Ltd - Fuel card	19/07/2024	96.34	Diesel
069189	05835	BP Australia Ltd - Fuel card	19/07/2024	91.69	Diesel
069189	06510	BP Australia Ltd - Fuel card	19/07/2024	79.84	Unleaded
069189	07237	BP Australia Ltd - Fuel card	19/07/2024	67.34	Unleaded
069189	07256	BP Australia Ltd - Fuel card	20/07/2024	86.21	Diesel
069189	07660	BP Australia Ltd - Fuel card	20/07/2024	82.03	Diesel
069189	06031	BP Australia Ltd - Fuel card	20/07/2024	78.09	Unleaded
069189	06502	BP Australia Ltd - Fuel card	20/07/2024	75.15	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	06940	BP Australia Ltd - Fuel card	20/07/2024	67.17	Diesel
069189	07405	BP Australia Ltd - Fuel card	21/07/2024	75.82	Unleaded
069189	07413	BP Australia Ltd - Fuel card	21/07/2024	61.15	Unleaded
069189	07421	BP Australia Ltd - Fuel card	21/07/2024	67.72	Unleaded
069189	06684	BP Australia Ltd - Fuel card	21/07/2024	116.54	Diesel
069189	06718	BP Australia Ltd - Fuel card	21/07/2024	59.83	Unleaded
069189	07314	BP Australia Ltd - Fuel card	22/07/2024	43.18	Unleaded
069189	07371	BP Australia Ltd - Fuel card	22/07/2024	53.33	Unleaded
069189	07694	BP Australia Ltd - Fuel card	22/07/2024	73.63	Diesel
069189	05421	BP Australia Ltd - Fuel card	22/07/2024	99.08	Diesel
069189	05983	BP Australia Ltd - Fuel card	22/07/2024	60.68	Unleaded
069189	06957	BP Australia Ltd - Fuel card	22/07/2024	74.78	Unleaded
069189	07207	BP Australia Ltd - Fuel card	23/07/2024	45.07	Unleaded
069189	07215	BP Australia Ltd - Fuel card	23/07/2024	45.86	Unleaded
069189	07223	BP Australia Ltd - Fuel card	23/07/2024	28.50	Unleaded
069189	07272	BP Australia Ltd - Fuel card	23/07/2024	68.50	Unleaded
069189	07355	BP Australia Ltd - Fuel card	23/07/2024	82.75	Unleaded
069189	07389	BP Australia Ltd - Fuel card	23/07/2024	65.06	Diesel
069189	07397	BP Australia Ltd - Fuel card	23/07/2024	43.76	Unleaded
069189	07504	BP Australia Ltd - Fuel card	23/07/2024	54.23	Unleaded
069189	07587	BP Australia Ltd - Fuel card	23/07/2024	168.80	Diesel
069189	06072	BP Australia Ltd - Fuel card	23/07/2024	69.47	Diesel
069189	06239	BP Australia Ltd - Fuel card	23/07/2024	105.31	Diesel
069189	06312	BP Australia Ltd - Fuel card	23/07/2024	65.84	Unleaded
069189	06734	BP Australia Ltd - Fuel card	23/07/2024	54.19	Unleaded
069189	07120	BP Australia Ltd - Fuel card	23/07/2024	84.86	Diesel
069189	07165	BP Australia Ltd - Fuel card	24/07/2024	54.05	Unleaded
069189	07249	BP Australia Ltd - Fuel card	24/07/2024	117.60	Unleaded
069189	07447	BP Australia Ltd - Fuel card	24/07/2024	137.68	Diesel
069189	07488	BP Australia Ltd - Fuel card	24/07/2024	141.58	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	05496	BP Australia Ltd - Fuel card	24/07/2024	61.04	Diesel
069189	06486	BP Australia Ltd - Fuel card	24/07/2024	45.88	Unleaded
069189	07138	BP Australia Ltd - Fuel card	24/07/2024	65.38	Diesel
069189	07173	BP Australia Ltd - Fuel card	25/07/2024	62.99	Unleaded
069189	07389	BP Australia Ltd - Fuel card	25/07/2024	67.85	Diesel
069189	07421	BP Australia Ltd - Fuel card	25/07/2024	64.29	Unleaded
069189	05454	BP Australia Ltd - Fuel card	25/07/2024	111.77	Diesel
069189	06064	BP Australia Ltd - Fuel card	25/07/2024	87.11	Unleaded
069189	06106	BP Australia Ltd - Fuel card	25/07/2024	102.64	Diesel
069189	06437	BP Australia Ltd - Fuel card	25/07/2024	88.12	Unleaded
069189	06593	BP Australia Ltd - Fuel card	25/07/2024	107.91	Diesel
069189	06650	BP Australia Ltd - Fuel card	25/07/2024	86.71	Diesel
069189	07165	BP Australia Ltd - Fuel card	26/07/2024	56.04	Unleaded
069189	07207	BP Australia Ltd - Fuel card	26/07/2024	49.46	Unleaded
069189	07215	BP Australia Ltd - Fuel card	26/07/2024	68.88	Unleaded
069189	07264	BP Australia Ltd - Fuel card	26/07/2024	86.59	Diesel
069189	07405	BP Australia Ltd - Fuel card	26/07/2024	35.16	Unleaded
069189	07447	BP Australia Ltd - Fuel card	26/07/2024	120.17	Diesel
069189	07462	BP Australia Ltd - Fuel card	26/07/2024	77.43	Diesel
069189	07553	BP Australia Ltd - Fuel card	26/07/2024	75.60	Unleaded
069189	07660	BP Australia Ltd - Fuel card	26/07/2024	103.08	Diesel
069189	07678	BP Australia Ltd - Fuel card	26/07/2024	79.86	Unleaded
069189	06692	BP Australia Ltd - Fuel card	26/07/2024	117.26	Diesel
069189	07237	BP Australia Ltd - Fuel card	26/07/2024	59.10	Unleaded
069189	07181	BP Australia Ltd - Fuel card	27/07/2024	78.67	Unleaded
069189	07389	BP Australia Ltd - Fuel card	27/07/2024	60.28	Diesel
069189	07702	BP Australia Ltd - Fuel card	27/07/2024	70.55	Diesel
069189	05405	BP Australia Ltd - Fuel card	27/07/2024	84.11	Unleaded
069189	05843	BP Australia Ltd - Fuel card	27/07/2024	65.60	Unleaded
069189	06098	BP Australia Ltd - Fuel card	27/07/2024	71.48	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	06163	BP Australia Ltd - Fuel card	27/07/2024	53.05	Diesel
069189	07280	BP Australia Ltd - Fuel card	28/07/2024	96.93	Diesel
069189	06015	BP Australia Ltd - Fuel card	28/07/2024	85.87	Unleaded
069189	06031	BP Australia Ltd - Fuel card	28/07/2024	78.08	Unleaded
069189	07146	BP Australia Ltd - Fuel card	28/07/2024	67.32	Diesel
069189	07199	BP Australia Ltd - Fuel card	29/07/2024	114.33	Diesel
069189	07421	BP Australia Ltd - Fuel card	29/07/2024	65.07	Unleaded
069189	07538	BP Australia Ltd - Fuel card	29/07/2024	88.80	Diesel
069189	07652	BP Australia Ltd - Fuel card	29/07/2024	115.75	Diesel
069189	05629	BP Australia Ltd - Fuel card	29/07/2024	74.50	Diesel
069189	06429	BP Australia Ltd - Fuel card	29/07/2024	83.44	Unleaded
069189	06445	BP Australia Ltd - Fuel card	29/07/2024	69.51	Unleaded
069189	06858	BP Australia Ltd - Fuel card	29/07/2024	54.79	Unleaded
069189	06874	BP Australia Ltd - Fuel card	29/07/2024	86.12	Unleaded
069189	07013	BP Australia Ltd - Fuel card	29/07/2024	81.73	Unleaded
069189	07146	BP Australia Ltd - Fuel card	29/07/2024	31.96	Diesel
069189	07492	BP Australia Ltd - Fuel card	29/07/2024	75.07	Unleaded
069189	07280	BP Australia Ltd - Fuel card	30/06/2024	96.95	Unleaded
069189	07355	BP Australia Ltd - Fuel card	30/06/2024	72.19	Unleaded
069189	06031	BP Australia Ltd - Fuel card	30/06/2024	74.90	Unleaded
069189	06254	BP Australia Ltd - Fuel card	30/06/2024	117.82	Diesel
069189	07165	BP Australia Ltd - Fuel card	30/07/2024	49.90	Unleaded
069189	07173	BP Australia Ltd - Fuel card	30/07/2024	45.77	Unleaded
069189	07207	BP Australia Ltd - Fuel card	30/07/2024	24.92	Unleaded
069189	07371	BP Australia Ltd - Fuel card	30/07/2024	44.66	Unleaded
069189	07389	BP Australia Ltd - Fuel card	30/07/2024	47.41	Diesel
069189	07546	BP Australia Ltd - Fuel card	30/07/2024	56.05	Unleaded
069189	05983	BP Australia Ltd - Fuel card	30/07/2024	57.85	Unleaded
069189	06023	BP Australia Ltd - Fuel card	30/07/2024	87.13	Diesel
069189	06247	BP Australia Ltd - Fuel card	30/07/2024	61.85	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069189	06270	BP Australia Ltd - Fuel card	30/07/2024	52.40	Unleaded
069189	06775	BP Australia Ltd - Fuel card	30/07/2024	36.32	Unleaded
069189	06981	BP Australia Ltd - Fuel card	30/07/2024	69.34	Unleaded
069189	07047	BP Australia Ltd - Fuel card	30/07/2024	73.02	Unleaded
069189	07237	BP Australia Ltd - Fuel card	30/07/2024	25.14	Unleaded
069539	07223	BP Australia Ltd - Fuel card	31/07/2024	78.13	Unleaded
069539	07561	BP Australia Ltd - Fuel card	31/07/2024	73.02	Diesel
069539	07678	BP Australia Ltd - Fuel card	31/07/2024	93.38	Unleaded
069539	06452	BP Australia Ltd - Fuel card	31/07/2024	84.69	Diesel
069539	06619	BP Australia Ltd - Fuel card	31/07/2024	99.79	Diesel
069539	07104	BP Australia Ltd - Fuel card	31/07/2024	87.90	Diesel
069539	07120	BP Australia Ltd - Fuel card	31/07/2024	98.45	Unleaded
069539	07237	BP Australia Ltd - Fuel card	31/07/2024	38.71	Unleaded
069539	07165	BP Australia Ltd - Fuel card	01/08/2024	41.84	Unleaded
069539	07207	BP Australia Ltd - Fuel card	01/08/2024	57.73	Unleaded
069539	07215	BP Australia Ltd - Fuel card	01/08/2024	58.95	Unleaded
069539	07272	BP Australia Ltd - Fuel card	01/08/2024	83.42	Diesel
069539	07421	BP Australia Ltd - Fuel card	01/08/2024	67.33	Unleaded
069539	07504	BP Australia Ltd - Fuel card	01/08/2024	57.06	Unleaded
069539	07520	BP Australia Ltd - Fuel card	01/08/2024	59.11	Unleaded
069539	07587	BP Australia Ltd - Fuel card	01/08/2024	189.99	Diesel
069539	05496	BP Australia Ltd - Fuel card	01/08/2024	65.63	Diesel
069539	06239	BP Australia Ltd - Fuel card	01/08/2024	109.20	Diesel
069539	06437	BP Australia Ltd - Fuel card	01/08/2024	64.16	Unleaded
069539	06734	BP Australia Ltd - Fuel card	01/08/2024	78.44	Unleaded
069539	06767	BP Australia Ltd - Fuel card	01/08/2024	88.03	Unleaded
069539	06809	BP Australia Ltd - Fuel card	01/08/2024	79.31	Unleaded
069539	06841	BP Australia Ltd - Fuel card	01/08/2024	65.70	Unleaded
069539	07173	BP Australia Ltd - Fuel card	02/08/2024	56.42	Unleaded
069539	07199	BP Australia Ltd - Fuel card	02/08/2024	108.73	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	07249	BP Australia Ltd - Fuel card	02/08/2024	90.68	Unleaded
069539	07389	BP Australia Ltd - Fuel card	02/08/2024	67.46	Diesel
069539	05660	BP Australia Ltd - Fuel card	02/08/2024	81.18	Unleaded
069539	06486	BP Australia Ltd - Fuel card	02/08/2024	57.70	Unleaded
069539	06593	BP Australia Ltd - Fuel card	02/08/2024	104.23	Diesel
069539	07413	BP Australia Ltd - Fuel card	03/08/2024	59.41	Unleaded
069539	07462	BP Australia Ltd - Fuel card	03/08/2024	75.09	Diesel
069539	07660	BP Australia Ltd - Fuel card	03/08/2024	79.47	Diesel
069539	06056	BP Australia Ltd - Fuel card	03/08/2024	84.52	Unleaded
069539	06262	BP Australia Ltd - Fuel card	03/08/2024	78.65	Unleaded
069539	06502	BP Australia Ltd - Fuel card	03/08/2024	43.33	Unleaded
069539	07405	BP Australia Ltd - Fuel card	04/08/2024	61.96	Unleaded
069539	07710	BP Australia Ltd - Fuel card	04/08/2024	72.75	Unleaded
069539	06718	BP Australia Ltd - Fuel card	04/08/2024	60.11	Unleaded
069539	07165	BP Australia Ltd - Fuel card	05/08/2024	37.81	Unleaded
069539	07207	BP Australia Ltd - Fuel card	05/08/2024	35.24	Unleaded
069539	07645	BP Australia Ltd - Fuel card	05/08/2024	112.52	Diesel
069539	05983	BP Australia Ltd - Fuel card	05/08/2024	47.14	Unleaded
069539	06254	BP Australia Ltd - Fuel card	05/08/2024	116.32	Diesel
069539	06296	BP Australia Ltd - Fuel card	05/08/2024	85.01	Unleaded
069539	06957	BP Australia Ltd - Fuel card	05/08/2024	71.75	Unleaded
069539	07146	BP Australia Ltd - Fuel card	05/08/2024	70.06	Unleaded
069539	07237	BP Australia Ltd - Fuel card	05/08/2024	53.68	Unleaded
069539	07181	BP Australia Ltd - Fuel card	06/08/2024	77.27	Unleaded
069539	07199	BP Australia Ltd - Fuel card	06/08/2024	108.35	Diesel
069539	07215	BP Australia Ltd - Fuel card	06/08/2024	33.68	Unleaded
069539	07371	BP Australia Ltd - Fuel card	06/08/2024	56.54	Unleaded
069539	07389	BP Australia Ltd - Fuel card	06/08/2024	50.24	Unleaded
069539	07421	BP Australia Ltd - Fuel card	06/08/2024	70.10	Unleaded
069539	05496	BP Australia Ltd - Fuel card	06/08/2024	61.37	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	05819	BP Australia Ltd - Fuel card	06/08/2024	53.23	Unleaded
069539	06106	BP Australia Ltd - Fuel card	06/08/2024	71.11	Diesel
069539	06312	BP Australia Ltd - Fuel card	06/08/2024	56.25	Unleaded
069539	06510	BP Australia Ltd - Fuel card	06/08/2024	79.14	Unleaded
069539	06783	BP Australia Ltd - Fuel card	06/08/2024	80.36	Unleaded
069539	06940	BP Australia Ltd - Fuel card	06/08/2024	52.92	Unleaded
069539	07146	BP Australia Ltd - Fuel card	06/08/2024	94.45	Diesel
069539	07173	BP Australia Ltd - Fuel card	07/08/2024	52.83	Unleaded
069539	07207	BP Australia Ltd - Fuel card	07/08/2024	37.80	Unleaded
069539	07256	BP Australia Ltd - Fuel card	07/08/2024	88.25	Diesel
069539	07488	BP Australia Ltd - Fuel card	07/08/2024	109.13	Diesel
069539	07587	BP Australia Ltd - Fuel card	07/08/2024	162.60	Diesel
069539	07652	BP Australia Ltd - Fuel card	07/08/2024	99.74	Diesel
069539	05454	BP Australia Ltd - Fuel card	07/08/2024	120.18	Diesel
069539	06650	BP Australia Ltd - Fuel card	07/08/2024	95.29	Diesel
069539	06692	BP Australia Ltd - Fuel card	07/08/2024	104.27	Diesel
069539	07047	BP Australia Ltd - Fuel card	07/08/2024	74.59	Unleaded
069539	07237	BP Australia Ltd - Fuel card	07/08/2024	46.77	Unleaded
069539	07165	BP Australia Ltd - Fuel card	08/08/2024	48.34	Unleaded
069539	07215	BP Australia Ltd - Fuel card	08/08/2024	52.80	Unleaded
069539	07678	BP Australia Ltd - Fuel card	08/08/2024	80.11	Unleaded
069539	05835	BP Australia Ltd - Fuel card	08/08/2024	99.08	Diesel
069539	06163	BP Australia Ltd - Fuel card	08/08/2024	60.54	Diesel
069539	07389	BP Australia Ltd - Fuel card	09/08/2024	60.45	Diesel
069539	05983	BP Australia Ltd - Fuel card	09/08/2024	48.26	Unleaded
069539	06031	BP Australia Ltd - Fuel card	09/08/2024	74.79	Unleaded
069539	06072	BP Australia Ltd - Fuel card	09/08/2024	76.32	Diesel
069539	06429	BP Australia Ltd - Fuel card	09/08/2024	57.52	Unleaded
069539	06452	BP Australia Ltd - Fuel card	09/08/2024	85.22	Diesel
069539	06619	BP Australia Ltd - Fuel card	09/08/2024	110.07	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	06734	BP Australia Ltd - Fuel card	09/08/2024	71.15	Unleaded
069539	07237	BP Australia Ltd - Fuel card	09/08/2024	39.66	Unleaded
069539	07280	BP Australia Ltd - Fuel card	10/08/2024	48.72	Diesel
069539	07421	BP Australia Ltd - Fuel card	10/08/2024	75.93	Unleaded
069539	07447	BP Australia Ltd - Fuel card	10/08/2024	120.51	Diesel
069539	06676	BP Australia Ltd - Fuel card	10/08/2024	100.89	Diesel
069539	07120	BP Australia Ltd - Fuel card	10/08/2024	80.30	Unleaded
069539	07272	BP Australia Ltd - Fuel card	11/08/2024	73.66	Diesel
069539	07462	BP Australia Ltd - Fuel card	11/08/2024	75.52	Diesel
069539	06916	BP Australia Ltd - Fuel card	11/08/2024	87.53	Diesel
069539	07146	BP Australia Ltd - Fuel card	11/08/2024	57.87	Diesel
069539	07165	BP Australia Ltd - Fuel card	12/08/2024	48.05	Unleaded
069539	07173	BP Australia Ltd - Fuel card	12/08/2024	48.56	Diesel
069539	07207	BP Australia Ltd - Fuel card	12/08/2024	43.04	Unleaded
069539	07363	BP Australia Ltd - Fuel card	12/08/2024	76.32	Diesel
069539	07389	BP Australia Ltd - Fuel card	12/08/2024	53.56	Diesel
069539	07504	BP Australia Ltd - Fuel card	12/08/2024	59.03	Unleaded
069539	07561	BP Australia Ltd - Fuel card	12/08/2024	79.00	Diesel
069539	07702	BP Australia Ltd - Fuel card	12/08/2024	108.21	Diesel
069539	06015	BP Australia Ltd - Fuel card	12/08/2024	78.75	Unleaded
069539	06858	BP Australia Ltd - Fuel card	12/08/2024	52.59	Unleaded
069539	07146	BP Australia Ltd - Fuel card	12/08/2024	26.49	Unleaded
069539	07165	BP Australia Ltd - Fuel card	13/08/2024	17.93	Unleaded
069539	07215	BP Australia Ltd - Fuel card	13/08/2024	29.57	Unleaded
069539	07660	BP Australia Ltd - Fuel card	13/08/2024	113.85	Diesel
069539	05405	BP Australia Ltd - Fuel card	13/08/2024	69.57	Unleaded
069539	05496	BP Australia Ltd - Fuel card	13/08/2024	66.30	Diesel
069539	05843	BP Australia Ltd - Fuel card	13/08/2024	74.71	Unleaded
069539	06023	BP Australia Ltd - Fuel card	13/08/2024	88.03	Diesel
069539	06486	BP Australia Ltd - Fuel card	13/08/2024	52.78	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	06619	BP Australia Ltd - Fuel card	13/08/2024	93.08	Diesel
069539	07013	BP Australia Ltd - Fuel card	13/08/2024	81.51	Unleaded
069539	07249	BP Australia Ltd - Fuel card	14/08/2024	96.55	Unleaded
069539	07371	BP Australia Ltd - Fuel card	14/08/2024	70.84	Unleaded
069539	05744	BP Australia Ltd - Fuel card	14/08/2024	80.24	Diesel
069539	06288	BP Australia Ltd - Fuel card	14/08/2024	79.80	Unleaded
069539	07062	BP Australia Ltd - Fuel card	14/08/2024	79.08	Unleaded
069539	07138	BP Australia Ltd - Fuel card	14/08/2024	76.71	Diesel
069539	07165	BP Australia Ltd - Fuel card	15/08/2024	27.10	Unleaded
069539	07173	BP Australia Ltd - Fuel card	15/08/2024	61.14	Unleaded
069539	07207	BP Australia Ltd - Fuel card	15/08/2024	34.09	Unleaded
069539	07215	BP Australia Ltd - Fuel card	15/08/2024	50.23	Unleaded
069539	07264	BP Australia Ltd - Fuel card	15/08/2024	65.64	Diesel
069539	07355	BP Australia Ltd - Fuel card	15/08/2024	82.45	Unleaded
069539	07389	BP Australia Ltd - Fuel card	15/08/2024	57.81	Diesel
069539	07405	BP Australia Ltd - Fuel card	15/08/2024	61.54	Unleaded
069539	05660	BP Australia Ltd - Fuel card	15/08/2024	77.98	Unleaded
069539	05983	BP Australia Ltd - Fuel card	15/08/2024	69.66	Unleaded
069539	06064	BP Australia Ltd - Fuel card	15/08/2024	85.83	Unleaded
069539	06312	BP Australia Ltd - Fuel card	15/08/2024	72.29	Unleaded
069539	06841	BP Australia Ltd - Fuel card	15/08/2024	56.65	Unleaded
069539	07104	BP Australia Ltd - Fuel card	15/08/2024	87.10	Diesel
069539	07492	BP Australia Ltd - Fuel card	15/08/2024	77.54	Unleaded
069539	07181	BP Australia Ltd - Fuel card	16/08/2024	83.54	Unleaded
069539	06031	BP Australia Ltd - Fuel card	16/08/2024	57.95	Unleaded
069539	06437	BP Australia Ltd - Fuel card	16/08/2024	84.87	Unleaded
069539	06775	BP Australia Ltd - Fuel card	16/08/2024	67.29	Unleaded
069539	07237	BP Australia Ltd - Fuel card	16/08/2024	55.03	Unleaded
069539	07462	BP Australia Ltd - Fuel card	17/08/2024	76.99	Diesel
069539	06239	BP Australia Ltd - Fuel card	17/08/2024	107.04	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	07146	BP Australia Ltd - Fuel card	17/08/2024	72.59	Unleaded
069539	07199	BP Australia Ltd - Fuel card	18/08/2024	111.43	Diesel
069539	07389	BP Australia Ltd - Fuel card	18/08/2024	56.70	Unleaded
069539	07678	BP Australia Ltd - Fuel card	18/08/2024	77.03	Unleaded
069539	06593	BP Australia Ltd - Fuel card	18/08/2024	82.75	Diesel
069539	06619	BP Australia Ltd - Fuel card	18/08/2024	95.79	Diesel
069539	06718	BP Australia Ltd - Fuel card	18/08/2024	54.66	Unleaded
069539	06775	BP Australia Ltd - Fuel card	18/08/2024	75.56	Unleaded
069539	07363	BP Australia Ltd - Fuel card	19/08/2024	109.36	Diesel
069539	07504	BP Australia Ltd - Fuel card	19/08/2024	53.19	Unleaded
069539	07520	BP Australia Ltd - Fuel card	19/08/2024	56.99	Unleaded
069539	07538	BP Australia Ltd - Fuel card	19/08/2024	88.73	Diesel
069539	07553	BP Australia Ltd - Fuel card	19/08/2024	67.62	Unleaded
069539	07652	BP Australia Ltd - Fuel card	19/08/2024	95.91	Diesel
069539	07686	BP Australia Ltd - Fuel card	19/08/2024	74.96	Unleaded
069539	05496	BP Australia Ltd - Fuel card	19/08/2024	67.35	Diesel
069539	06429	BP Australia Ltd - Fuel card	19/08/2024	71.71	Unleaded
069539	06734	BP Australia Ltd - Fuel card	19/08/2024	79.58	Unleaded
069539	06874	BP Australia Ltd - Fuel card	19/08/2024	78.82	Unleaded
069539	06981	BP Australia Ltd - Fuel card	19/08/2024	0.09	Unleaded
069539	06981	BP Australia Ltd - Fuel card	19/08/2024	72.07	Unleaded
069539	07165	BP Australia Ltd - Fuel card	20/08/2024	51.68	Unleaded
069539	07173	BP Australia Ltd - Fuel card	20/08/2024	52.14	Unleaded
069539	07207	BP Australia Ltd - Fuel card	20/08/2024	49.57	Unleaded
069539	06247	BP Australia Ltd - Fuel card	20/08/2024	86.93	Diesel
069539	06262	BP Australia Ltd - Fuel card	20/08/2024	61.47	Unleaded
069539	06486	BP Australia Ltd - Fuel card	20/08/2024	57.17	Unleaded
069539	06957	BP Australia Ltd - Fuel card	20/08/2024	59.00	Unleaded
069539	07237	BP Australia Ltd - Fuel card	20/08/2024	39.62	Unleaded
069539	07215	BP Australia Ltd - Fuel card	21/08/2024	52.29	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	07272	BP Australia Ltd - Fuel card	21/08/2024	90.21	Diesel
069539	07298	BP Australia Ltd - Fuel card	21/08/2024	88.43	Diesel
069539	07348	BP Australia Ltd - Fuel card	21/08/2024	65.75	Unleaded
069539	07371	BP Australia Ltd - Fuel card	21/08/2024	67.55	Unleaded
069539	07413	BP Australia Ltd - Fuel card	21/08/2024	75.93	Unleaded
069539	07710	BP Australia Ltd - Fuel card	21/08/2024	72.75	Unleaded
069539	07173	BP Australia Ltd - Fuel card	22/08/2024	37.92	Unleaded
069539	07207	BP Australia Ltd - Fuel card	22/08/2024	46.09	Unleaded
069539	07389	BP Australia Ltd - Fuel card	22/08/2024	52.59	Unleaded
069539	07421	BP Australia Ltd - Fuel card	22/08/2024	63.71	Unleaded
069539	07728	BP Australia Ltd - Fuel card	22/08/2024	66.21	Unleaded
069539	05405	BP Australia Ltd - Fuel card	22/08/2024	77.00	Unleaded
069539	05454	BP Australia Ltd - Fuel card	22/08/2024	113.82	Diesel
069539	05835	BP Australia Ltd - Fuel card	22/08/2024	97.10	Diesel
069539	06015	BP Australia Ltd - Fuel card	22/08/2024	76.86	Unleaded
069539	06502	BP Australia Ltd - Fuel card	22/08/2024	81.68	Unleaded
069539	06775	BP Australia Ltd - Fuel card	22/08/2024	36.33	Unleaded
069539	06858	BP Australia Ltd - Fuel card	22/08/2024	53.93	Unleaded
069539	07237	BP Australia Ltd - Fuel card	22/08/2024	39.90	Unleaded
069539	07165	BP Australia Ltd - Fuel card	23/08/2024	47.41	Unleaded
069539	07405	BP Australia Ltd - Fuel card	23/08/2024	72.01	Unleaded
069539	06031	BP Australia Ltd - Fuel card	23/08/2024	56.26	Unleaded
069539	06437	BP Australia Ltd - Fuel card	23/08/2024	61.66	Unleaded
069539	06650	BP Australia Ltd - Fuel card	23/08/2024	94.30	Diesel
069539	07047	BP Australia Ltd - Fuel card	23/08/2024	58.89	Unleaded
069539	07120	BP Australia Ltd - Fuel card	23/08/2024	84.89	Diesel
069539	07363	BP Australia Ltd - Fuel card	24/08/2024	103.25	Diesel
069539	07488	BP Australia Ltd - Fuel card	24/08/2024	97.18	Diesel
069539	07660	BP Australia Ltd - Fuel card	24/08/2024	100.44	Diesel
069539	07678	BP Australia Ltd - Fuel card	24/08/2024	49.43	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	07462	BP Australia Ltd - Fuel card	25/08/2024	75.38	Diesel
069539	07538	BP Australia Ltd - Fuel card	25/08/2024	82.40	Diesel
069539	06023	BP Australia Ltd - Fuel card	25/08/2024	90.35	Unleaded
069539	06254	BP Australia Ltd - Fuel card	25/08/2024	116.38	Diesel
069539	07181	BP Australia Ltd - Fuel card	26/08/2024	74.58	Unleaded
069539	07249	BP Australia Ltd - Fuel card	26/08/2024	92.70	Unleaded
069539	07314	BP Australia Ltd - Fuel card	26/08/2024	60.71	Diesel
069539	07389	BP Australia Ltd - Fuel card	26/08/2024	53.43	Unleaded
069539	07421	BP Australia Ltd - Fuel card	26/08/2024	68.56	Unleaded
069539	07447	BP Australia Ltd - Fuel card	26/08/2024	119.74	Diesel
069539	07561	BP Australia Ltd - Fuel card	26/08/2024	66.80	Unleaded
069539	07678	BP Australia Ltd - Fuel card	26/08/2024	57.92	Unleaded
069539	07702	BP Australia Ltd - Fuel card	26/08/2024	94.13	Diesel
069539	06445	BP Australia Ltd - Fuel card	26/08/2024	78.62	Unleaded
069539	06452	BP Australia Ltd - Fuel card	26/08/2024	86.50	Diesel
069539	06460	BP Australia Ltd - Fuel card	26/08/2024	81.33	Unleaded
069539	06486	BP Australia Ltd - Fuel card	26/08/2024	50.98	Unleaded
069539	06692	BP Australia Ltd - Fuel card	26/08/2024	102.50	Diesel
069539	06940	BP Australia Ltd - Fuel card	26/08/2024	50.50	Unleaded
069539	07237	BP Australia Ltd - Fuel card	26/08/2024	41.32	Unleaded
069539	07492	BP Australia Ltd - Fuel card	26/08/2024	75.19	Unleaded
069539	07165	BP Australia Ltd - Fuel card	27/08/2024	35.29	Unleaded
069539	07173	BP Australia Ltd - Fuel card	27/08/2024	33.08	Unleaded
069539	07207	BP Australia Ltd - Fuel card	27/08/2024	35.70	Unleaded
069539	07587	BP Australia Ltd - Fuel card	27/08/2024	197.78	Diesel
069539	06106	BP Australia Ltd - Fuel card	27/08/2024	104.06	Diesel
069539	06734	BP Australia Ltd - Fuel card	27/08/2024	55.29	Unleaded
069539	06841	BP Australia Ltd - Fuel card	27/08/2024	60.19	Unleaded
069539	07215	BP Australia Ltd - Fuel card	28/08/2024	67.75	Unleaded
069539	07355	BP Australia Ltd - Fuel card	28/08/2024	82.88	Unleaded

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069539	07363	BP Australia Ltd - Fuel card	28/08/2024	36.69	Diesel
069539	07389	BP Australia Ltd - Fuel card	28/08/2024	40.40	Unleaded
069539	06429	BP Australia Ltd - Fuel card	28/08/2024	69.04	Unleaded
069539	06783	BP Australia Ltd - Fuel card	28/08/2024	77.43	Unleaded
069539	06916	BP Australia Ltd - Fuel card	28/08/2024	75.24	Diesel
069539	07013	BP Australia Ltd - Fuel card	28/08/2024	85.18	Unleaded
069539	07120	BP Australia Ltd - Fuel card	28/08/2024	42.22	Unleaded
069539	07173	BP Australia Ltd - Fuel card	29/08/2024	40.98	Unleaded
069539	07207	BP Australia Ltd - Fuel card	29/08/2024	41.98	Unleaded
069539	07371	BP Australia Ltd - Fuel card	29/08/2024	61.76	Unleaded
069539	07421	BP Australia Ltd - Fuel card	29/08/2024	49.63	Unleaded
069539	07504	BP Australia Ltd - Fuel card	29/08/2024	54.50	Unleaded
069539	07587	BP Australia Ltd - Fuel card	29/08/2024	192.61	Diesel
069539	07587	BP Australia Ltd - Fuel card	29/08/2024	23.73	AU AdBlue
069539	05660	BP Australia Ltd - Fuel card	29/08/2024	78.76	Unleaded
069539	06056	BP Australia Ltd - Fuel card	29/08/2024	82.08	Unleaded
069539	06072	BP Australia Ltd - Fuel card	29/08/2024	84.92	Diesel
069539	06809	BP Australia Ltd - Fuel card	29/08/2024	78.86	Unleaded
069539	07070	BP Australia Ltd - Fuel card	29/08/2024	59.51	Unleaded
069539	07138	BP Australia Ltd - Fuel card	29/08/2024	68.14	Diesel
069539	07237	BP Australia Ltd - Fuel card	29/08/2024	42.53	Unleaded
069539	07165	BP Australia Ltd - Fuel card	30/08/2024	48.54	Unleaded
069539	07272	BP Australia Ltd - Fuel card	30/08/2024	83.13	Diesel
069539	07298	BP Australia Ltd - Fuel card	30/08/2024	87.61	Diesel
069539	07389	BP Australia Ltd - Fuel card	30/08/2024	28.64	Diesel
069539	07694	BP Australia Ltd - Fuel card	30/08/2024	73.08	Diesel
069539	06312	BP Australia Ltd - Fuel card	30/08/2024	79.73	Unleaded
069539	06486	BP Australia Ltd - Fuel card	30/08/2024	56.20	Unleaded
069539	06593	BP Australia Ltd - Fuel card	30/08/2024	104.35	Diesel
069539	06619	BP Australia Ltd - Fuel card	30/08/2024	101.89	Diesel

BP Fuel Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
		Sub Total		39,457.37	

Bunnings Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069192	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	16/08/2024	96.52	Building Tools & Materials
069192	18822	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	15/08/2024	199.73	Parks & Gardens Parts & Materials
069192	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	16/08/2024	58.85	Building Tools & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	13/08/2024	28.65	Building Tools & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	14/08/2024	86.84	Building Tools & Materials
069192	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	13/08/2024	103.77	Building Tools & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	13/08/2024	133.47	Building Tools & Materials
069192	60811	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	99.08	Parks & Gardens Parts & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	20/08/2024	5.71	Building Tools & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	20/08/2024	92.42	Building Tools & Materials
069192	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	121.80	Building Tools & Materials
069192	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	23/08/2024	10.59	Building Tools & Materials
069192	18153	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	68.79	Building Tools & Materials
069192	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	22/08/2024	215.21	Parks & Gardens Parts & Materials
069192	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	22/08/2024	18.93	Parks & Gardens Parts & Materials
069192	15164	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	22/08/2024	862.54	Parks & Gardens Parts & Materials
069192	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	23/08/2024	52.38	Playground Equipments Parts and Materials
069192	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	20/08/2024	194.21	Playground Equipments Parts and Materials
069192	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	22/08/2024	240.90	Playground Equipments Parts and Materials
069192	18822	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	20/08/2024	232.91	Parks & Gardens Parts and Materials
069192	78866	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/08/2024	179.18	Electrical Parts & Materials
069192	78866	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	81.27	Electrical Parts & Materials
069192	78866	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	22/08/2024	131.76	Electrical Parts & Materials
069192	78866	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	20/08/2024	94.97	Electrical Parts & Materials
069192	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	64.45	Parks & Gardens Parts and Materials
069192	73834	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	19/08/2024	45.86	Building Tools & Materials
069435	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	13/08/2024	242.34	Parks & Gardens Parts and Materials
069435	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	29/08/2024	113.54	Parks & Gardens Parts & Materials

Bunnings Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069435	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	29/08/2024	85.22	Playground Equipments Parts and Materials
069435	15164	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	28/08/2024	228.92	Parks & Gardens Parts and Materials
069435	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	27/08/2024	220.86	Playground Equipments Parts and Materials
069435	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	8/08/2024	63.06	Parks & Gardens Parts and Materials
069435	15164	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	30/08/2024	57.66	Parks & Gardens Parts and Materials
069435	64583	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	1/08/2024	121.60	Building Tools & Materials
069435	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	26/08/2024	45.70	Parks & Gardens Parts & Materials
069435	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	26/08/2024	73.58	Parks & Gardens Parts & Materials
069435	76769	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	17/07/2024	21.84	Parks & Gardens Parts and Materials
069435	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	16/07/2024	32.33	Parks & Gardens Parts and Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	2/09/2024	331.97	Parks & Gardens Parts and Materials
069542	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/09/2024	69.62	Building Tools & Materials
069542	18822	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/09/2024	108.28	Parks & Gardens Parts and Materials
069542	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/09/2024	93.14	Building Tools & Materials
069542	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/09/2024	120.37	Building Tools & Materials
069542	15164	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/09/2024	84.70	Parks & Gardens Parts and Materials
069542	60811	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/09/2024	73.26	Parks & Gardens Parts & Materials
069542	76769	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	19.28	Parks & Gardens Parts and Materials
069542	88133	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/09/2024	149.95	Building Tools & Materials
069542	78866	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	2/09/2024	111.07	Electrical Parts & Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/07/2024	13.66	Parks & Gardens Parts and Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/07/2024	82.45	Parks & Gardens Parts and Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/07/2024	134.90	Parks & Gardens Parts and Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/09/2024	72.10	Parks & Gardens Parts and Materials
069542	97439	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	77.33	Parks & Gardens Parts and Materials
069542	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	27/08/2024	89.65	Building Tools & Materials
069542	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	29/08/2024	122.48	Building Tools & Materials
069542	08106	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	26/08/2024	85.28	Building Tools & Materials
069542	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	26/08/2024	73.61	Building Tools & Materials

Bunnings Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069542	64717	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	29/08/2024	113.81	Building Tools & Materials
069542	64717	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	26/08/2024	91.34	Building Tools & Materials
069542	06838	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	1/08/2024	53.86	Building Tools & Materials
069542	11345	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	4/09/2024	312.16	Building Tools & Materials
069842	11353	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	537.24	Building Tools & Materials
069842	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	5/09/2024	6.60	Playground Equipments Parts and Materials
069842	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	248.90	Playground Equipments Parts and Materials
069842	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	96.14	Playground Equipments Parts and Materials
069842	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	3/09/2024	79.53	Playground Equipments Parts and Materials
069842	36907	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	27/08/2024	69.57	Parks & Gardens Parts & Materials
069842	18153	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	75.96	Building Tools & Materials
069842	60811	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	578.16	Parks & Gardens Parts & Materials
069842	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	13/09/2024	152.82	Parks & Gardens Parts & Materials
069842	21178	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	10/09/2024	122.68	Parks & Gardens Parts & Materials
069842	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	12/09/2024	255.27	Playground Equipments Parts and Materials
069842	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	10/09/2024	67.19	Playground Equipments Parts and Materials
069842	50047	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	12/09/2024	162.63	Playground Equipments Parts and Materials
069842	02543	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	81.64	Playground Equipments Parts and Materials
069842	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	198.60	Parks & Gardens Parts and Materials
069842	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	163.07	Parks & Gardens Parts and Materials
069842	15164	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	11/09/2024	278.66	Parks & Gardens Parts and Materials
069842	73766	Bunnings Building Supplies Pty Ltd (Westfarmers Ltd)	12/09/2024	146.80	Parks & Gardens Parts and Materials
			Sub Total	10,633.17	

Fleetcare Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069207	F163570	Fleetcare	30/06/2024	40.25	Diesel
069207	F189002	Fleetcare	30/06/2024	37.71	Diesel
069207	F114650	Fleetcare	30/06/2024	122.58	Diesel
069207	F114650	Fleetcare	30/06/2024	49.23	Diesel
069207	F207543	Fleetcare	1/07/2024	138.50	Diesel
069207	F163569	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F252845	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F245624	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F143452	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F110213	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F57579	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F57579	Fleetcare	2/07/2024	62.35	Diesel
069207	F207828	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F154491	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F163570	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F163571	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F182997	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F182998	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F182996	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F194316	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F189002	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F227372	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F233574	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F239731	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F114649	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F114650	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F207542	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F207543	Fleetcare	2/07/2024	12.65	Transaction Fee
069207	F182996	Fleetcare	5/07/2024	42.50	Diesel
069207	F189002	Fleetcare	5/07/2024	92.53	Diesel

Fleetcare Purchase Card

Payment Number	*Card Holder*	*Merchant Name*	*Date Issued*	*Amount*	*Description*
069207	F207542	Fleetcare	5/07/2024	109.34	Diesel
069207	F245624	Fleetcare	6/07/2024	68.26	Diesel
069207	F143452	Fleetcare	6/07/2024	86.30	Diesel
069207	F182997	Fleetcare	6/07/2024	73.64	Diesel
069207	F182996	Fleetcare	6/07/2024	31.74	Diesel
069207	F114649	Fleetcare	6/07/2024	39.79	Diesel
069207	F245624	Fleetcare	9/07/2024	135.14	Diesel
069207	F182998	Fleetcare	9/07/2024	61.18	Diesel
069207	F57579	Fleetcare	12/07/2024	95.47	Diesel
069207	F207542	Fleetcare	12/07/2024	130.29	Diesel
069207	F245624	Fleetcare	14/07/2024	64.38	Diesel
069207	F207542	Fleetcare	15/07/2024	41.38	Diesel
069207	F182996	Fleetcare	16/07/2024	40.30	Diesel
069207	F189002	Fleetcare	16/07/2024	57.36	Diesel
069207	F207542	Fleetcare	16/07/2024	68.52	Diesel
069207	F252845	Fleetcare	17/07/2024	172.02	Diesel
069207	F114650	Fleetcare	17/07/2024	38.25	Diesel
069207	F189002	Fleetcare	20/07/2024	50.42	Diesel
069207	F114649	Fleetcare	20/07/2024	54.59	Diesel
069207	F207542	Fleetcare	20/07/2024	48.56	Diesel
069207	F207828	Fleetcare	21/07/2024	96.46	Diesel
069207	F207542	Fleetcare	25/07/2024	73.50	Diesel
069207	F163570	Fleetcare	28/07/2024	27.96	Diesel
069207	F194316	Fleetcare	28/07/2024	58.68	Diesel
069207	F154491	Fleetcare	29/07/2024	94.91	Diesel
			Sub Total	2,682.39	

14.5.3 CHANGE IN BASIS OF VALUATION

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Financial Services and Rates
Authorised Officer	Executive Director Corporate
Voting Requirements	Simple Majority

KEY ISSUES

- Council must seek Ministerial approval to change the basis of rating when moving from unimproved values (UV) to gross rental values (GRV) or from GRV to UV when Council conducts a review in relation to the predominant use of the land.

BACKGROUND

Under section 6.28 of the *Local Government Act 1995* (the Act) the Minister for Local Government (the Minister) is responsible for determining the method of valuation of land to be used by a local government as the basis for a rate and publish a notice of the determination in the *Government Gazette*.

In determining the method of valuation to be used by a local government, the Minister is to have regard to the general principle that the basis for a rate on any land is to be:

(a) where the land is used predominantly for rural purposes, the unimproved value of the land; and

(b) where the land is used predominantly for non-rural purposes, the gross rental value of the land.

This authority has been delegated by the Minister to an officer of the Department of Local Government, Sport and Cultural Industries.

Each local government has a role in ensuring that the rating principles of the Act are correctly applied to rateable land within their districts.

DETAILS

UV to GRV

ID	Lot	Plan	Address
A.	124	P15429	49 Anglesea Crescent, BELHUS WA 6069

B.	107	P13745	34 Casuarina Place, HENLEY BROOK WA 6055
C.	217	P3598	149 William Street, HERNE HILL WA 6056

Pursuant to section 6.28 of the Act the above properties valued on unimproved value should be valued on gross rental value based on the following internal investigation:

- Valuation Review Letter
- Land Use Declaration Form
- Aerial Photo

Based on the above information the predominant use of the properties is considered "non-rural", in order to maintain an equitable rates base and in accordance with section 6.28 of the Act, it is recommended that the method of valuing this land area be changed from unimproved value to gross rental value.

CONSULTATION

Guidelines issued by the Department recommend that affected property owners be informed of proposed changes to the method of valuing their property, although a modified process may be considered where change is driven by large scale subdivisions.

A. Lot 124 on Plan 15429 - 49 Anglesea Crescent, BELHUS WA 6069

B. Lot 107 on Plan 13745 - 34 Casuarina Place, HENLEY BROOK WA 6055

Were sought by way of application pack sent to the new owners. The application pack included the Land Use Declaration Form, Frequently Asked Questions and Extracts from the Act to help make a determination of which basis of valuation should apply “UV or GRV”. The application pack included an estimate of the future rates based on the currently held Gross Rental Valuation on the City's record. Please note this was an estimate only and actual GRV may be amended by the Valuer General's Office. The estimate of the annual rates charge for these property is likely to decrease. A letter was sent to the owners confirming receipt of application and advising referral to Ordinary Council Meeting.

C. Lot 217 on Plan 3598 - 149 William Street, HERNE HILL WA 6056

Was sought by way of emailing the application pack to the owner after contact made querying the method of valuation. The application pack included the Land Use Declaration Form, Frequently Asked Questions and Extracts from the Act to help make a determination of which basis of valuation should apply “UV or GRV”. The application pack included an estimate of the future rates based on the currently held Gross Rental Valuation on the City's record, it is it be noted this was an estimate only and it may be amended by the Valuer General's Office. The estimate of the annual rates charge for this properties is likely to decrease. The owners have declared, by completing the Land Use Declaration Form that the above lots are used predominantly for non-rural purposes and should be assessed upon their gross

rental value. A letter was sent to the owners confirming receipt of application and advising referral to Ordinary Council Meeting.

ATTACHMENTS

1. AERIAL VIEW - All Properties - Change in Basis of Valuation OCM 06 November 2024 [**14.5.3.1** - 2 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership

Governance

G2 Sustainable and optimal use of City resources
G2.1 Improve capability and capacity

STATUTORY IMPLICATIONS

Section 6.28 of the *Local Government Act 1995*

FINANCIAL IMPLICATIONS

A change in the method of valuation from UV to GRV will impact the City's rate revenue dependent upon the valuation provided by the Valuer General's Office. Based on the current financial year's GRV values, approximate rates revenue loss for the properties included in this report would be $2,533.81.

RECOMMENDATION

That Council resolve to:

1. Request the Minister for Local Government to approve the change to the method of valuation of the land areas referred to in this report from unimproved values to gross rental values, in accordance with section 6.28 of the *Local Government Act 1995*.

   A. Lot 124 on Plan 15429 - 49 Anglesea Crescent, BELHUS WA 6069

   B. Lot 107 on Plan 13745 - 34 Casuarina Place, HENLEY BROOK WA 6055

   C. Lot 217 on Plan 3598 - 149 William Street, HERNE HILL WA 6056

CARRIED EN BLOC


Lot 14365
ELLENBROOK DR
The Vines
Lot 12361
Lot 8015
Lot 8015 (west)
Upper Swan
ROSE ST
27
Lot 127
31
Lot 126
41
Lot 125
49
Lot 124
Belhus
55
Lot 123
Lot 14922
Lot 10865
Lot 10865
ANGLESEA CR
59
Lot 122
20
Lot 1
26
Lot 2
50
Lot 119
53
Lot 120
62
Lot 121
© City of Swan 2023
0 20 40 60 80 m
city of swan
DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.
AERIAL VIEW - 49 Anglesea Crescent, BELHUS 6069
16/10/2024
1:2257
N


24
Lot 218
189
MOORE RD
149
Lot 217
163
Lot 216
190
© City of Swan 2023
0 10 20 30 40 m
city of swan
DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.
Aerial View - 149 William Street, HERNE HILL 6056
16/10/2024
1:1129
N


43
Lot 104
41
Lot 103
CASUARINA PL
44
Lot 108
34
Lot 107
21
Lot 102
40
Lot 113
CARWOOD CR
16
Lot 108
© City of Swan 2023
0 10 20 30 40 m
city of swan
DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.
AERIAL VIEW - 34 Casuarina Place, HENLEY BROOK 6055
16/10/2024
1:1129
N

Mayor Richardson declared a Direct Financial Interest in this item and left the meeting at 8.51pm, Deputy Mayor Johnson assumed the seat of Presiding Member.

14.5.4 COUNCIL MEMBER MILEAGE REIMBURSEMENT - JULY - DECEMBER 2023

Ward	Not Applicable
Disclosure of Interest	Nil
Business Unit	Governance
Authorised Officer	Executive Manager Governance
Voting Requirements	Simple Majority

KEY ISSUES

- The Local Government Act and Regulations allow for reasonable and appropriate expenses incurred by Council Members while undertaking their functions as part of their role to be reimbursed.
- The Council policy relating to Council Member allowances and expenses sets out what meetings and functions are eligible for travel reimbursement.
- A Council member mileage claim has been received that is older than twelve (12) months. As per clause 5.5.3 of policy Pol-C-141 Council Member Allowances, Expenses and Recognition it is submitted to Council for approval.

BACKGROUND

The Local Government Act and Regulations allow for reasonable and appropriate reimbursement of expenses incurred by Council Members while undertaking their functions as a Council Member.

The Salaries and Allowances Tribunal determines (amongst other matters) the cents per kilometre rate to apply when reimbursing travel claims.

Council policy Pol-C-141 – Council Members Allowances, Expenses and Recognition sets out the parameters with regard to what is considered Council business for the purpose of reimbursement and the process for that reimbursement.

DETAILS

A mileage reimbursement claim older than twelve (12) months has been received from a Council Member which requires Council approval for payment and is attached.

The claim has been checked against City records such as minutes of meetings, invitations and entries in the Council Member calendar. Where verifiable information has not been available through City records, the Council Member was approached to provide supporting documentation.

CONSULTATION

Nil.

ATTACHMENTS

1. Mileage Claim for Period July to December 2023 [**14.5.4.1** - 3 pages]

STRATEGIC IMPLICATIONS

Governance

G1 Aligned leadership and direction
G1.1 Provide accountable and transparent leadership

STATUTORY IMPLICATIONS

Local Government Act 1995
Salaries and Allowances Act 1975
Local Government (Administration) Regulations 1996 – regs 31(1)(b) and 32

FINANCIAL IMPLICATIONS

Mileage reimbursement is split into two categories as per the Salaries and Allowances Tribunal determination.

Category 1 is for travel under Regulation 31(1)(b) and is as per clause 5.3.1 of the Councillor allowances policy. The rate for this travel is as set out in Section 30.6 of the Local Government Officers' (Western Australian) Interim Award 2021.

Category 2 is for travel under Regulation 32(1) and is as per clause 5.3.2 of the Councillor allowances policy. The rate for this travel is as set out in Schedule F of the Public Service Award 1992.

There is sufficient funds available in the Members of Council budget.

RECOMMENDATION

That Council resolve to:

1. Authorise the CEO to reimburse Mayor Richardson the amount of $852.12 for mileage for the period July to December 2023 as attached.

MOTION TO ADOPT THE OFFICER'S RECOMMENDATION

(Cr Miles - Cr Jones)

MOTION WAS PUT TO THE VOTE AND CARRIED (11/1)

That Council resolve to:

1. Authorise the CEO to reimburse Mayor Richardson the amount of $852.12 for mileage for the period July to December 2023 as attached.

For: Deputy Mayor Johnson, Cr Aringo, Cr Bowman, Cr Catalano, Cr Henderson, Cr Jones, Cr Knight, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Cr Howlett

Mayor Richardson returned to the meeting at 8.54pm and resumed the seat of Presiding Member.

DATE	REASON	TRAVEL	CATEGORY 1 KMS	CATEGORY 2 KMS
5/07/2023	AGENDA FORUM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
12/07/2023	OCM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)	6.4	
19/07/2023	RECONVENED COUNCIL MEETING	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)	6.4	
26/07/2023	COUNCIL BRIEFING	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
31/07/2023	SWAN VALLEY NETWORK FUNCTION	HOME GUILDFORD - GUILDFORD VISITORS CENTRE (RETURN TRIP)		1
2/08/2023	AGENDA FORUM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
12/08/2023	5OTH ANN VIETNAM WAR FOOTY MATCH	HOME GUILDFORD - EDOS (RETURN TRIP)		34
13/08/2023	AVON DESCENT	HOME GUILDFORD - LILAC HILL (RETURN TRIP)		2.6
16/08/2023	COUNCIL BRIEFING	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
20/08/2023	CELEBRATE 140 YEARS	HOME GUILDFORD - GUILDFORD WESLEY UNITING CHURCH.150 (RETURN TRIP)		0.3
23/08/2023	COUNCIL BRIEFING	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
6/09/2023	AGENDA FORUM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
8/09/2023	SWAN VALLEY WINE SHOW AWARDS	HOME GUILDFORD - MANDOON ESTATE (RETURN TRIP)		8
13/09/2023	OCM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)	6.4	
19/09/2023	CITIZENSHIP CERMONY	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
20/09/2023	SILVER LININGS VARIETY SHOW	HOME GUILDFORD - SILVER LININGS BEECHBRO (RETURN TRIP)		12.6
20/09/2023	COUNCIL BRIEFING	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
22/09/2023	YEAR 12 GRADUATION	HOME GUILDFORD - BULLSBROOK COLLEGE (RETURN TRIP)		54
4/10/2023	AGENDA FORUM	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
10/10/2023	CITIZENSHIP CERMONY	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		7.1
11/10/2023	PROBUS DAY 2023	HOME GUILDFORD - WHITEMAN PARK (RETURN TRIP)		15.2
11/10/2023	OCM	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD	7.1	
27/10/2023	MAYOR COS SITE INDUCTION	HOME GUILDFORD - COS OFFICE (RETURN TRIP)		7.1

DATE	REASON	TRAVEL	CATEGORY 1 KMS	CATEGORY 2 KMS
29/10/2023	BRABHAM BLOKES MENTAL HEALTH	HOME GUILDFORD - BRABHAM BLOKES VALLET SOCIAL (RETURN TRIP)		18
30/10/2023	PRE MEETING AT COUNCIL	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL		7.1
30/10/2023	SPECIAL MEETING OF COUNCIL COCKTAIL FUNCTION	MIDLAND TOWN HALL - HOME GUILDFORD	4.2	
31/10/2023	DOCS ON TAP TRANNING	HOME GUILDFORD - COS OFFICE (RETURN TRIP)		6.4
31/10/2023	MEMORIAL SERVICE	HOME GUILDFORD - CASSIUS TURVEY MEMORIAL WEEPPARK (RETURN TRIP)		6.6
1/11/2023	COUNCILLOR INDUCTION	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
3/11/2023	LOCAL MP & MAYOR MEETING	HOME GUILDFORD - MP DAVID KELLY BASSENDEAN OFFICE (RETURN TRIP)		4.4
5/11/2023	GUNNERS DAY PARADE / OPENNING OF KOALA PARK	HOME GUILDFORD - GUNNERDAY PARADE STIRLING SQ GUILDFORD - KOALA COVE PARK MIDVALE		4.4
6/11/2023	SPECIAL MEETING OF COUNCIL COCKTAIL FUNCTION	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		7.1
8/11/2023	PRE AGENDA BRIEFING	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		7.1
10/11/2023	ARTS EXHIBITION COS COMMUNITY CALENDER	HOME GUILDFORD - MJAC (RETURN TRIP)		6.4
11/11/2023	KACHIN THANKSGIVING HARVEST FESTIVAL / JOINT INDUCTION NEW ELECTED MEMBERS	HOME GUILDFORD - MIDLAND TOWN HALL - BAYSWATER CIVIC CENTRE - HOME GUILDFORD		25.4
12/11/2023	POLISH CULTURAL EXTRAVAGANSER	HOME GUILDFORD - POLISH CLUB BELLEVUE (RETURN TRIP)		13.4
14/11/2023	BRIEFING	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		7.1
16/112023	INFORMAL MEETING JESSICA SHAW / AUDIT COMMITTEE INDUCTION	HOME GUILDFORD - PARLIAMENT HOUSE PERTH - COS OFFICE - HOME GUILDFORD		39.2
17/11/2023	COMMERCE BREAKFAST SWAN CHAMBER / MULTI CULTRAUL SENIORS WEEK	HOME GUILDFORD - SWAN CHRISTIAN COLLEGE - WHITEMAN PARK - HOME GUILDFORD		27.5
18/11/2023	100TH ANNIVERSARY SOLIDER MEMORIAL CLOCK	HOME GUILDFORD - MIDLAND TOWN HALL (RETURN TRIP)		6.4
19/11/2023	CITY OF SWAN ASSET TOUR	HOME GUILDFORD - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		6.4
20/11/2023	SOD TURNING / QUARTERLY MEETING WITH CASSIE ROW	HOME GUILDFORD - SHADY HILLS BULLSBROOK - COS OFFICE - CASSIE ROW MLA OFFICE BELMONT - HOME GUILDFORD		99.6
21/11/2023	SOD TURNING / BI MONTHLY MEETING WITH JESSICA SHAW AT COS OFFICE / MEETING WITH CONSULATE GENERAL OF INDIA/ AUDIT COMMITTEE METTING/ CITIZENSHIP CEREMONY	HOME GUILDFORD - CEDARWOODS HENLY BROOK - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		22.9
22/11/2023	AWARDS CEREMONY/ COS WORKSHOP	HOME GUILDFORD - MARY MACKILLOP CATHOLIC SCHOOL BALLAJURA - COS OFFICE - HOME GUILDFORD		36.2
23/11/2023	COLLEGE CELEBRATION EVENING	HOME GUILDFORD - SWAN CHRISTIAN COLLEGE SWAN VIEW (RETURN TRIP)		14.4
27/11/2023	MICHELLE ROBERTS MEETING AND COS OFFICE	HOME GUILDFORD - COS OFFICE (RETURN TRIP)		6.4

DATE	REASON	TRAVEL	CATEGORY 1 KMS	CATEGORY 2 KMS
28/11/2023	VOLUNTEER LUNCH CAVERSHAM PS / RAP GROUP MEETING COS OFFICE	HOME GUILDFORD - CAVERSHAM PRIMARY SCHOOL - COS OFFICE - HOME GUILDFORD		15.3
29/11/2023	TRAINING FOR ELECTED MEMBERS / EMERGENCY MANAGEMENT BRIEFING COS OFFICE	HOME GUILDFORD - WALGA 170 RAILWAY PARADE LEEDERVILLE - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		36.9
30/11/2023	RITA SAFFIOTI WEST PORT UPDATE / JG VIOLENCE AGAINST WOMEN	HOME GUILDFORD - WESTIN HOTEL PERTH - HOME GUILDFORD - JUNIPER GARDENS MIDLAND		31.2
1/12/2023	SWAN CHAMBER LADIES LUNCH	HOME GUILDFORD - CNR GNANGARA RD & EGERTON DRIVE AVERLY - STERLING ARMS		32
3/12/2023	COMMUNITY CARE ANNUAL LUNCH / HISTORICAL SOCIETY TEA	HOME GUILDFORD - MIDLAND TOWNHALL - GUILDFORD HISTORICAL SOCIETY 97 JAMES ST TOWNHALL		6.4
4/12/2023	MEDIA TRAINING	HOME GUILDFORD - COS OFFICE (RETURN TRIP)		6.4
5/12/2023	AUDIT COMMITTEE MEETING / GUILDFORD GRAMMAR SCHOOL PRIZE GIVING CEREMONY / MEDIA FLIM A.E.M ANNUAL ELECTORS VIDEO / AWARDS CEREMONY FESTIVAL SUNDOWNER	HOME GUILDFORD - PADBURY CAFÉ SWAN RD GUILDFORD - GUILDFORD GRAMMER SCHOOL - COS OFFICE - HOME GUILDFORD - BAILEY BREWING - HOME GUILDFORD		30.2
6/12/2023	SWAN ROTARTY BULLS CWA SENIORS LUNCHEON / AGENDA BRIEFING	HOME GUILDFORD - CWA BULLSBROOK BOWLING CLUB - COS OFFICE - MIDLAND TOWN HALL - HOME GUILDFORD		60
7/12/2023	WALGA THE ROLE OF MAYORS & PRESIDENTS / ELLENBROOK MENS SHED END OF YEAR DINNER AT STIRLING ARMS	HOME GUILDFORD - WALGA 170 RAILWAY PARADE WEST LEEDRVILLE - HOME GUILDFORD - STIRLING ARMS GUILDFORD		32
8/12/2023	SENIOR SCHOOL GRADUATION CEREMONY / UPPER SWAN PRIMARY SCHOOL GRADUATION CEREMONY	HOME GUILDFORD - COS OFFICE - SVACS SWANLEIGH PARADE AVERLEY - HOME GUILDFORD - UPPER SWAN PRIMARY SCHOOL 1204 GREAT NORTHERN HWY - HOME GUILDFORD		83.2
10/12/2023	COUNCILLORS CHRISTMAS LUNCH / LADY MAYORS GATHERING	HOME GUILDFORD - PINELLI ESTATE WINERY 114 BENARA RD CAVERSHAM - HOME GUILDFORD - BERTY 77 OLD PERTH RD BASSENDEAN		10.4
		Total KM	**30.50**	**922.30**
		Cents / KM	**93.97**	**89.50**
		Total $	**$28.66**	**$825.46**
		Total Claim	**$854.12**	

14.6 URGENT BUSINESS

Nil.

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

15.1 CR JOHNSON – ANNUAL LEADERSHIP SYMPOSIUM

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Communications and Engagement
Authorised Officer	Executive Director Place Stakeholder Engagement
Voting Requirements	Simple Majority

Cr Johnson submitted the following Notice of Motion:

That Council resolve to:

1. Discontinue holding the City Annual Leadership Symposium.
2. Amend POL-C-182 Civic Functions, Ceremonies and Receptions by deleting section 3.1 Annual Leadership Symposium.
3. For the City to report to a future meeting of Council on the feasibility of holding a charity Mayoral Dinner in the Town Hall with tickets available for sale to City of Swan residents, ratepayers, electors, staff and elected members of Council.
4. To hold the event in the Town Hall.
5. The City not to contribute to costs other than 503rganize503n the event.
6. All proceeds to go to a charity to be selected by the Mayor.

Reason for Motion (provided by Cr Johnson)

The Leadership Symposium is no longer advancing the advocacy program for the City and no longer has any purpose.

The Leadership Symposium is therefore a waste of ratepayers' money and no longer meets the expectations of the community.

It may be possible to create an alternative event that celebrates the achievements of our community without the use of rate payers' funds.

OFFICER COMMENT

Council Policy Pol-C-162 Civic Functions, Ceremonies and Receptions details the purpose and guidelines for hosting functions and events in support of the City fulfilling its civic objectives, including the staging of an Annual Leadership Symposium (former Mayoral Dinner).

The Mayoral Dinner, which is now referred to as the Leadership Symposium, has been a part of the City's history since 1912.

The Annual Leadership Symposium seeks to recognise Community Leaders from our diverse community, including our Citizens of the Year, along with other key stakeholders and decision makers.

The objectives of the Symposium are not limited simply to advancing the advocacy efforts of the City, but also fostering positive relationships between the City, our community, businesses and key stakeholders, as well as reflecting on the key projects and achievements of the preceding year, and paying thanks to the numerous people who have contributed to the City throughout the year.

Over 140 people attended the 2024 Annual Leadership Symposium including a diverse mix of community leaders, including the City's Honorary Freeman, Citizens of the Year, and previous elected members; local business representatives; State and Federal elected officials; and key City stakeholders.

Civic dinners hosted by the Mayor, such as the City's Leadership Symposium or Mayoral Dinner, are traditionally an important event held by local governments to promote the achievement of the City, recognise important milestones and to thank key members of the community for their contribution. Many Local Governments, including for example the Cities of Belmont, Mundairing, Cockburn, Stirling, Perth and Canning events of a similar nature.

The 2024/25 Swan Budget included the provision of $40,000 for delivery of the Leadership Symposium. Actual spend is yet to be reconciled.

As the City's primary event for recognising community leaders and their efforts in making Swan a great place to live and recreate, fostering good community relations and helping to further the City's advocacy efforts, discontinuing the Leadership Symposium would likely have a negative impact on the City's reputation and objectives, particularly as it relates to the City's efforts to strengthen community partnerships and to effectively advocate on behalf of the City of Swan.

Were council to give consideration to hosting a charitable Mayoral Dinner, research would indicate that this event would likely retain some of the same objectives as the existing Leadership Symposium (i.e. celebrating community leaders and advancing advocacy efforts) but look to further leverage the City's key civic event for a charitable purpose with a tangible community benefit.

Furthermore, any event, whether it be a formal dinner, charity event or community event, would come at a cost to ratepayers. For context, a Citizenship Ceremony at the Town Hall costs the City close to $10,000 per event. The City would also need to recognize appropriate staff resources to recognize the logistics of the event and provide administrative support in the form of event management, marketing and communications etc.

To the City's knowledge only one other Local Government in Western Australia has hosted a *charitable* Mayoral event, and whilst it sourced sponsorship to offset costs associated with delivery of the event itself,

it purchased up to 100 tickets for community distribution, as a means of underwriting the event and as a clear sign of support for the event. It also committed considerable staff resourcing to ensure event success.

Pol-C-182 Civic Functions, Ceremonies and receptions was adopted by Council in July 2023. Should Council resolve to discontinue the Leadership Symposium, the Policy can be amended. As it relates to part three of the Deputy Mayor's motion, should Council resolve to host a Mayoral Dinner with a charitable purpose, Pol-C-182 would need to be further amended to reflect its inclusion.

City Officers do not support discontinuing the Mayoral Leadership Symposium and note that tailoring the Mayoral event to include a charitable purpose would still require a City budget allocation, and likely additional staff resourcing to deliver.

(Deputy Mayor Johnson – Cr Howlett)

MOTION

That Council resolves to:

1. Discontinue holding the City Annual Leadership Symposium.
2. Amend POL-C-182 Civic Functions, Ceremonies and Receptions by deleting section 3.1 Annual Leadership Symposium.
3. For the City to report to a future meeting of Council on the feasibility of holding a charity Mayoral Dinner in the Town Hall with tickets available for sale to City of Swan residents, ratepayers, electors, staff and elected members of Council.
4. To hold the event in the Town Hall.
5. The City not to contribute to costs other than 503rganize503n the event.
6. All proceeds to go to a charity to be selected by the Mayor.

MOTION WAS PUT TO THE VOTE AND LOST (4/9)

For: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Knight
Against: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino

16 CONFIDENTIAL REPORTS

RESOLVED UNANIMOUSLY that the Council meet behind closed doors, having regard to the provisions of s.5.23(2) of the *Local Government Act 1995*.

(Cr Aringo - Cr Zannino)

All members of the public left the meeting at 9:18 pm.

16.1 LOTS 503 AND 504 PARADISE QUAYS, BALLAJURA

Ward	Whiteman Ward
Disclosure of interest	Nil
Business Unit	Business and Tourism Services
Authorised Officer	Executive Director Corporate
Voting Requirements	Simple Majority

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

(e) a matter that if disclosed, would reveal.
- (i) a trade secret; or
- (ii) information that has a commercial value to a person; or
- (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government

(h) such other matters as may be prescribed

(Regulation 4A of the Local Government (Administration) Regulations 1996 - The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter)

MOTION TO ADOPT THE OFFICER'S RECOMMENDATION

1. Authorise the sale of Lot 501 (proposed Lots 503 and 504) Paradise Quays Ballajura to Wattle Fairway Pty Ltd ACN 660 897 370, subject to the requirements of s3.58 of the *Local Government Act 1995,* and subject to Wattle Fairway Pty Ltd:

    a. Undertaking a 30-day exclusive Due Diligence period

    b. Submitting a concept plan

    c. Agreeing to the conditions of the Sale and Development Agreement.

2. Agreeing to the conditions of the Sale and Development Agreement. Subject to 1. above being successfully completed, authorise the CEO to commence public advertising of the intended disposition in accordance with s3.58(3)(a) of the *Local Government Act 1995*, and to make a copy of the concept plan publicly available. If any submissions on the proposed disposition are received a report be returned to Council to consider the submissions as per s3.58(3)(b) of the *Local Government Act 1995.* If no submissions are received the CEO is authorised to finalise the disposal.

3. Note that in accordance with s152 of the *Planning and Development Act 2005*, any net surplus funds from the sale proceeds will be used for the purpose of capital improvements to recreation land in Ballajura.

(Cr Bowman - Cr Miles)

Deputy Mayor Johnson left the meeting at 9.36pm returned at 9.38pm

MOTION WAS PUT TO THE VOTE AND CARRIED (9/4)

For: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Knight

16.2 EASTERN METROPOLITAN REGIONAL COUNCIL

Ward	All Wards
Disclosure of Interest	Nil
Business Unit	Chief Executive Office
Authorised Officer	Chief Executive Officer
Voting Requirements	Simple Majority

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

(d) advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting

(e) a matter that if disclosed, would reveal.
- (i) a trade secret; or
- (ii) information that has a commercial value to a person; or
- (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government

MOTION TO ADOPT THE OFFICER'S RECOMMENDATION

That Council resolve to:

1. Adopt the confidential recommendations contained within this report.

2. Confidentially communicate these recommendations to the other EMRC Members.

(Cr Bowman - Cr Miles)

Cr Bowman left the meeting at 9.42pm returned at 9.43pm

MOTION WAS PUT TO THE VOTE AND CARRIED (9/4)

For: Mayor Richardson, Cr Aringo, Cr Bowman, Cr Henderson, Cr Jones, Cr McCullough, Cr Miles, Cr Predovnik and Cr Zannino
Against: Deputy Mayor Johnson, Cr Catalano, Cr Howlett and Cr Knight

RESOLVED UNANIMOUSLY that the Council come from behind closed doors, having regard to the provisions of s.5.23(2) of the *Local Government Act 1995*.

(Cr Bowman – Cr Miles)

There was no public that returned to the public gallery at 9.51pm.

The Mayor read out those decisions made behind closed doors.

17 CLOSURE

There being no further business, the Presiding Member thanked those present for their attendance and declared the meeting closed at 9:52 pm.